

The Colliers logo, featuring the word "Colliers" in white serif font on a blue background with a yellow and red horizontal stripe below it.A wide-angle photograph of a modern, single-story office building with a light-colored facade. The building features a large arched entrance in the center, flanked by several rectangular windows. A flagpole with an American flag stands to the right of the entrance. The building is surrounded by a paved parking lot and some landscaping.

1645 Gateway Circle | Grove City

Flex/warehouse space for lease

Andrew Jameson SIOR CCIM

Vice Chair
614 206 6882
andrew.jameson@colliers.com

Grant Horton

Broker Associate
614 571 1182
grant.horton@colliers.com

Kendall Jameson

Broker Associate
614 906 5131
kendall.jameson@colliers.com

Property Overview

Class:	Flex office/Full warehouse
Zoning:	PUD-I
Building size:	15,500 SF
Parking:	Large surface lot
Signage:	Building and monument available

Ceiling height:	+/- 22' - 25'
Drive-in door 1:	10' foot clearance
Drive-in door 2:	12' foot clearance
Drive in door 3:	14' foot clearance
Lease Rate:	\$11 NNN

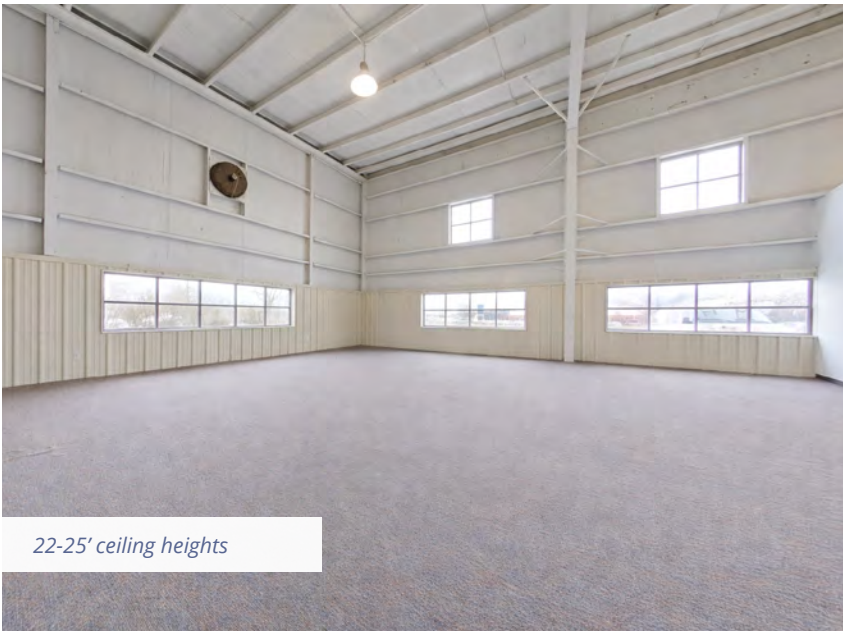




