

# Office/Warehouse

2235 Spiegel Drive, Columbus, Ohio 43125

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

For Lease: 516,174± SF

lee-associates.com



London Groveport Road / 317

Expansion Area

Guard House

10+ acre secured paved/concrete parking or outside storage area

Shook Road

- **Building:** 516,174± SF Available Immediately
- **Office:** 12,000± SF Existing Office & 4,390 SF± Shipping Receiving Office
- **Site Size:** 47.1 acres (building expandable up to 600,000± SF)
- **Doors:** 75 Docks - 9'x10' (more can be added) & 1 Drive-In -10'x10'
- **Year Built:** 1997 (concrete tilt-up)
- **Clear Height:** 30' – 35'
- **Parking:** 148± Auto (Expandable) & 351± Trailer (expandable)
- **Sprinklers:** ESFR / **Roof:** TPO membrane
- **Column Spacing:** 51'w x 51'd (each Bay is 51'w x 418'd or 21,318± SF)
- **Electrical Service:** 3,000± AMPs
- **Secure Truck Court:** (10± acres for fenced-in, secured storage/parking)
- **Zoning:** City of Columbus - M
- **NNN Asking Rate:** \$2.95/SF
- **Est. Op. Exp:** \$1.64/SF



Please contact:

**Dax A. Hudson, Principal**

Mobile: 614.309.3409

[dax.hudson@lee-associates.com](mailto:dax.hudson@lee-associates.com)



Click Here to Watch Our  
VIRTUAL PROPERTY TOUR



Click Here to View Our  
PROPERTY WEBSITE

Owned by:



Lee & Associates – Columbus

5100 Parkcenter Avenue, Suite 100, Dublin, OH 43017

614.923.3300

local expertise.  
national reach.  
world class.

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# Office/Warehouse

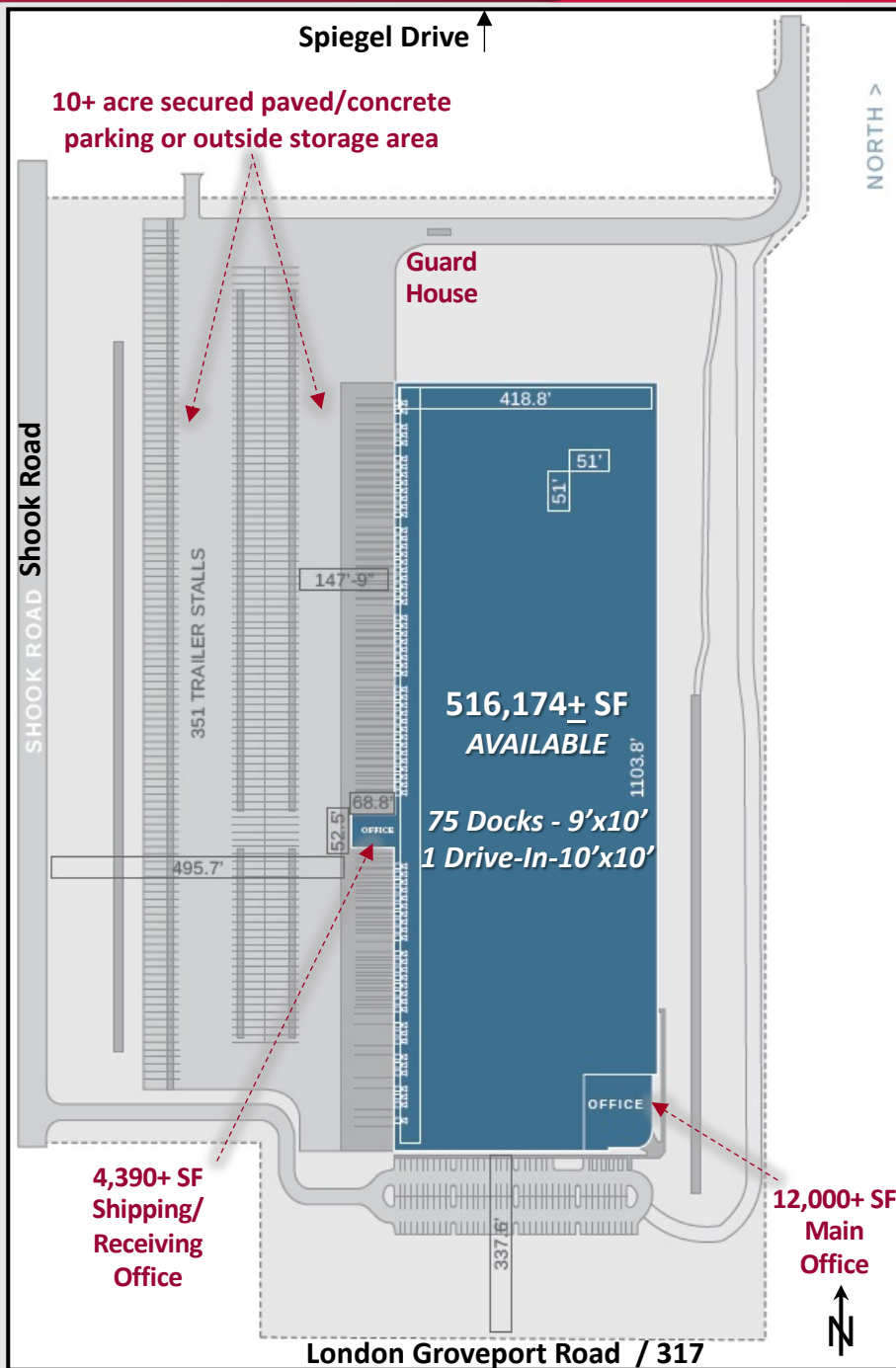
2235 Spiegel Drive, Columbus, Ohio 43125



