



Warehouse Lease Opportunity

Benjamin Johnson, SIOR
+1 614 824 7834
benjamin.johnson@colliers.com

Colliers
Greater Columbus Region
Two Miranova Place
Suite 900
Columbus, OH 43215

Main: +1 614 436 9800
colliers.com/columbus

3960 Groves Road Columbus, Ohio 43232

Warehouse Abutting I-70 Available for Lease

Colliers is pleased to present 3960 Groves Road, a 190,567 SF steel and concrete warehouse on 12.5 acres with quick access to I-70 and I-270 outerbelt.

Building features include:

- 18 dock doors with levelers on north side
- 12 indoor dock spaces (in leased premises)
- 157,143 SF dock level
- 27,184 SF drive-in level with two 18'x15' overhead doors (in leased premises)
- 23' clear height

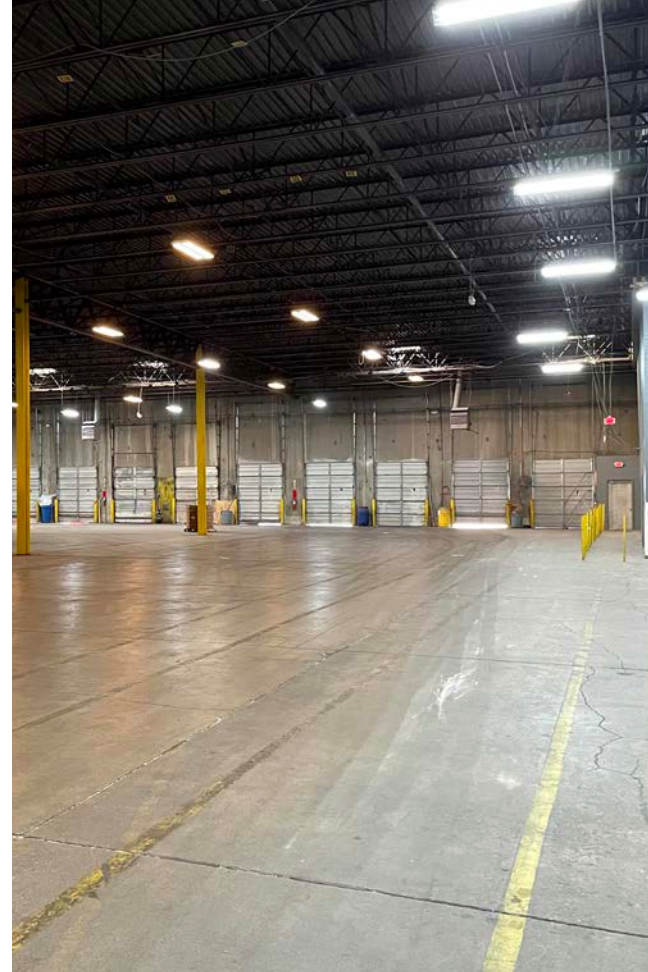
For Lease

Available Space Information

Lease Rate	\$4.75 PSF MG
Square Footage	59,952 SF of warehouse plus additional office as shown on floor plan
Features:	• 8 dock doors with levelers • Indoor rail on Norfolk Southern. Room for two 60' box cars or three bulk transport cars (see attached floor plan) • Outdoor rail access for up to 4 rail cars • Approx. 6,000 SF of outdoor dome storage (not included in quoted SF)

Full Building Highlights

- 190,567 SF warehouse on 12.5 acres abutting I-70
- Quick access to I-70 and I-270 outerbelt
- 18 dock doors with levelers on north side
- 12 indoor dock spaces (in leased premises)
- 157,143 SF dock level
- 27,184 SF drive-in level with two 18'x15' overhead doors (in leased premises)
- 5,648 SF office with break room, kitchen and restrooms
- Warehouse has large manager's office and separate men's and women's locker rooms and bathrooms
- Indoor rail on Norfolk Southern. Room for two 60' box cars or three bulk transport cars (see attached floor plan)
- Outdoor rail access for up to four rail cars
- Plenty of employee parking
- 23' clear height
- Over 3,000 amps of 480/240 power with multiple distribution panels
- New lighting
- Updated electric and mechanicals
- Approx. 6,000 SF of outdoor dome storage (not included in quoted SF)



