

OFFICE/WAREHOUSE FOR LEASE

1711 ARLINGATE LANE

Columbus, OH 43228

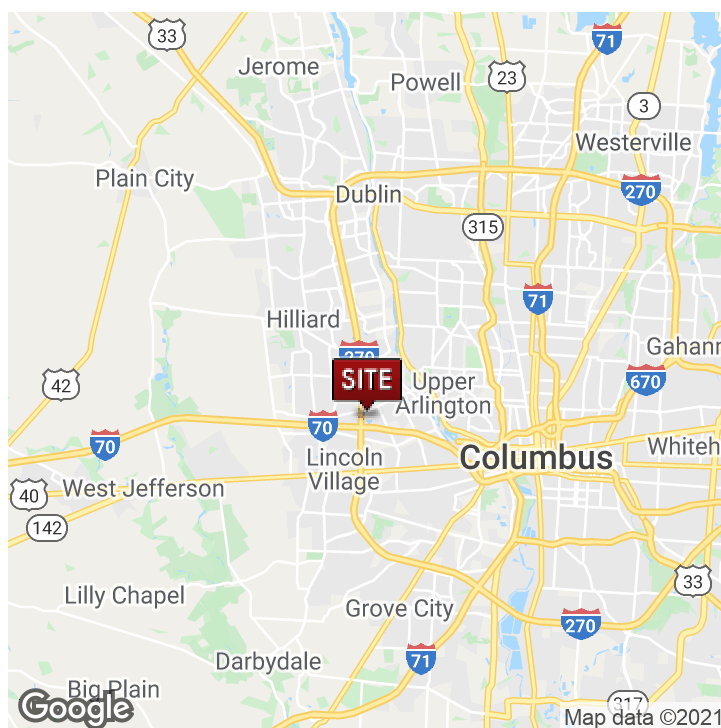


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PROPERTY WEBSITE

- **TOTAL BUILDING SF:** 17,750± SF on 3.89 acres
- **OFFICE:** 14,800± SF with 42± private offices (all with windows or glass)
- **WAREHOUSE:** 2,950± SF (includes a mezzanine for additional storage area)
- **WAREHOUSE DOORS:** One 9' x 10' dock door & one step van door
- **PARKING:** 3.53/1,000 SF (58 Total)
- **POWER:** Approximately 240 volts, 600 amps
- **ROOF:** New white TPO roof installed in 2014 with 15-year watertight warranty
- **YEAR BUILT:** 1989
- **ZONING:** M-2
- **DATA:** Redundant fiber available from Spectrum & Lumen
- **PARCEL ID #:** 560-179911
- **SUBMARKET:** West Columbus / Hilliard
- **LEASE RATE:** \$15.00/SF NNN
* Additional land available to expand building and/or parking lot*