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Site Plan – Total Building 516,174± SF

lee-associates.com



Property Website: <http://properties.lee-associates.com/columbus/2235Spiegel>

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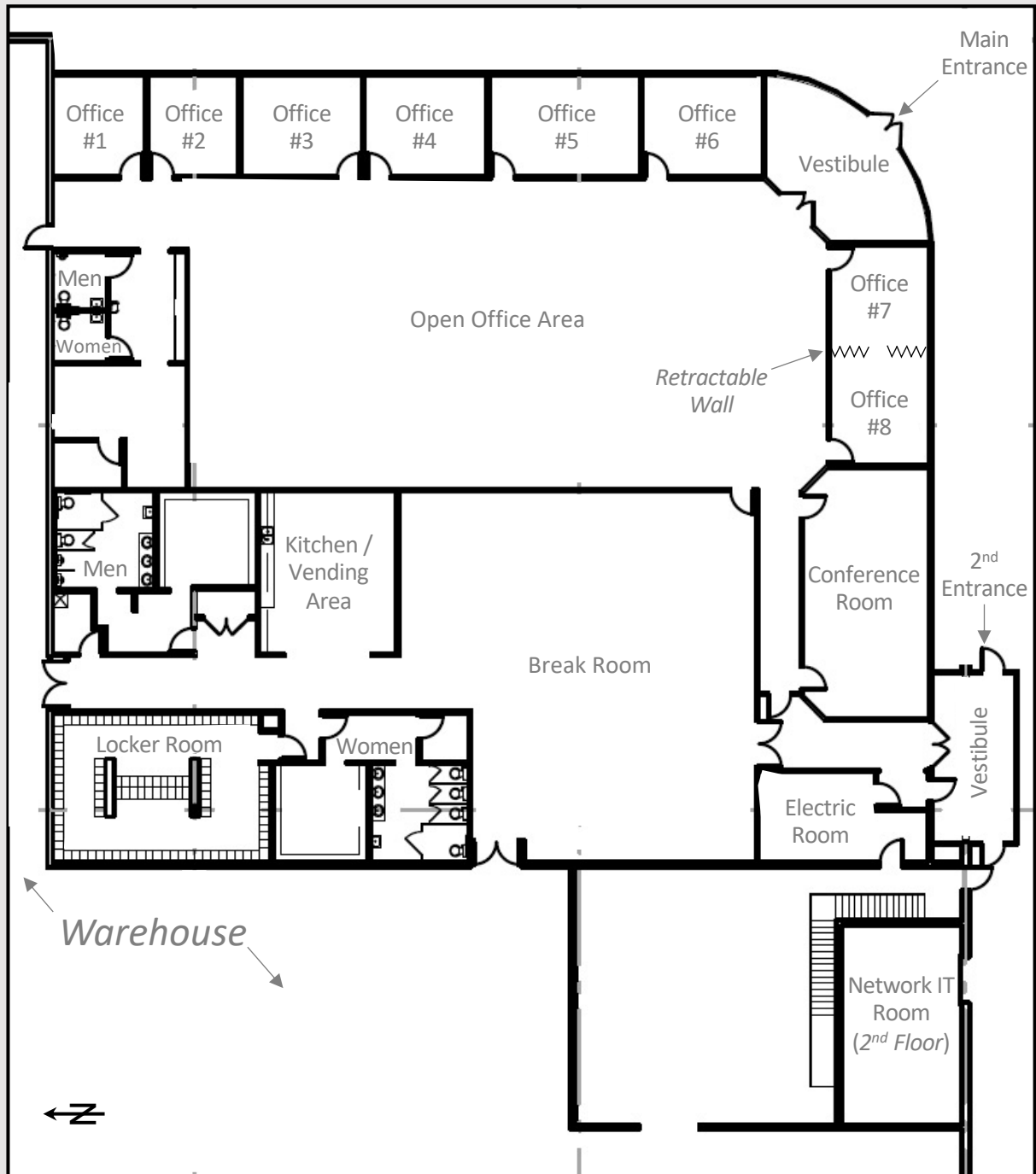
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Main Office – 12,000 $\pm$  SF

