

ColliersSTAG
INDUSTRIAL

1120 Morrison Road
Gahanna, OH 43230

For Lease

Industrial Space

Institutionally owned infill building just miles away from John Glenn International Airport with quick access to I-270 and to labor, only 15.6 miles away from the New Albany Intel site. The space has great loading with 37 secured docks and 4 drive-in doors, as well as flexible sized office square footage available. Floorplan is divisible by half, allowing for the possibility of accommodating multiple tenants.

Short term leases available.
Vacant and available immediately!

Building Type:

385,919 ± SF
office/warehouse facility

Available Space:

193,000 - 385,919 ± SF

Lease Rate:

\$4.25/SF NNN

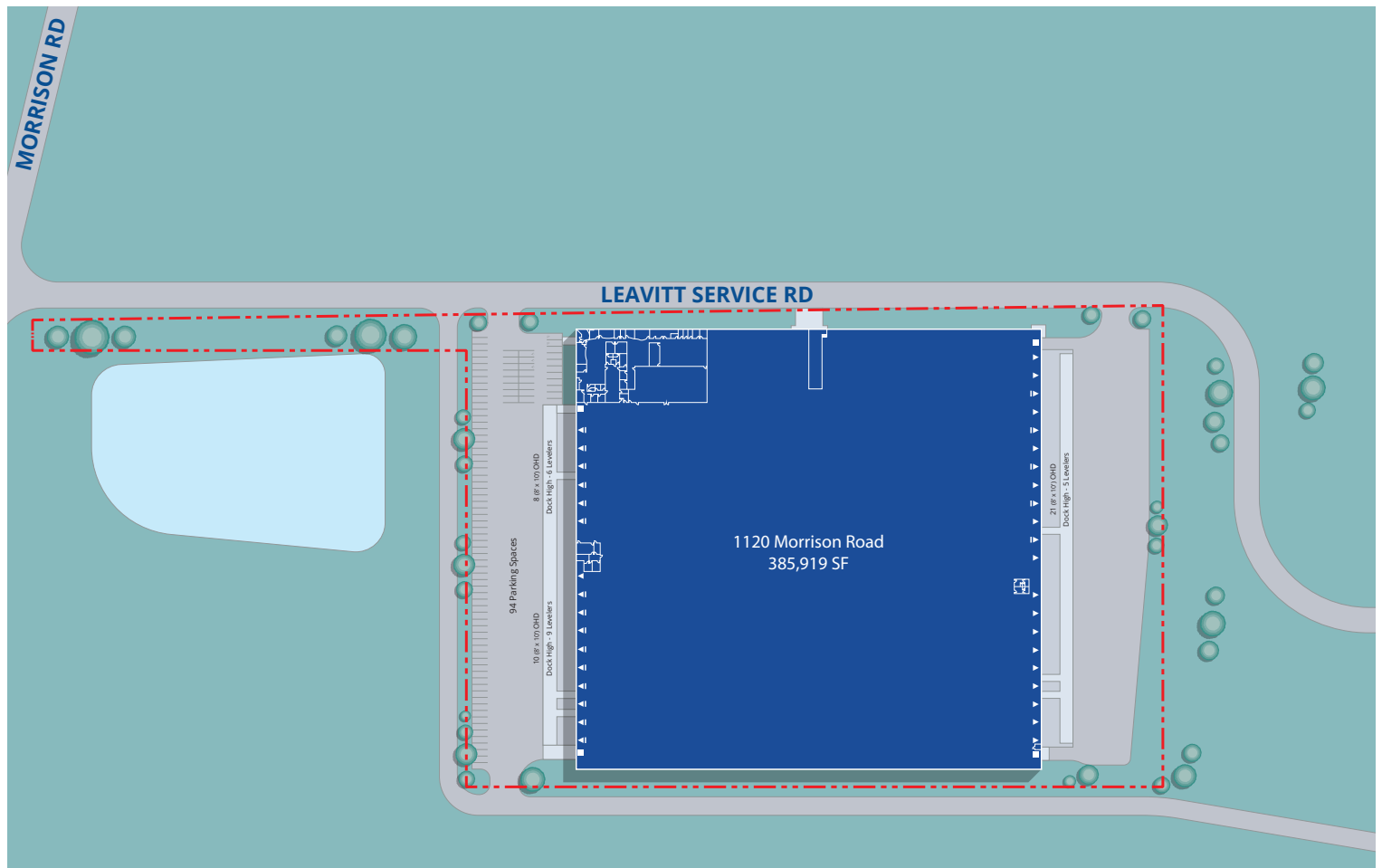
Operating Expenses:
(estimated 2024)