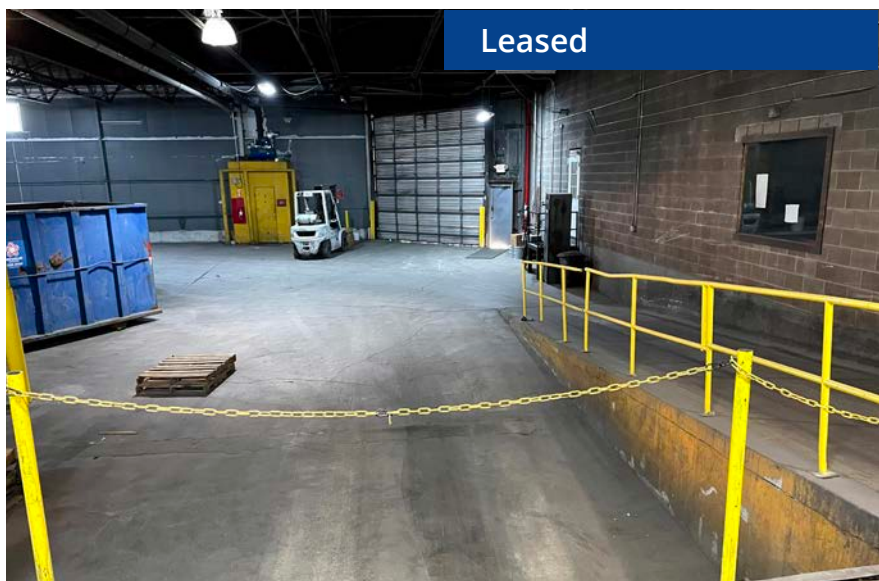
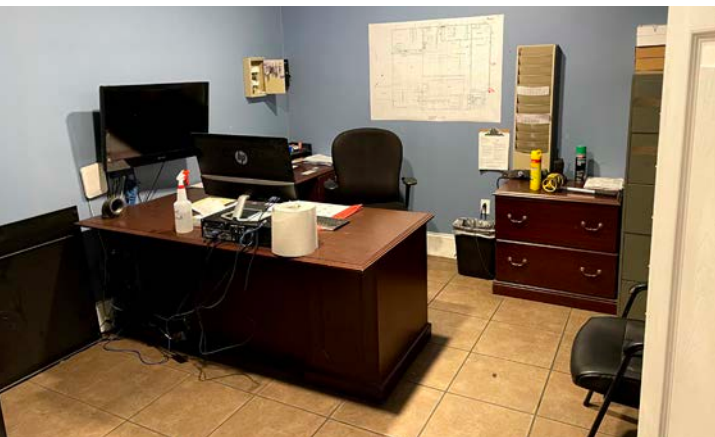
Contact us:

Benjamin Johnson, SIOR
+1 614 824 7834
benjamin.johnson@colliers.com

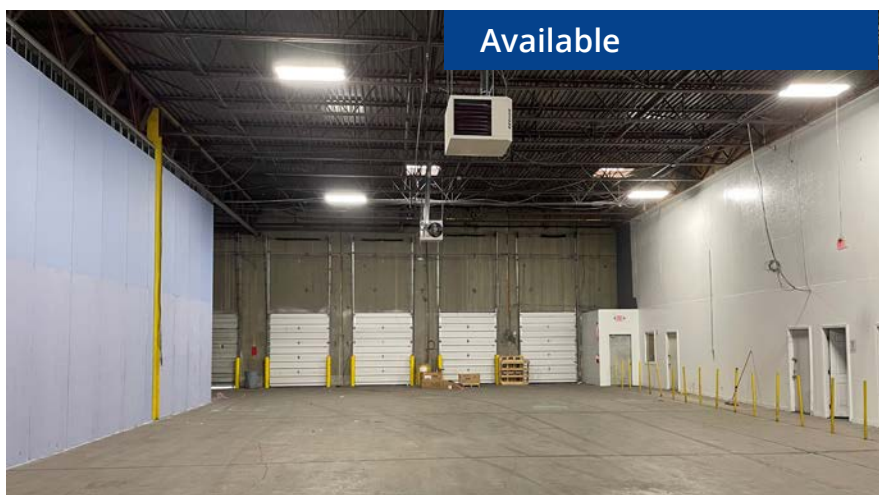
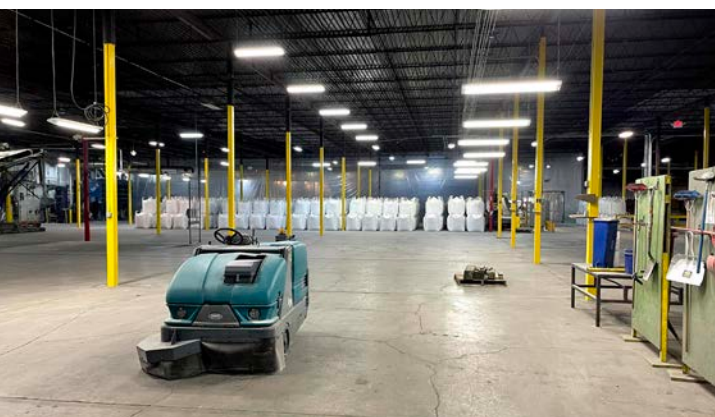
Colliers
Greater Columbus Region
Two Miranova Place
Suite 900
Columbus, OH 43215

