



Colliers



# For Lease

Flex space

6281- 6343 Busch Blvd  
Columbus, OH 43229

## Busch Commerce Center

Busch Commerce Center consists of two, multi-tenant, flex buildings offering a mix of drive-in doors, dock doors and 23' clear height with great retail exposure and quick access to I-71. Located in the City of Columbus along Busch Blvd, just off the E Dublin Granville Road and I-71 intersection, this location is surrounded by various businesses and retail amenities. Each flex space is outfitted with glass storefront windows, efficient warehouse space, ample parking and rear truck access to loading doors.

|                            |                                   |
|----------------------------|-----------------------------------|
| <b>Building SF:</b>        | 179,200 ± SF two building complex |
| <b>Space Available:</b>    | 6,423 - 20,961 ± SF               |
| <b>Lease Rate:</b>         | Negotiable                        |
| <b>Operating Expenses:</b> | \$2.53/SF<br>(estimated 2026)     |

# Building Amenities

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- 179,200 ± SF two-building complex
- 21' - 23' clear height
- 40' X 40' typical bay size
- Wet sprinkler system
- LED lighting
- 3 phase- 277/480 volt electrical
- Zoned M
- Ample parking: 200+ cars
- Built in 1973

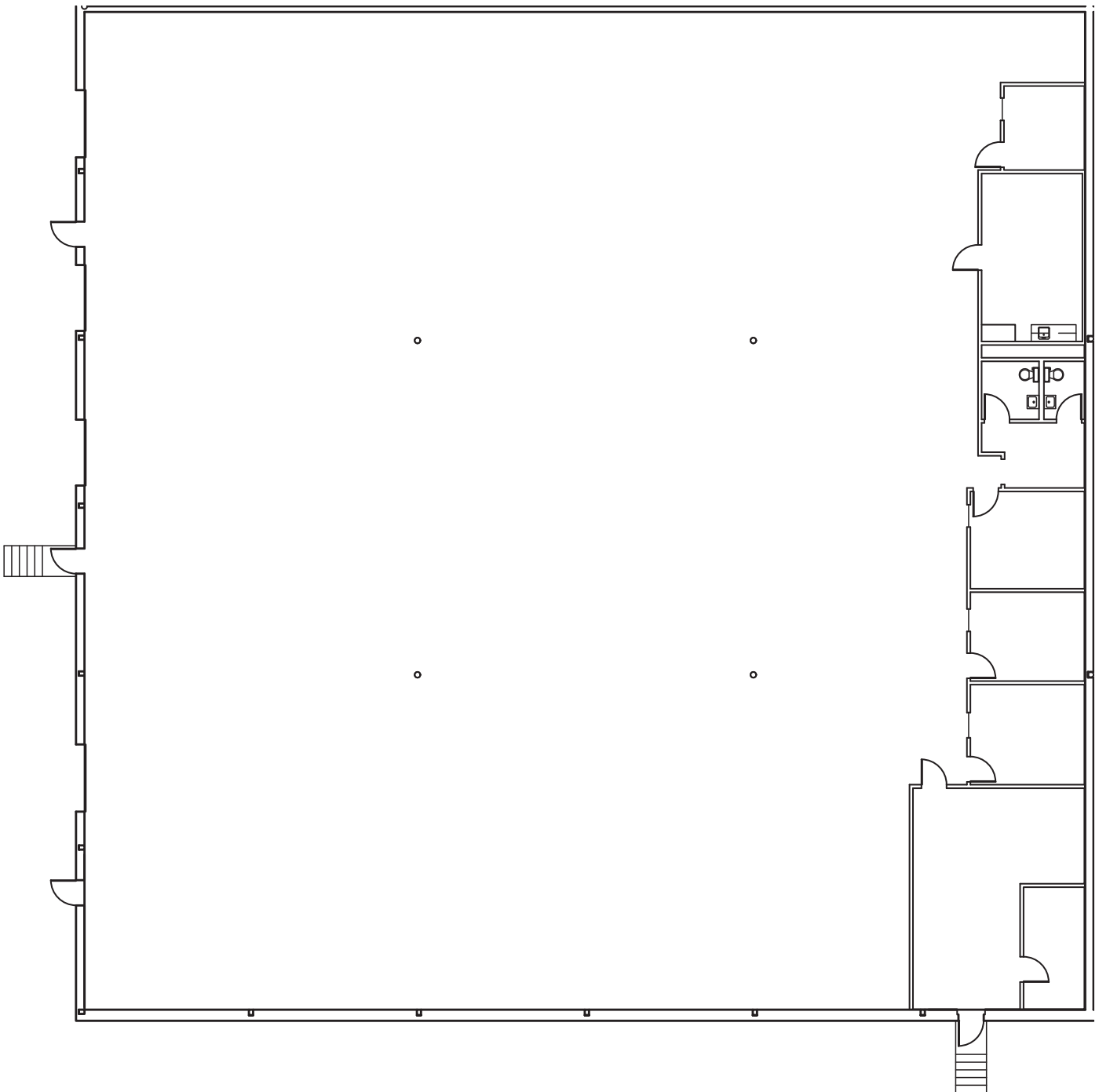
| Suite | Total SF    | Office SF  | Lease Rate | Docks/Drive-ins | Date Available |
|-------|-------------|------------|------------|-----------------|----------------|
| 6319  | 14,538 ± SF | 1,700 ± SF | Negotiable | 5 / 0           | Immediately    |
| 6287  | 6,423 ± SF  | 1,250 ± SF | Negotiable | 1 / 0           | 05/01/2026     |



