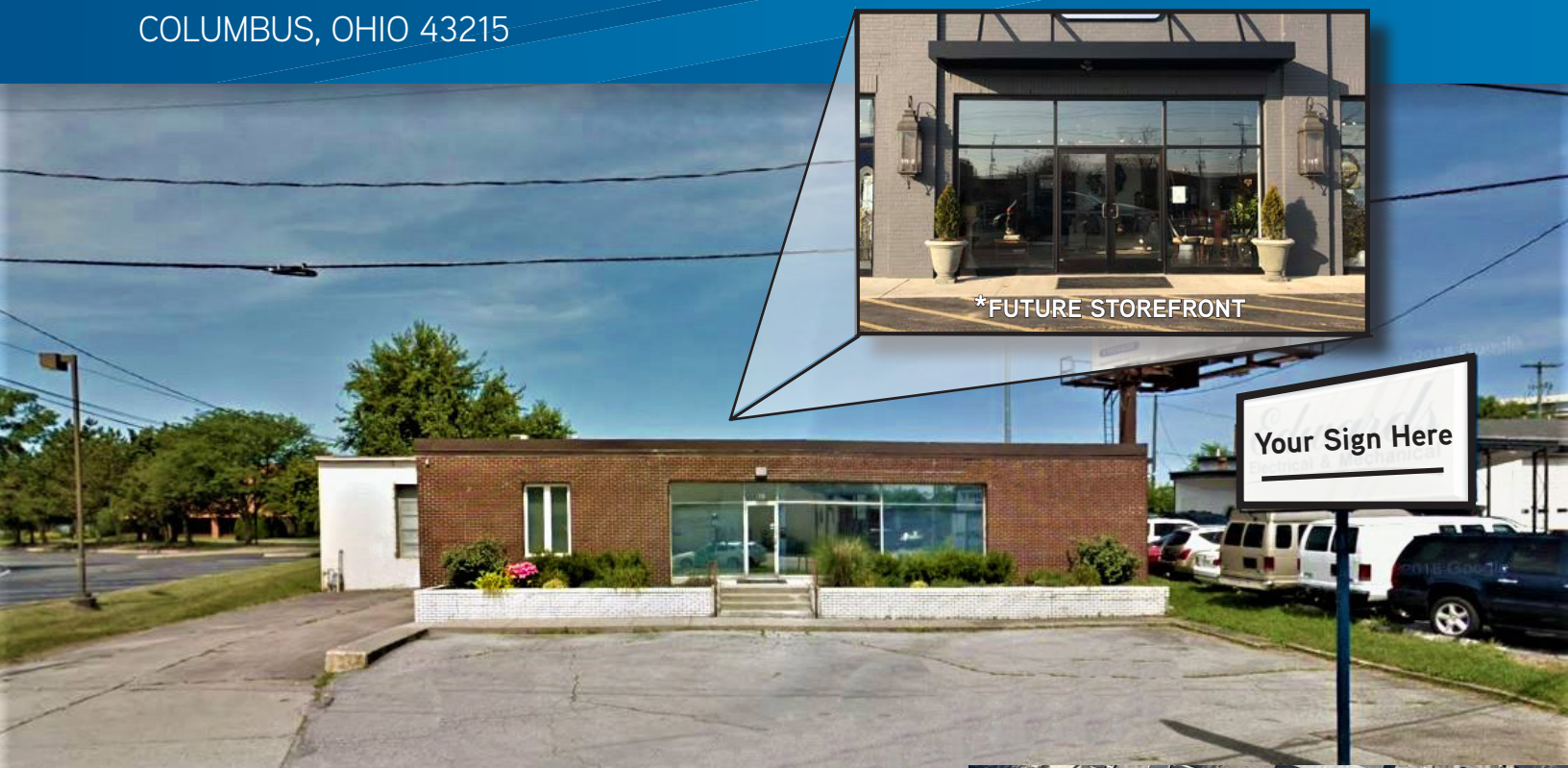


FOR LEASE > FLEX OFFICE/WAREHOUSE BUILDING



685 Grandview Avenue

COLUMBUS, OHIO 43215



685 Grandview Ave > Flex Office/Warehouse Building

Unique stand-alone office/warehouse with excellent frontage and signage on Grandview Ave. Located in a designated opportunity zone, the building is situated on a combined 0.64 acres between two parcels. The property has immediate access to I - 670 and is just minutes from Grandview Heights, Franklinton, and the Downtown Corridor. Retail uses possible. Building improvements planned. Fully fenced and gated rear lot.