\$1.34/SF

Building Amenities

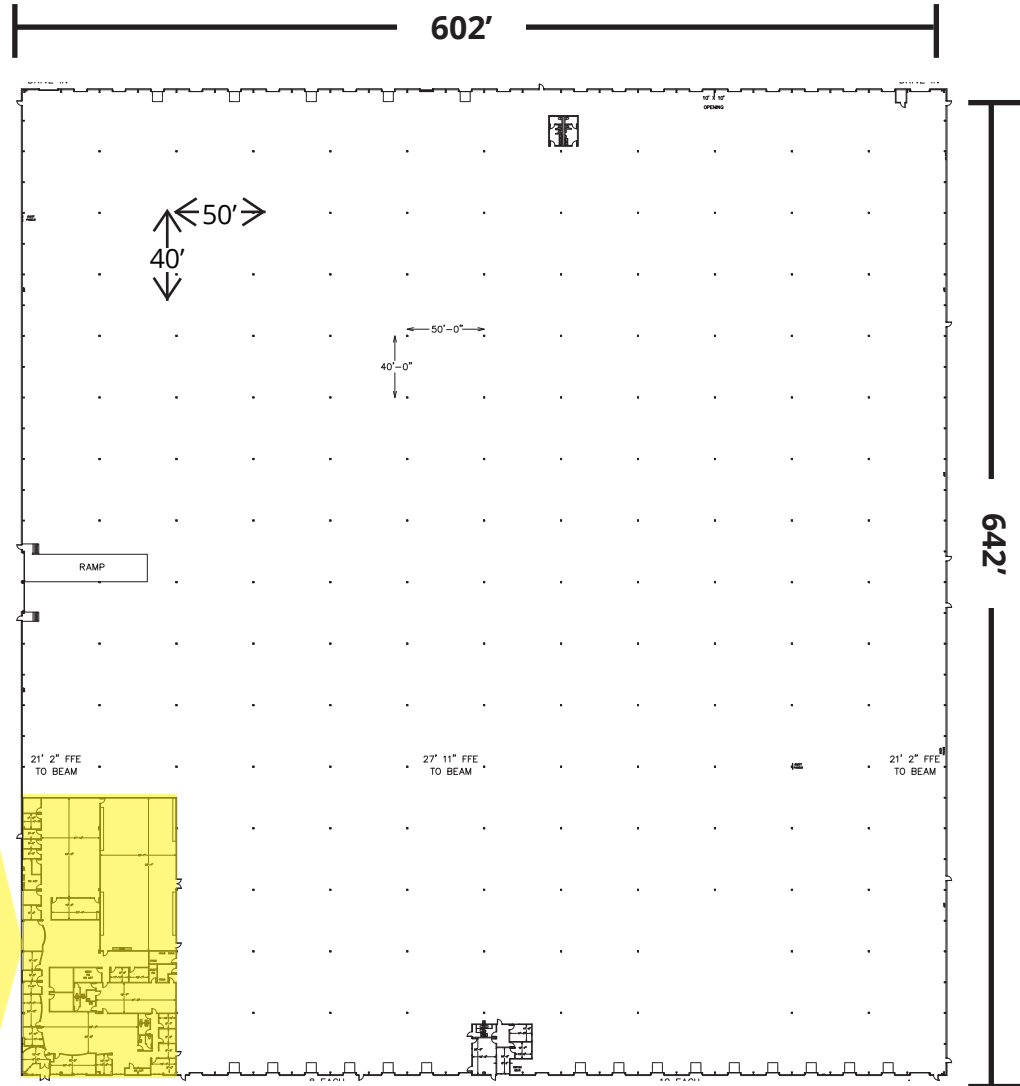
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- Up to 27' clear height
- 19,396 ± SF office in two separate office pods
 - Main office - 18,230 ± SF
 - Shipping/receiving - 1,166 ± SF
- Office can be retrofitted as desired
- 37 dock doors (20 with levelers) - cross dock configuration
- 4 (12'x14') drive-in doors
- ESFR Sprinkler
- 40'W x 50'D column spacing
- LED warehouse lighting
- Three (3) electric services feeding the building. Each is 480/277 volt, 3 phase with up to 1,200 amps for a total of 3,600 amps.
- Fenced and gated truck court
- New pavement and concrete dolly pads in 2023

