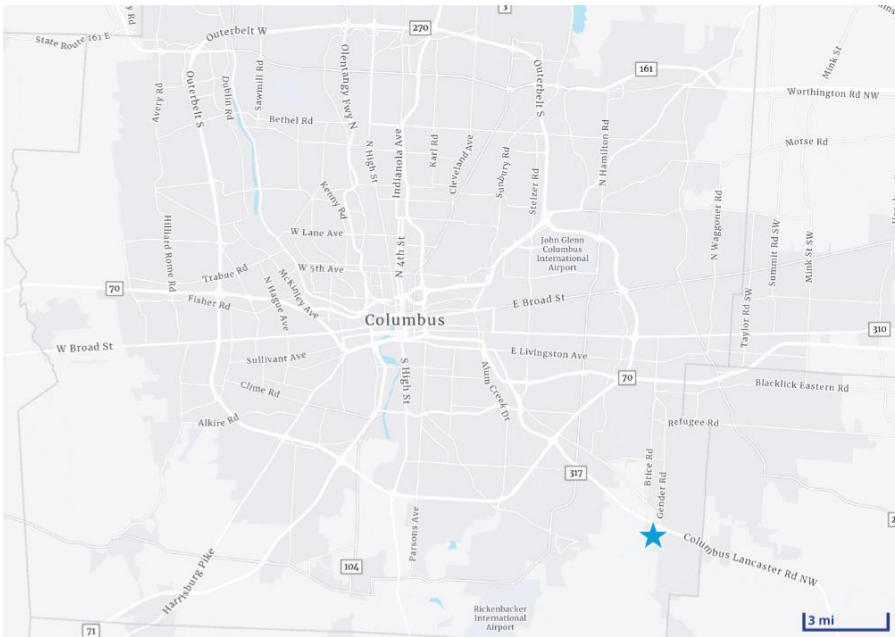


6260 Winchester Blvd, Canal Winchester, OH 43110**197,465 SF**

PROPERTY DESCRIPTION

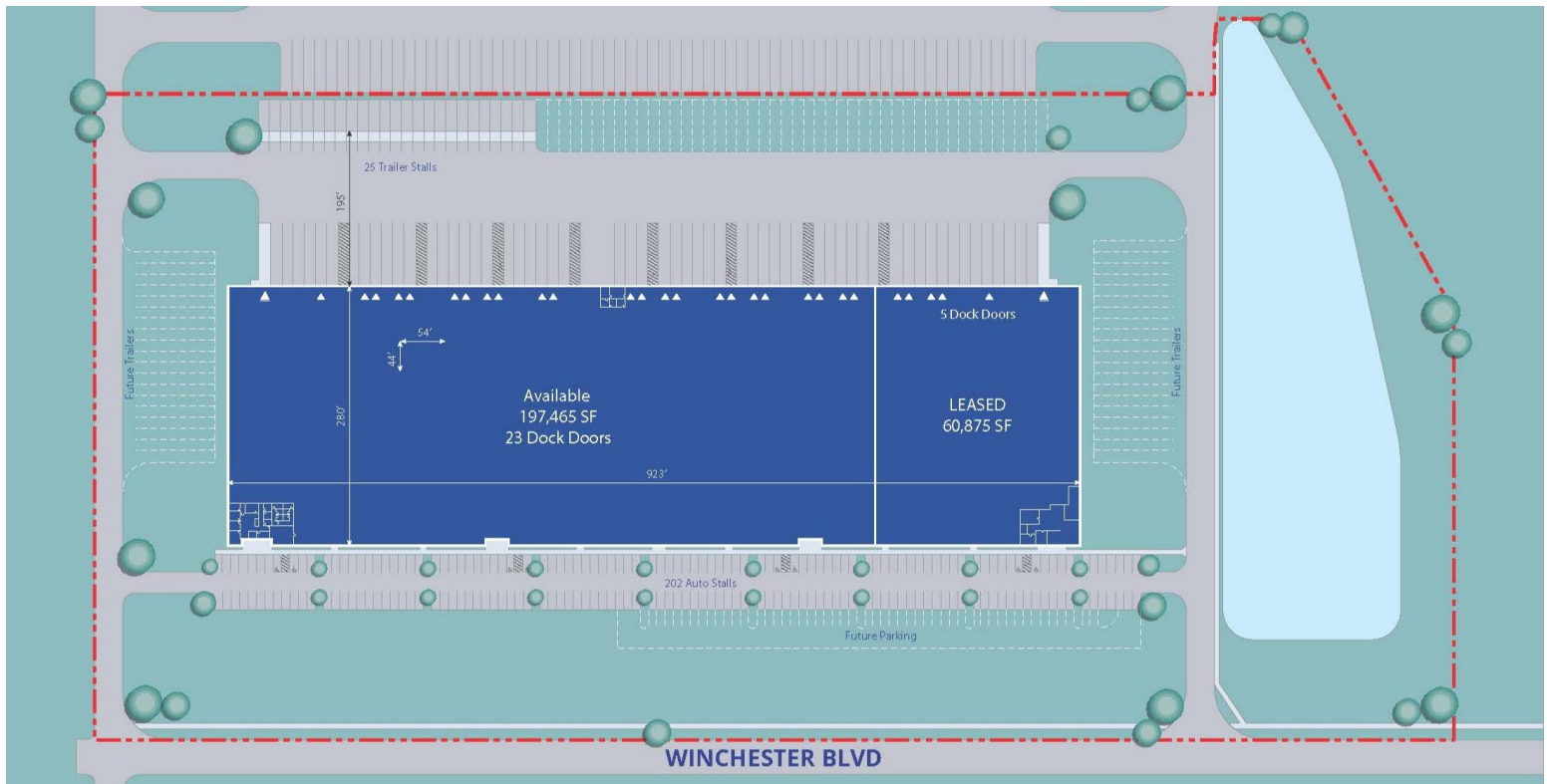
6260 Winchester Blvd is a 258,340 ± SF office/warehouse facility located in the desirable southeast submarket in Columbus, OH just minutes from major highways and walkable access to many restaurants, retailers and amenities.

This space boasts 32' clear height, 23 dock doors, trailer parking and 15-year 100% real estate tax abatement.

LOCATION DETAILS

Located in the Southeast Submarket
1 mile to US-33
6 miles to I-270



6260 Winchester Blvd, Canal Winchester, OH 43110
197,465 SF


SPACE AMENITIES

- 197,465 ± SF available
- Lease rate: negotiable
- Operating expenses: \$1.05/SF (est. 2026) plus 3% mgt fee of gross receipts
- Year built: 2020
- LED lighting
- 3,235 ± SF total office
 - Main office - 3,169 ± SF
 - Shipping office and restrooms at dock doors
- 23 dock doors with levelers, locks and seals
- 1 drive-in door (12' x 14')
- 32' clear height
- 25 trailer spots, expandable to 74 total
- 202 auto parking spaces (building total)
- ESFR sprinkler
- Column spacing: 44'x 54' with 60' speed bay
- 1,400 Amp, 480-volt panels-South Central Power

OWNER



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