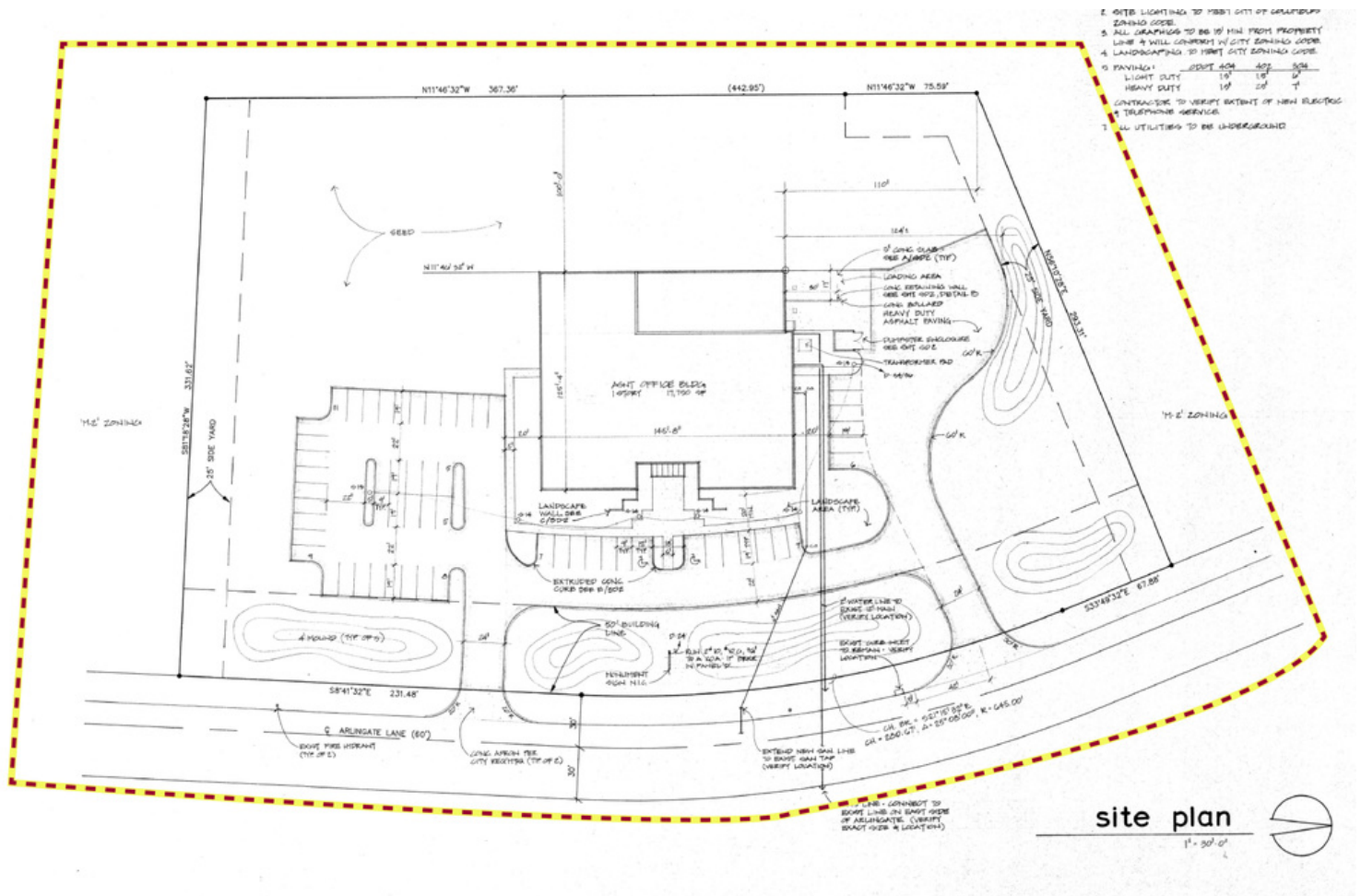


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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