Building Type	Office/Warehouse Flex Space
Available Space	7,140 SF > 3,920 SF of Warehouse > 3,220 SF of Office
Lease Rate:	\$10.00-\$14.00/SF NNN
Real Estate Taxes (2020):	\$1.50/SF



Contact

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Agent has ownership interest. The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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Two Miranova Place, Suite 900
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685 Grandview Ave

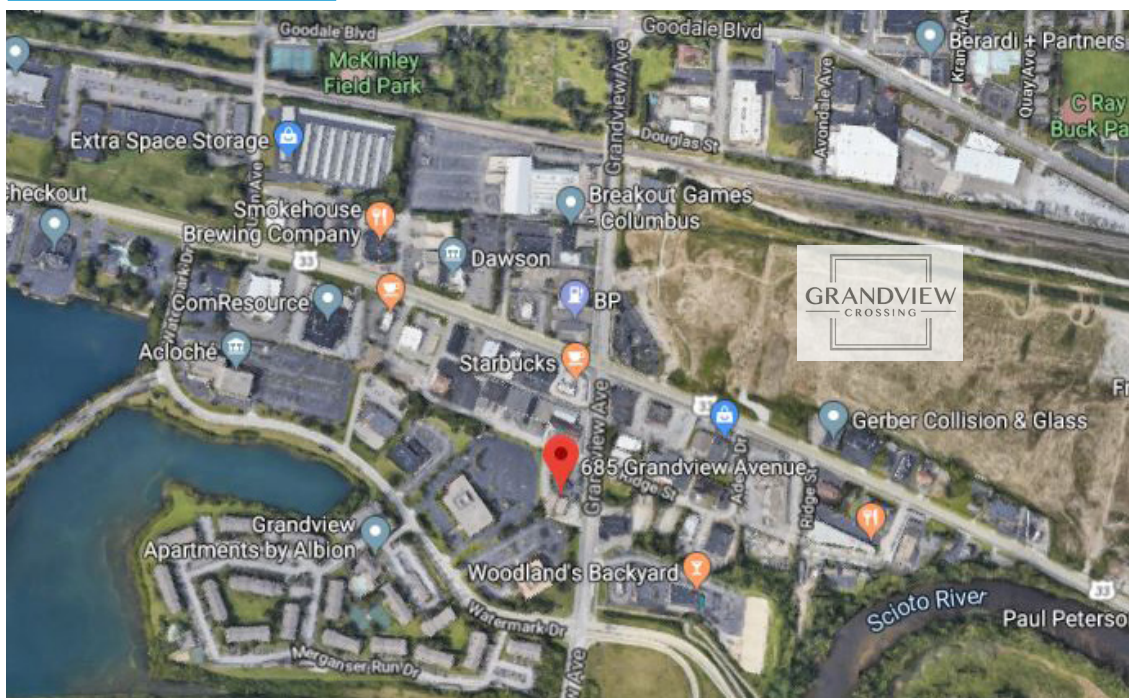
Building Features

- › Easy Access to I-670 & Dublin Rd,
- › 1 Dock, 1 Drive-In Door
- › 12' Ceiling Clearance
- › Located inside Designated Opportunity Zone Area
- › On-site Parking with Fenced-in Back Lot
- › Close Proximity to a variety of Restaurants, Apartments Complexes and Convenient Stores
- › Excellent Visibility and Signage on Grandview Ave

