



Rj BOLL Realty
Corporate Real Estate Services

762-802 Morrison Rd.

Gahanna, OH 43230

SHOWROOM/OFFICE/WAREHOUSE FOR LEASE



GAHANNA COMMERCE CENTER

Property:

- ± 124,628 Sq. Ft. showroom/office/warehouse building
- ± 4,000 & 7,607 Sq. Ft. available
- 200 car parking

Location:

- Great location overlooking I-270 between Hamilton Rd. & Broad St.
- Easy highway access
- Many amenities nearby
- Professional business park



OWNED & MANAGED BY:

WITTMANN

Keith Joseph

T 614.799.2100 x202

C 614.352.3366

kjoseph@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100



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Property Specifications:

- $\pm$ 4,000 & 7,607 Sq. Ft. available
- 18' - 20' clear height
- 40' x 50' column spacing
- 3 phase - 480
- Commercial zoning
- Upgraded LED lighting
- Visible from I-270
- $\pm$ 121,000 vehicles daily
- 200 car parking
- Built in 1988
- Signage opportunity

Rental Rate:

- \$8.50-\$9.50/Sq. Ft. NNN warehouse office
- 2022 Estimated Operating Expenses:
\$2.51/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Max Avail	Office	Docks	Drive-ins	Rate
792	4,000	4,000	2,950	1	--	\$9.50 NNN
794	7,607	7,607	4,507	1	--	\$8.50 NNN

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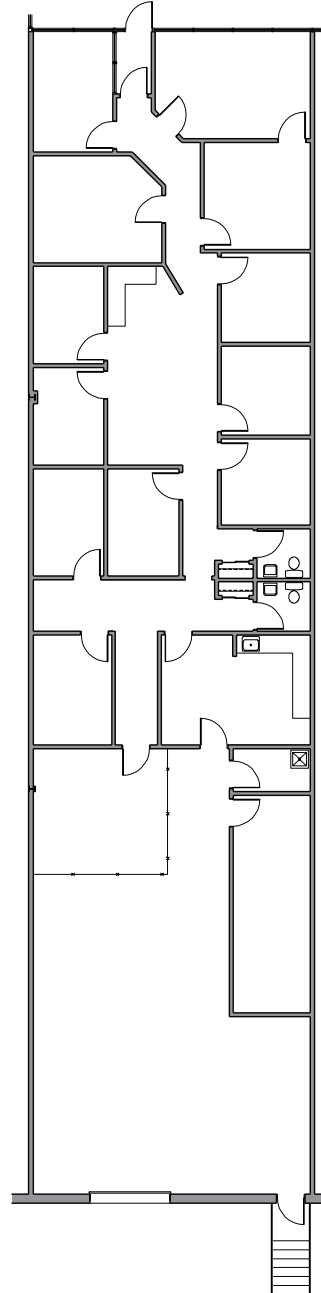
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FLOOR PLAN
792 MORRISON RD.