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Property Website: <http://properties.lee-associates.com/columbus/2235Spiegel>

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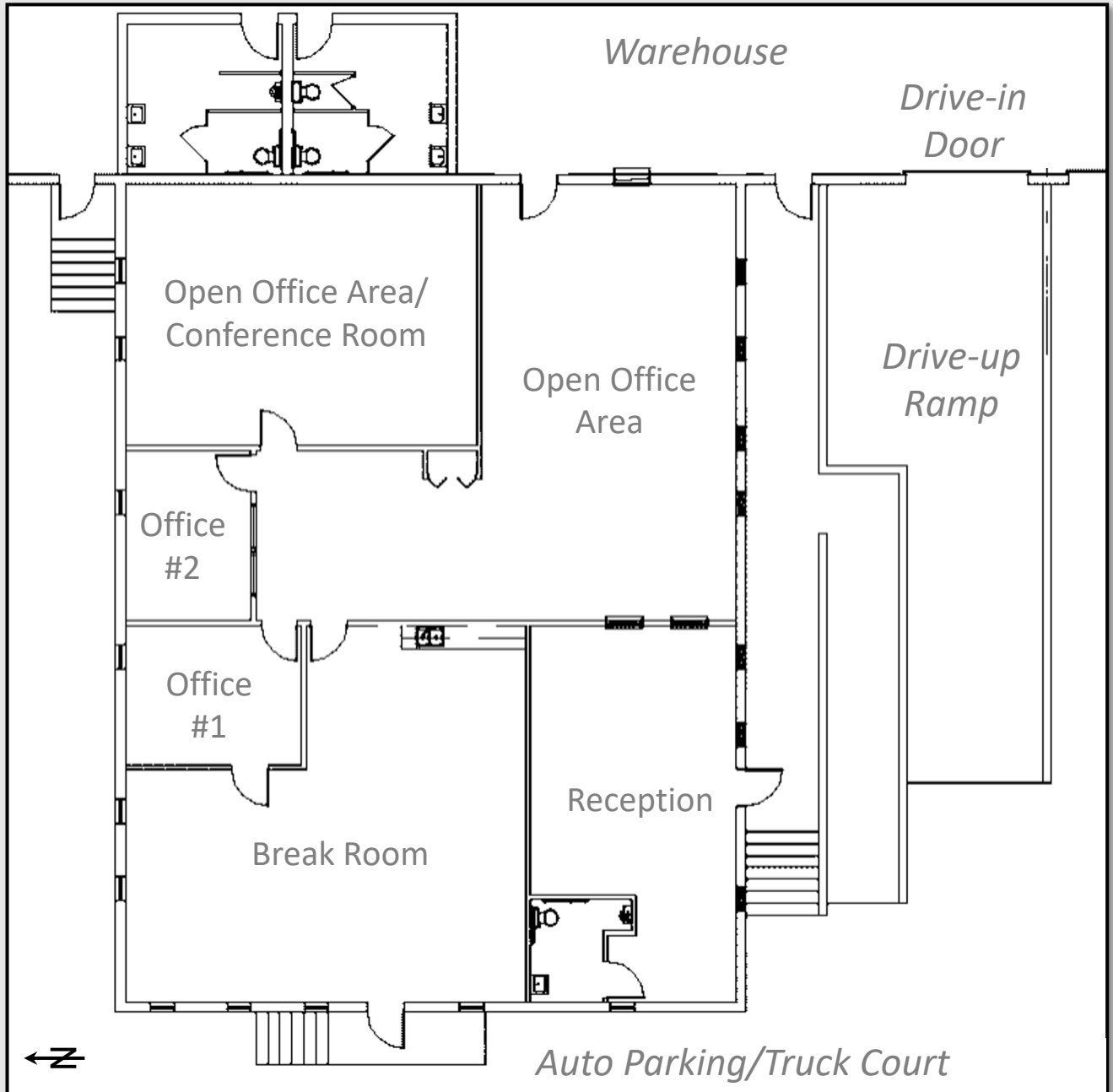
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Shipping/Receiving Office – 4,390± SF

[lee-associates.com](http://lee-associates.com)