Location Map



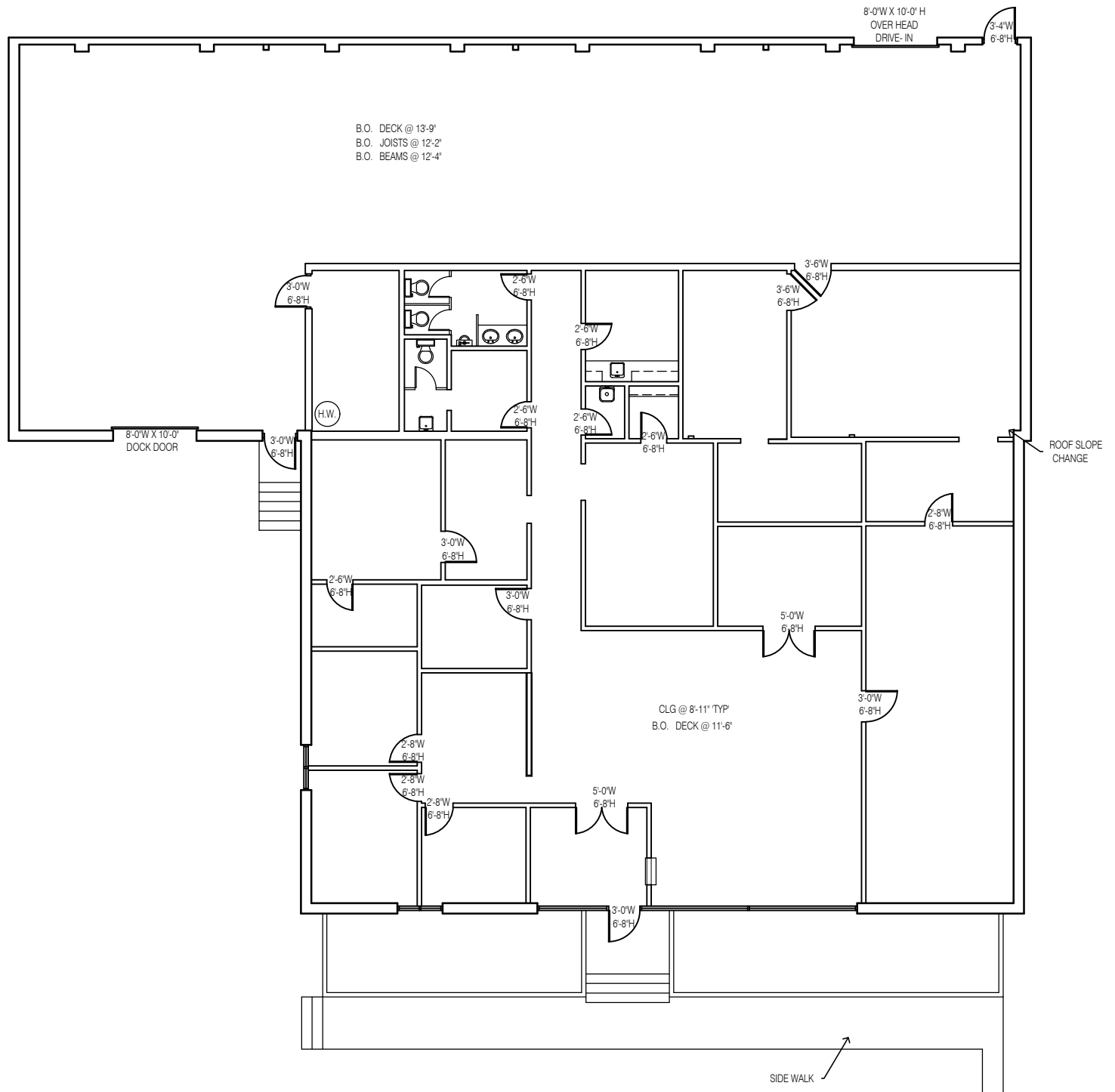
Amenities Map



685 Grandview Ave

As- Is Floor Plan

Rear Parking
Full Curb Cut on Ridge St



Front Parking
Full Curb Cut on Grandview Ave

Existing lighted monument sign

685 Grandview Ave

Possible Open Floor Plan

Rear Parking
Full Curb Cut on Ridge St