# Floor Plan

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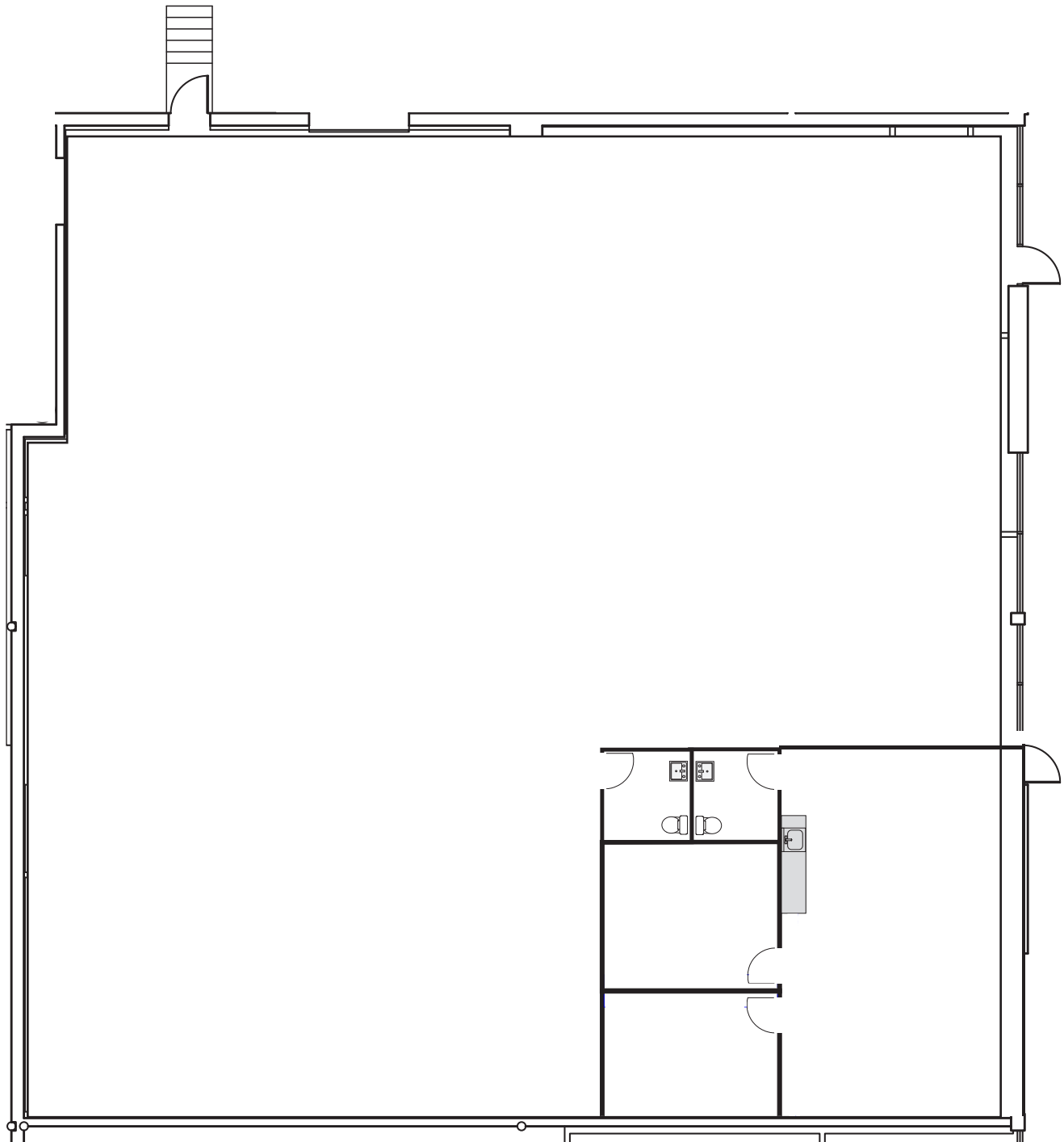
Suite 6319



# Floor Plan

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Suite 6287



# Access Map

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