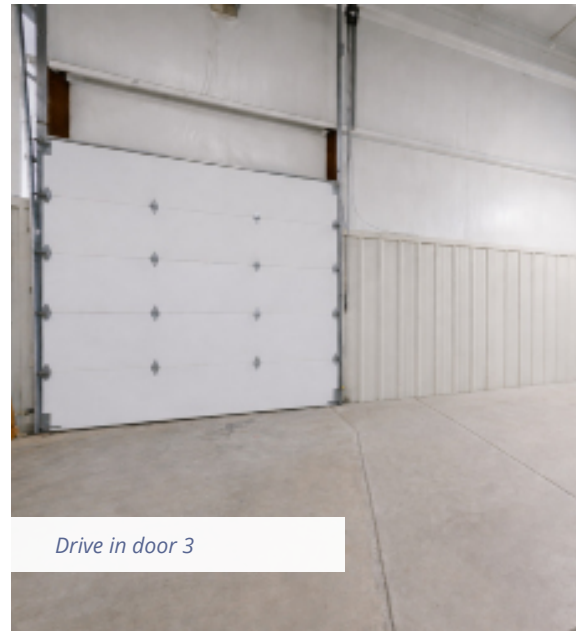
Built-out reception



Drive in doors 1 & 2



22-25' ceiling heights



Drive in door 3

Features

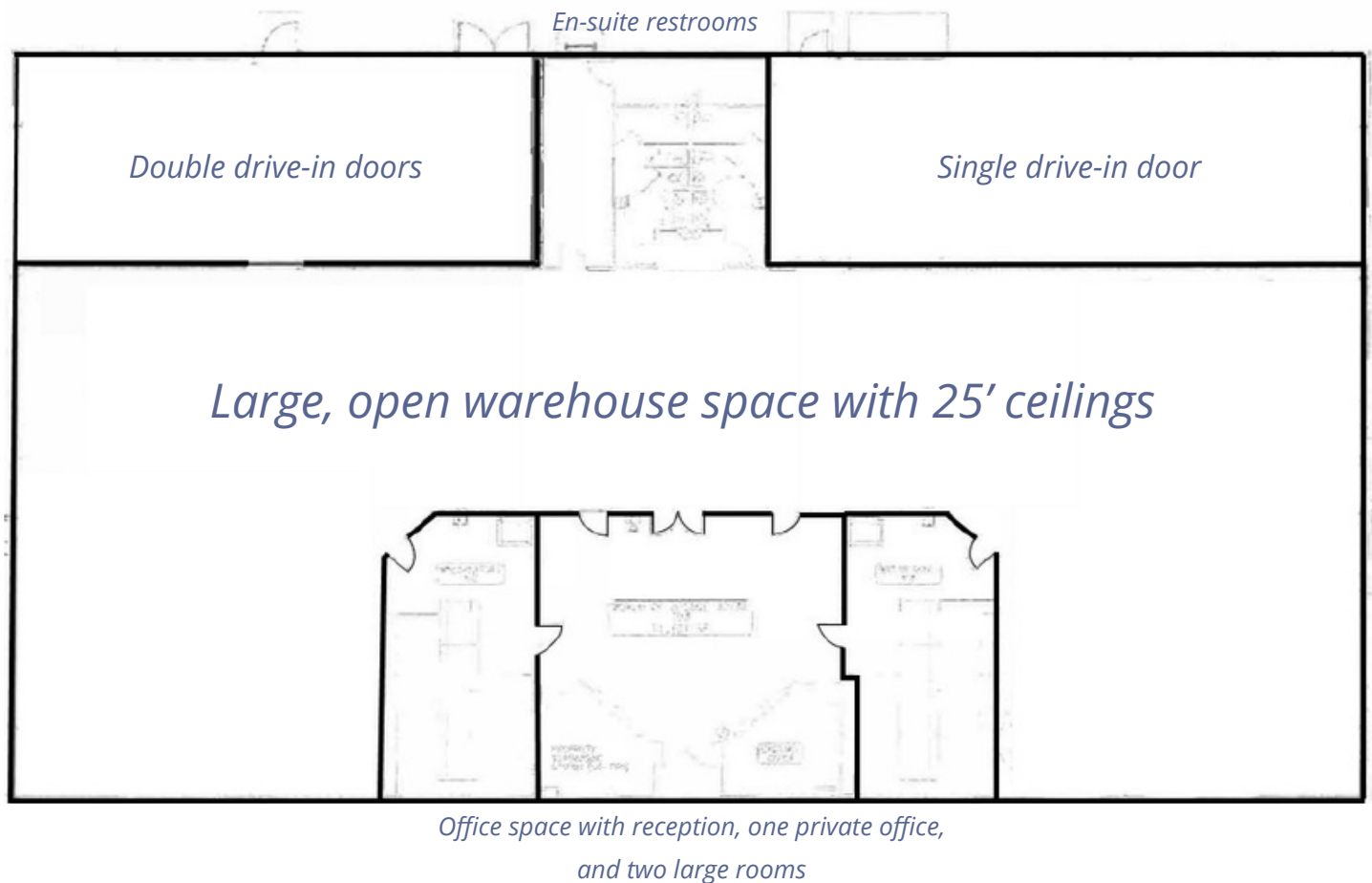
- Flex space or full warehouse conversion opportunity with three drive in doors
- 10', 12', and 14' foot drive in door clearance
- Women's and men's washrooms ensuite
- Fully built out reception area
- 22'-25' ceiling heights
- Ample parking on a newly paved surface lot
- Exterior building and monument signage opportunities

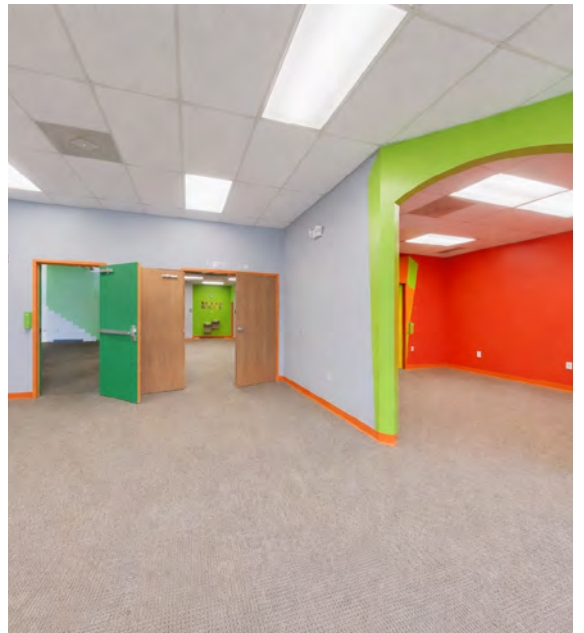


15,500
SF available

Floor Plan

Scan/Click for
Virtual Tour



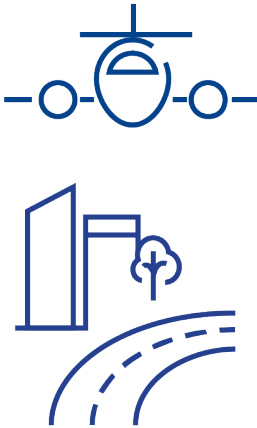


Surrounding Amenities



Nearby Destinations

Destination	Distance	Drive Time (est.)
I-71 Via Stringtown Rd	.5 mi	1 min
I-270 Interchange	2.5 mi	5 min
Downtown Columbus	12 mi	15 min
John Glenn Int'l Airport (CMH)	22 mi	25 min







1645 Gateway Circle | Grove City

Andrew Jameson SIOR CCIM

Vice Chair
614 206 6882
andrew.jameson@colliers.com

Grant Horton

Broker Associate
614 571 1182
grant.horton@colliers.com

Kendall Jameson

Broker Associate
614 906 5131
kendall.jameson@colliers.com