Main: +1 614 436 9800
colliers.com/columbus

Photo Gallery

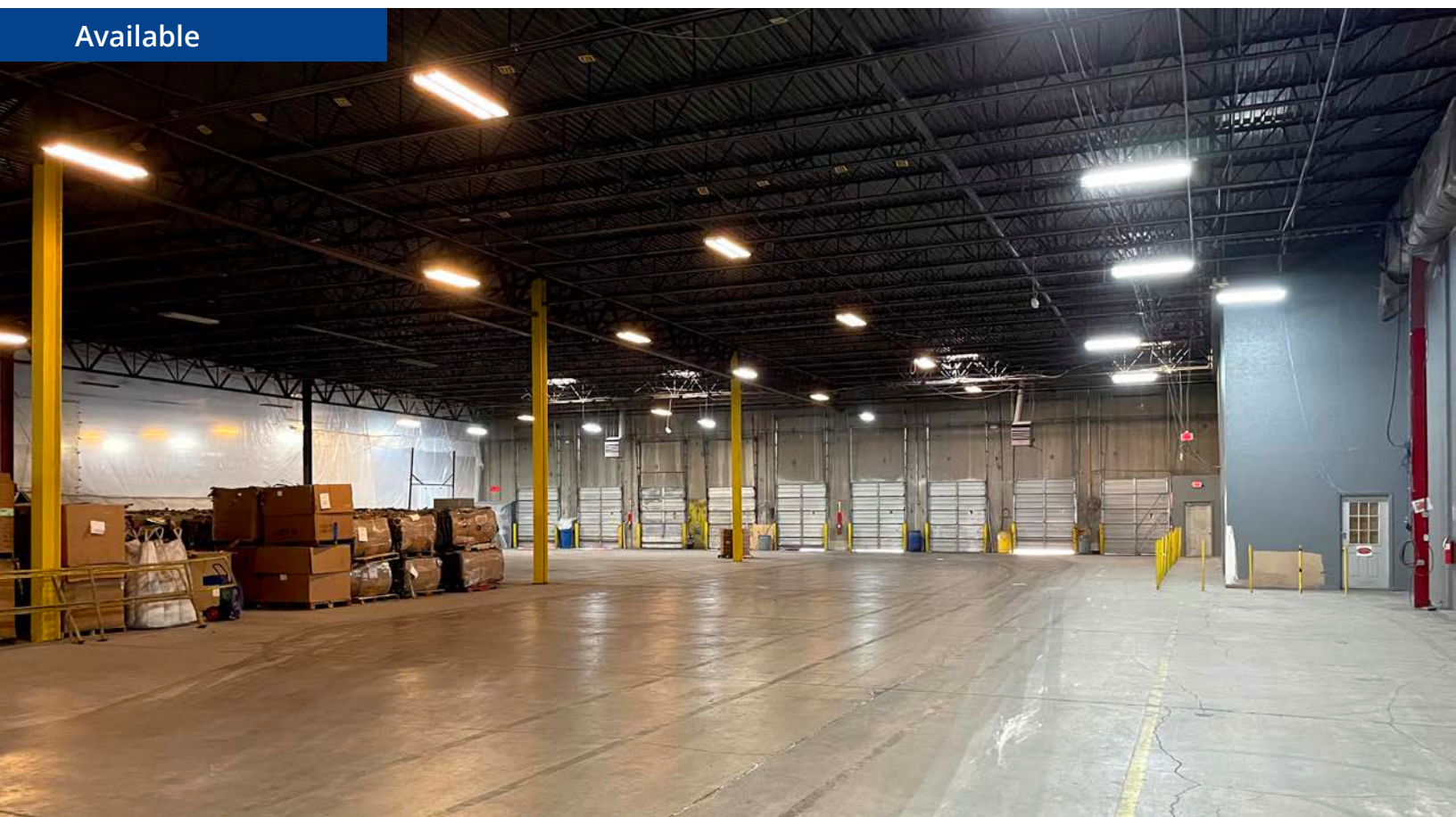


Leased



Available

Available



Aerial Images



*Lot lines are approximate



Floor Plans

Eight dock doors
in available space

Indoor rail on Norfolk Southern

±59,952 SF
Warehouse
plus additional
office as shown
below

LEASED

LEASED



FLOOR PLAN
SCALE 1" = 20'-0"



SOUTH ELEVATION
SCALE 1" = 20'-0"



WEST ELEVATION
SCALE 1" = 20'-0"