792 MORRISON ROAD
GAHANNA COMMERCE CENTER

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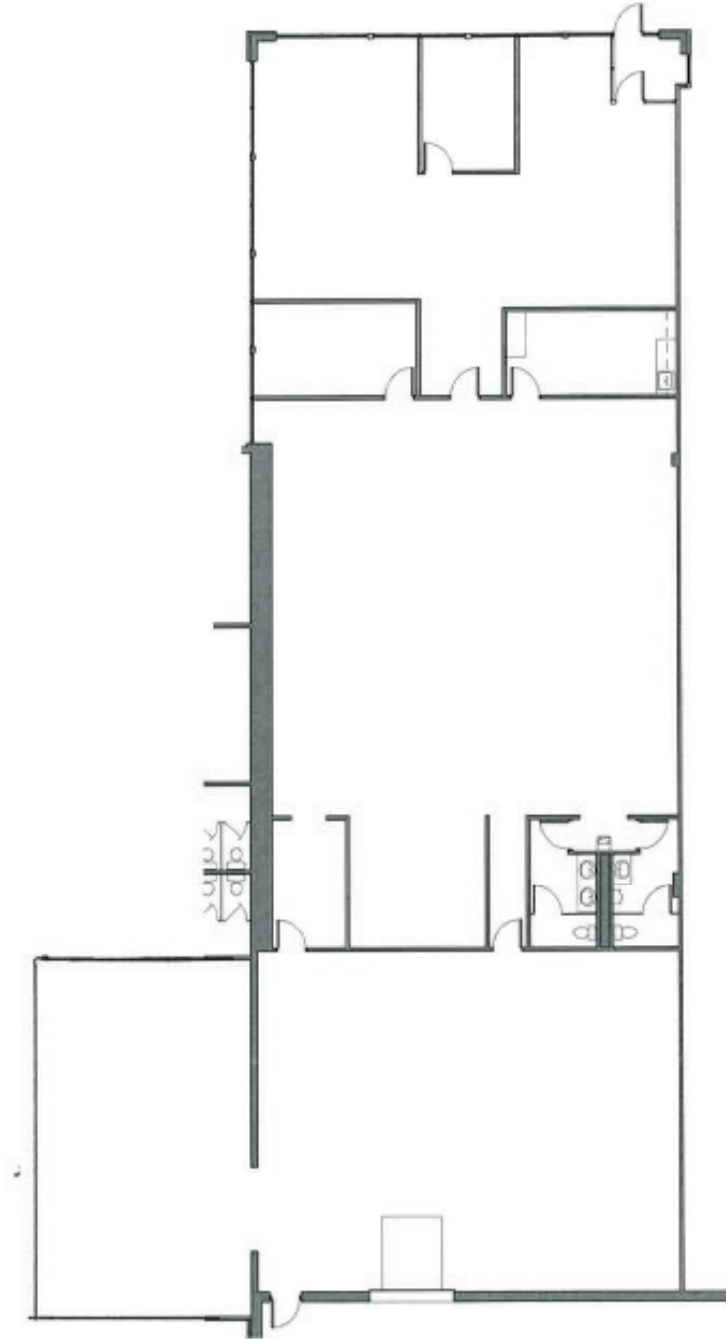
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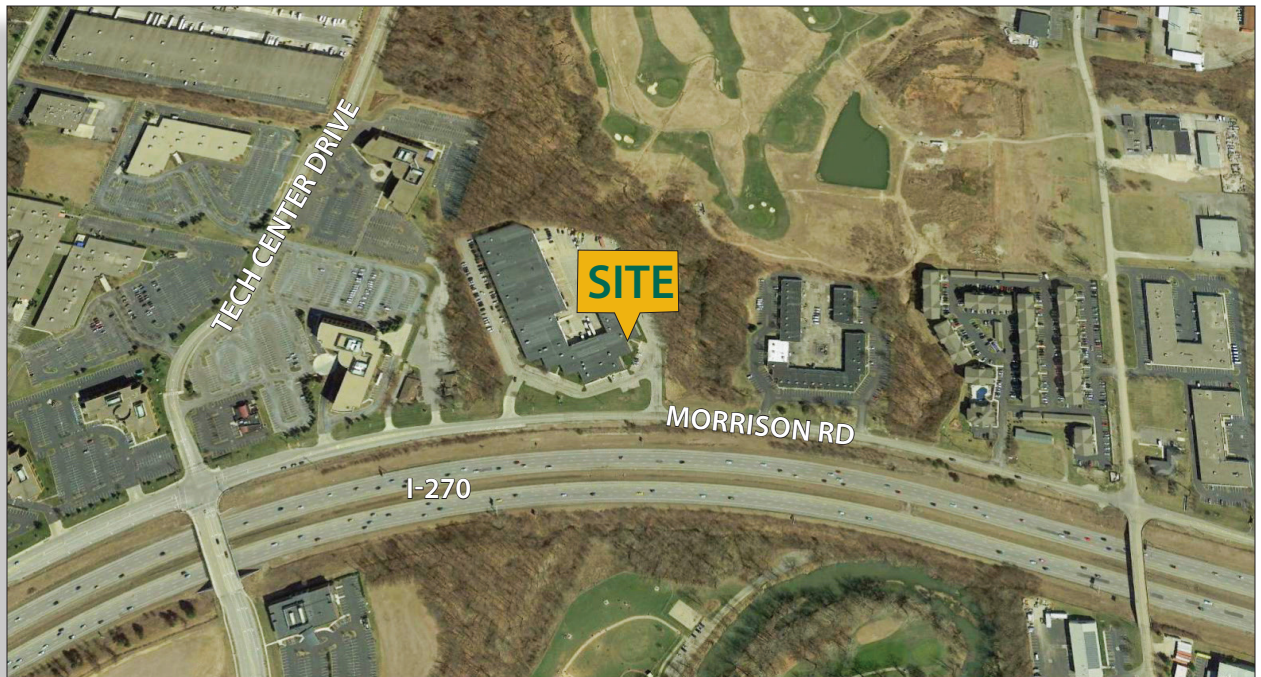
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