1711 ARLINGATE LANE SITE PLAN

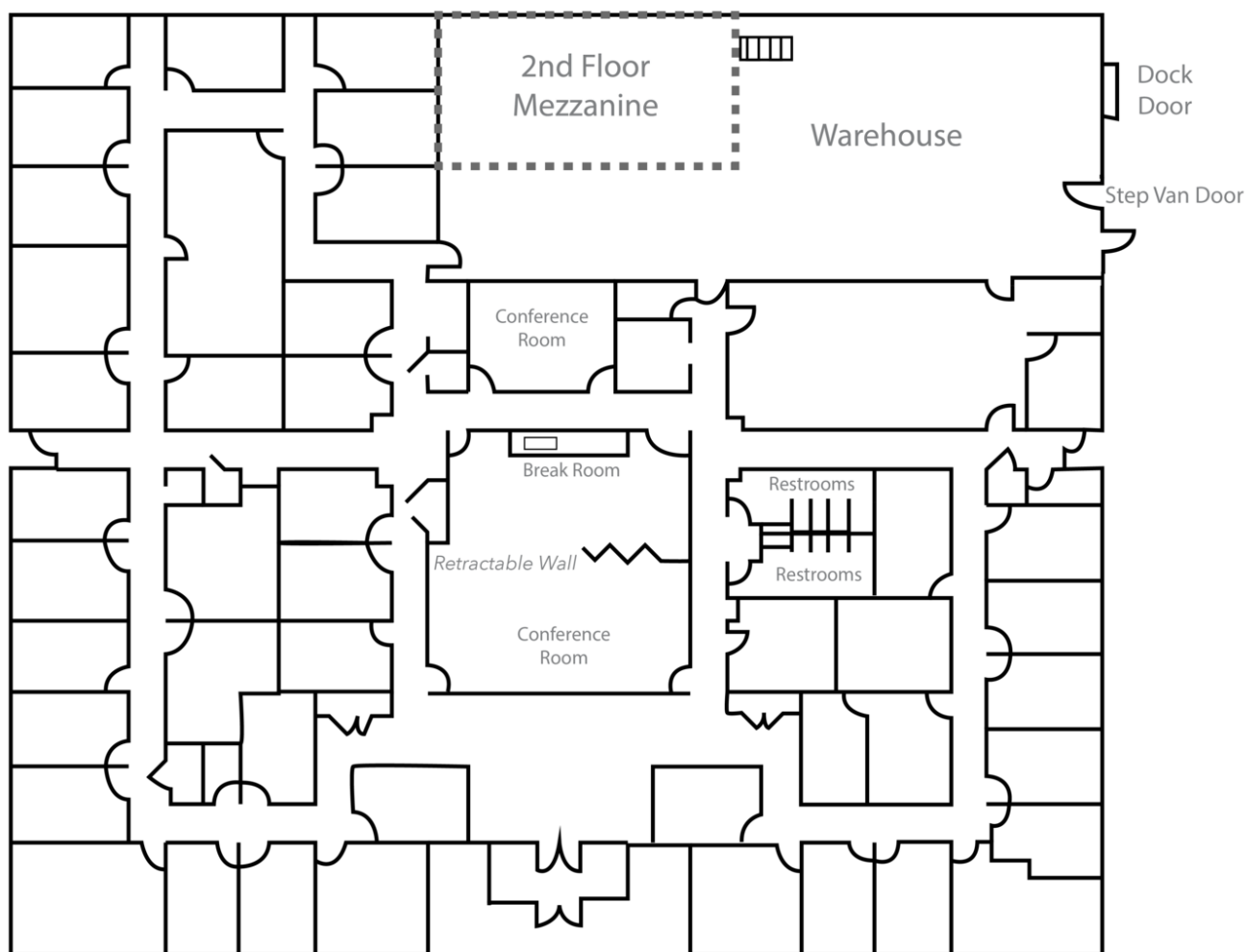


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1711 ARLINGATE LANE FLOOR PLAN



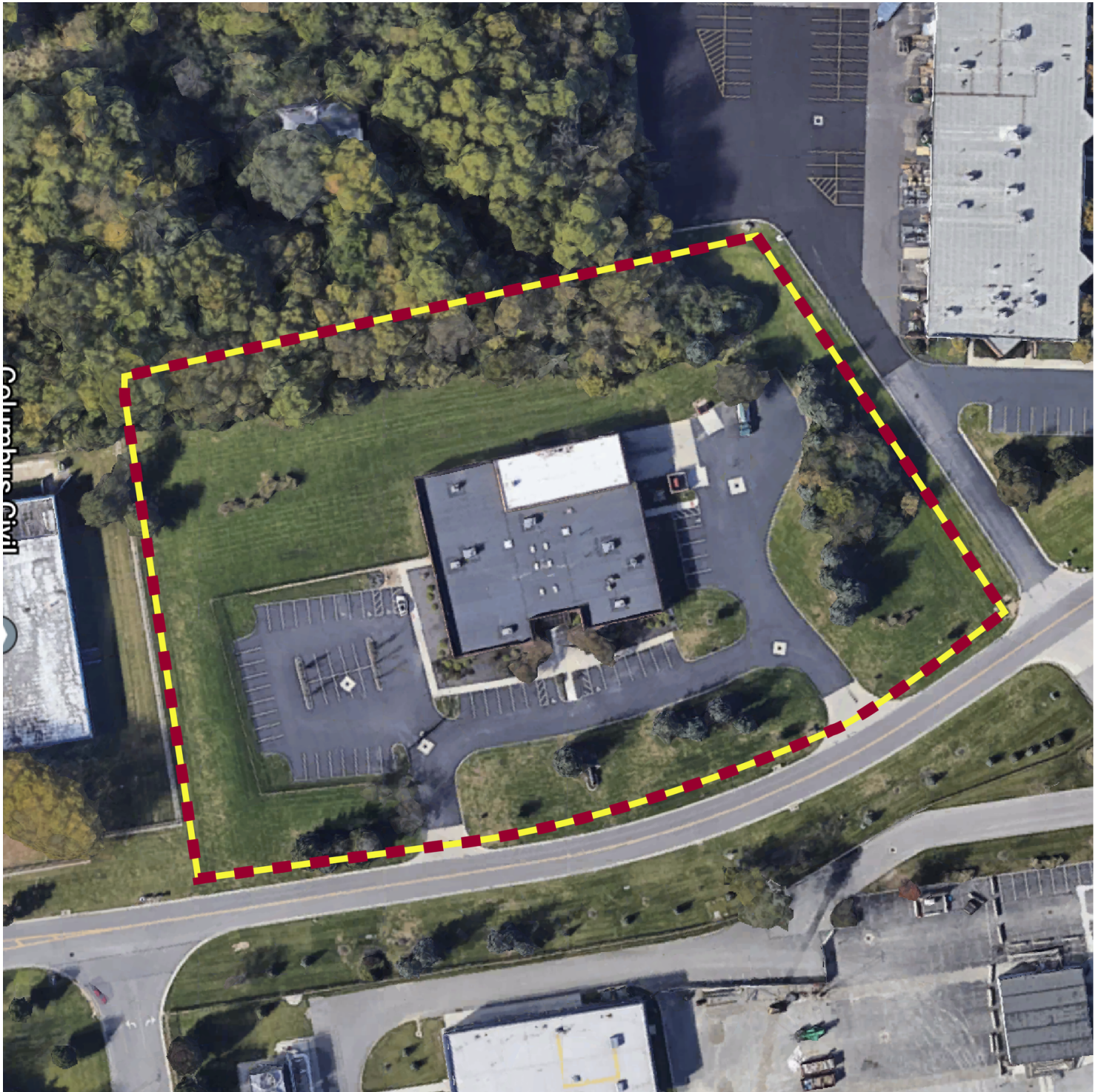
Not to scale and for discussion purposes only. We have no reason to doubt the accuracy of this drawing, but we do not guarantee it