Property Website: <http://properties.lee-associates.com/columbus/2235Spiegel>

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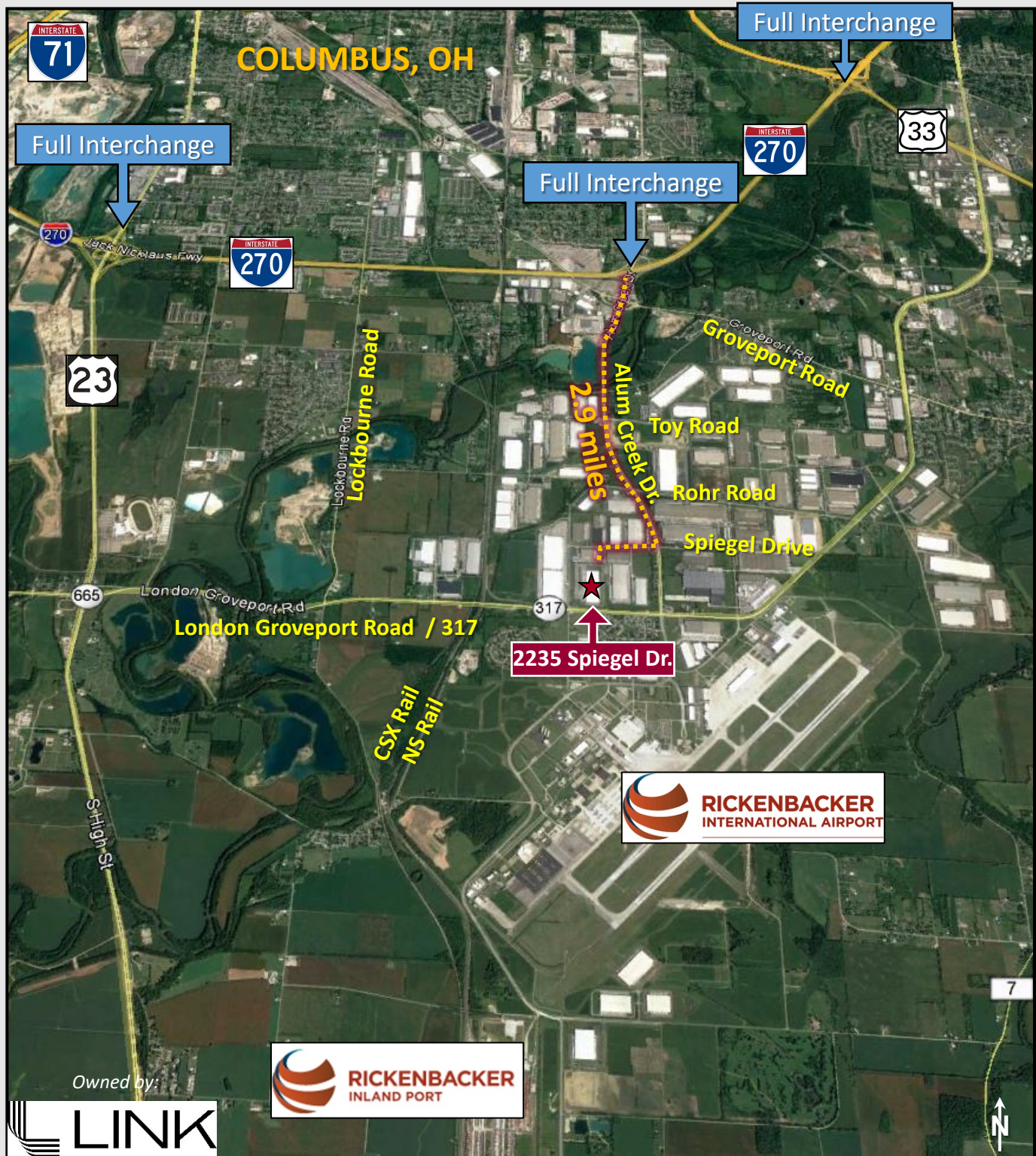


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## Interchange Access

lee-associates.com





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Opus Drive

YOKOHAMA

KENCO Logistics

Sam's CLUB

amazon

Rohr Road

Innotrac

xerox

American Standard

Forward Air

FedEx

RICKENBACKER INTERNATIONAL AIRPORT

CEVA

AmerisourceBergen

Port Road

Eddie Bauer

Kraft

Toys R Us

Alum Creek Drive

Adelaide Court

Ryder

Watson

Walmart

FUNAI

essilor

PET SMART

ONLINESHOES

Boar's Head

lululemon

Spiegel Drive

Whirlpool

Shook Road

London Groveport Road / 317

247

317

WEST-WARD PHARMACEUTICALS

zulily

DISCOUNT TIRE

Creekside Pkwy

DHL EXPRESS

NTB TIRE & SERVICE CENTERS

Continental TIRE

Gatorade

ngl network global logistics

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