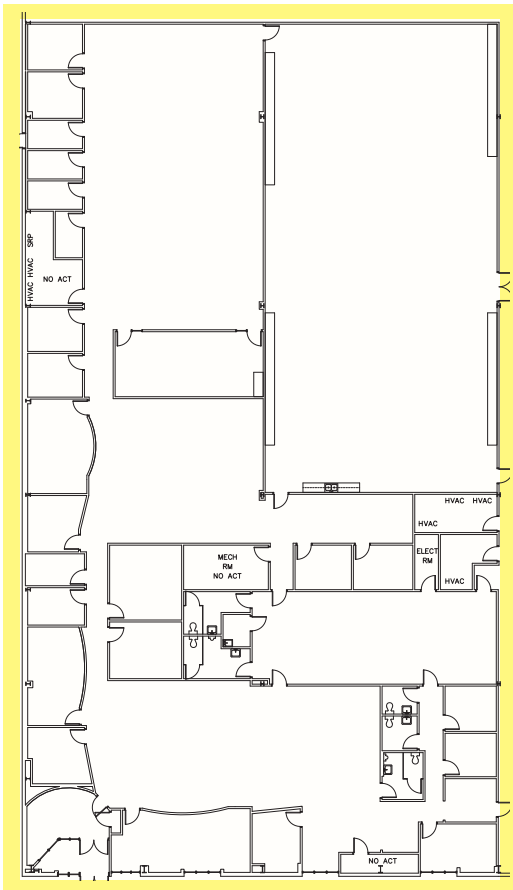


Floor Plan

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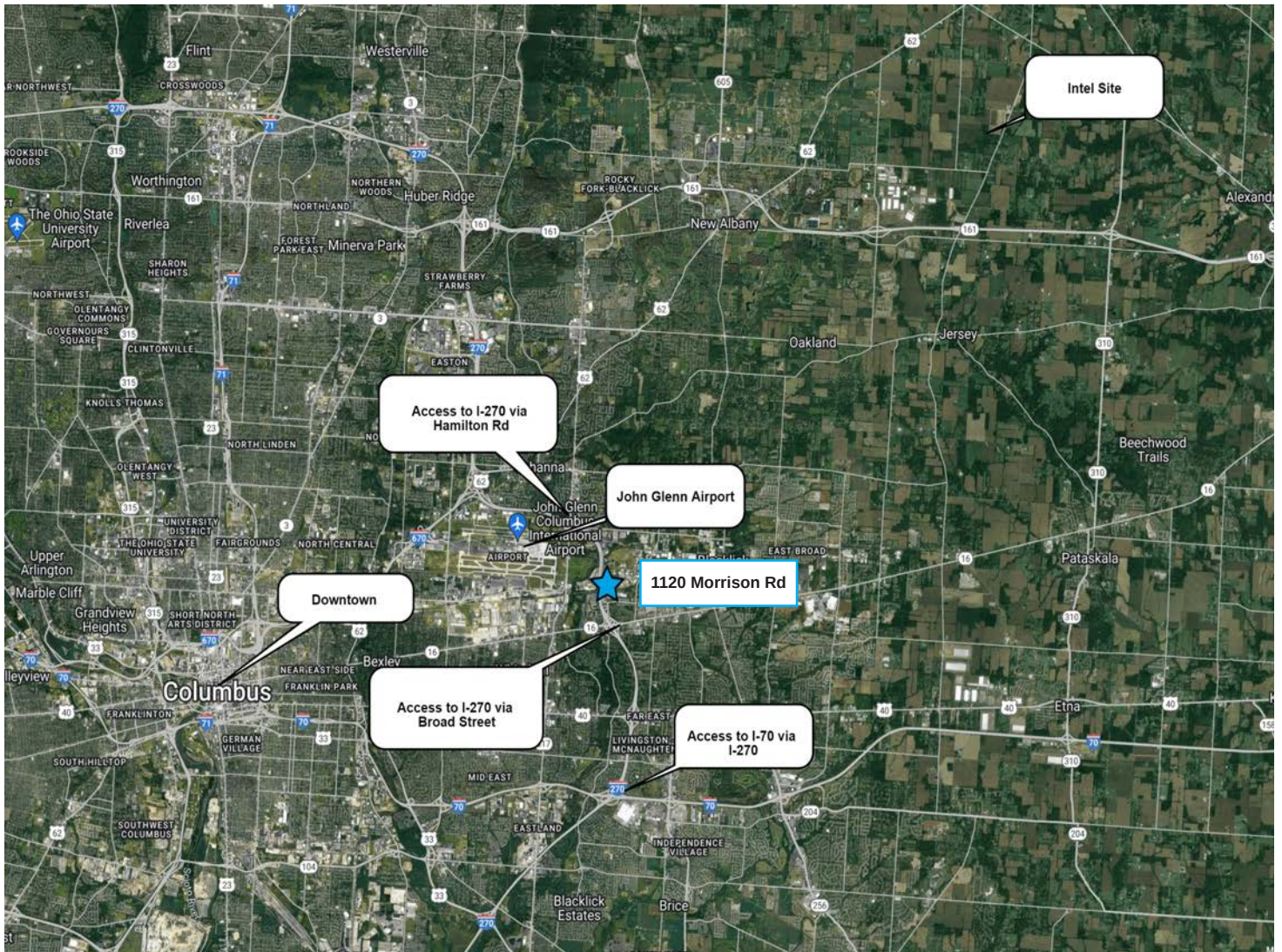


Enlarged office plan



Access

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