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1711 ARLINGATE LANE AERIAL PHOTOGRAPH



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1711 ARLINGATE LANE EXTERIOR PHOTOGRAPHS



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1711 ARLINGATE LANE INTERIOR PHOTOGRAPHS



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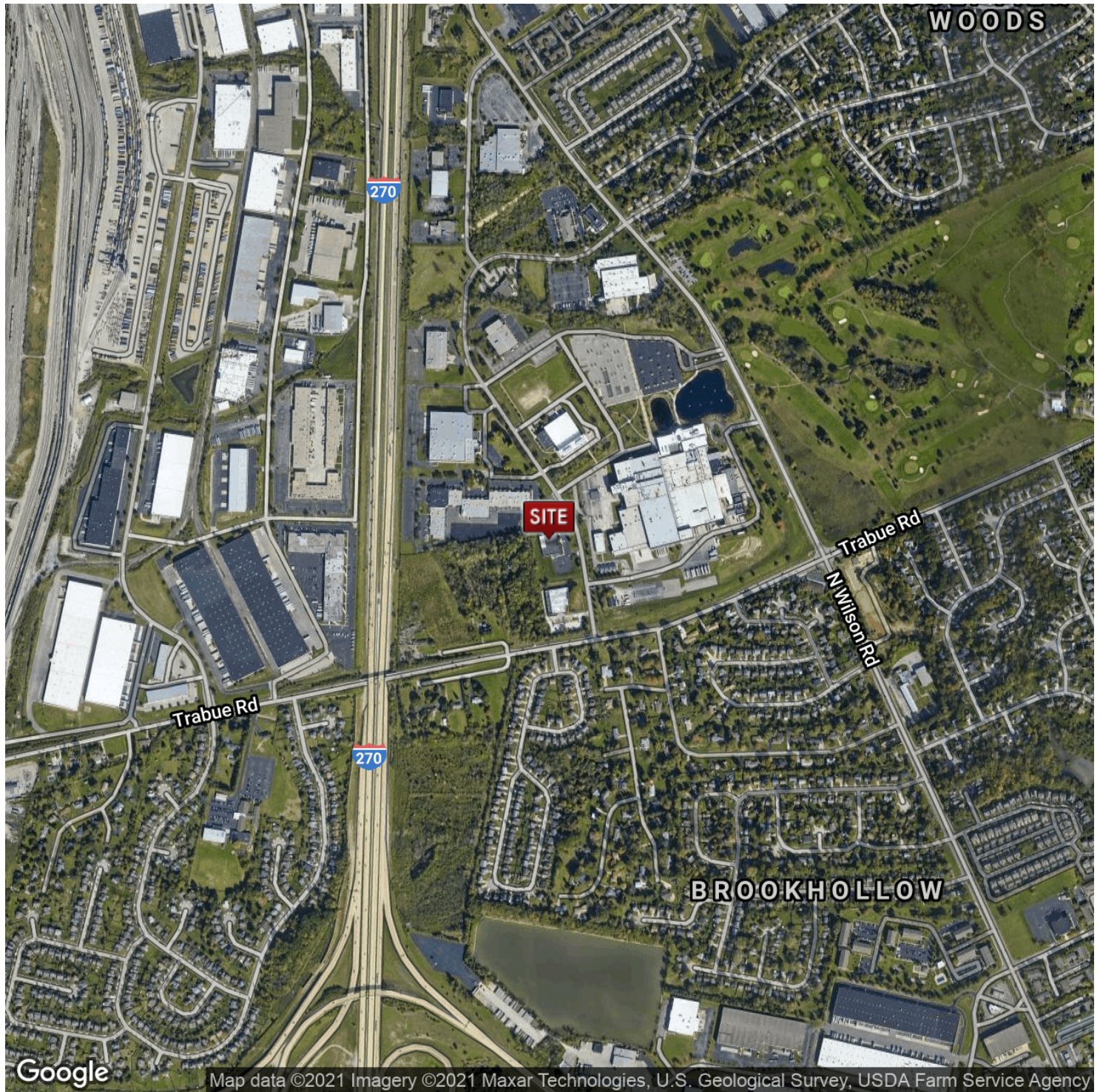


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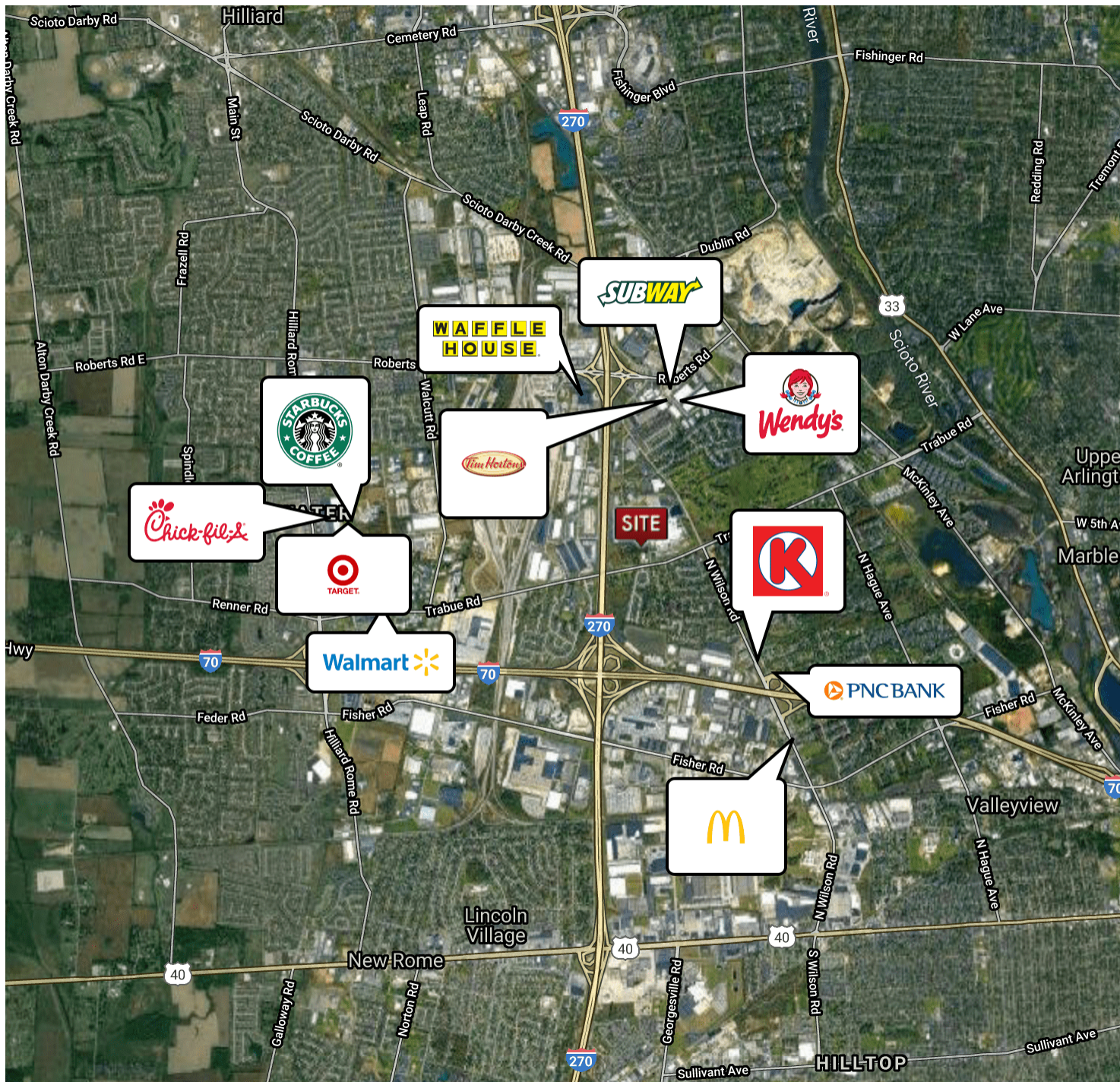
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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



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U.S. Geological Survey, USDA Farm Service Agency

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