



Colliers



For Lease

Industrial/Flex Space

2300 Citygate Drive
Columbus, OH 43219

Unique and modern standalone office/warehouse building with well-maintained grounds and corporate HQ atmosphere. The building is located within the Citygate Business Park and offers easy access to Columbus International Airport, I-670, and I-270. The property is surrounded by countless amenities, restaurants, hotels and is just south of Easton Town Center. The building is a total of 118,954 square feet which can be leased in its entirety, or split into 2-3 units.

2300 Citygate Drive
is owned by:



WESTON

Building SF:	118,954 ± SF office/ warehouse building
Space Available:	24,000 - 118,954 ± SF
Lease Rate:	\$7.25 - \$8.25/SF NNN
Operating Expenses:	\$2.70/SF (estimated 2023)
Lot Size:	7.10 ± acres

Building Amenities

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- Up to 49,398 SF of office/showroom space
 - 1st story: 24,631 SF
 - 2nd story: 24,767 SF
- Up to 69,556 SF of warehouse space
- 230 ± auto parking spaces
- Outdoor storage capabilities
- 26' - 28' clear height
- 50' x 45' column spacing
- 7 dock doors
- 3 step-van docks
- 2 drive-in doors (12' W x 14' H)
- ESFR sprinkler system
- Zoning: LM (Manufacturing) - City of Columbus
- Built 2002

Availability Information

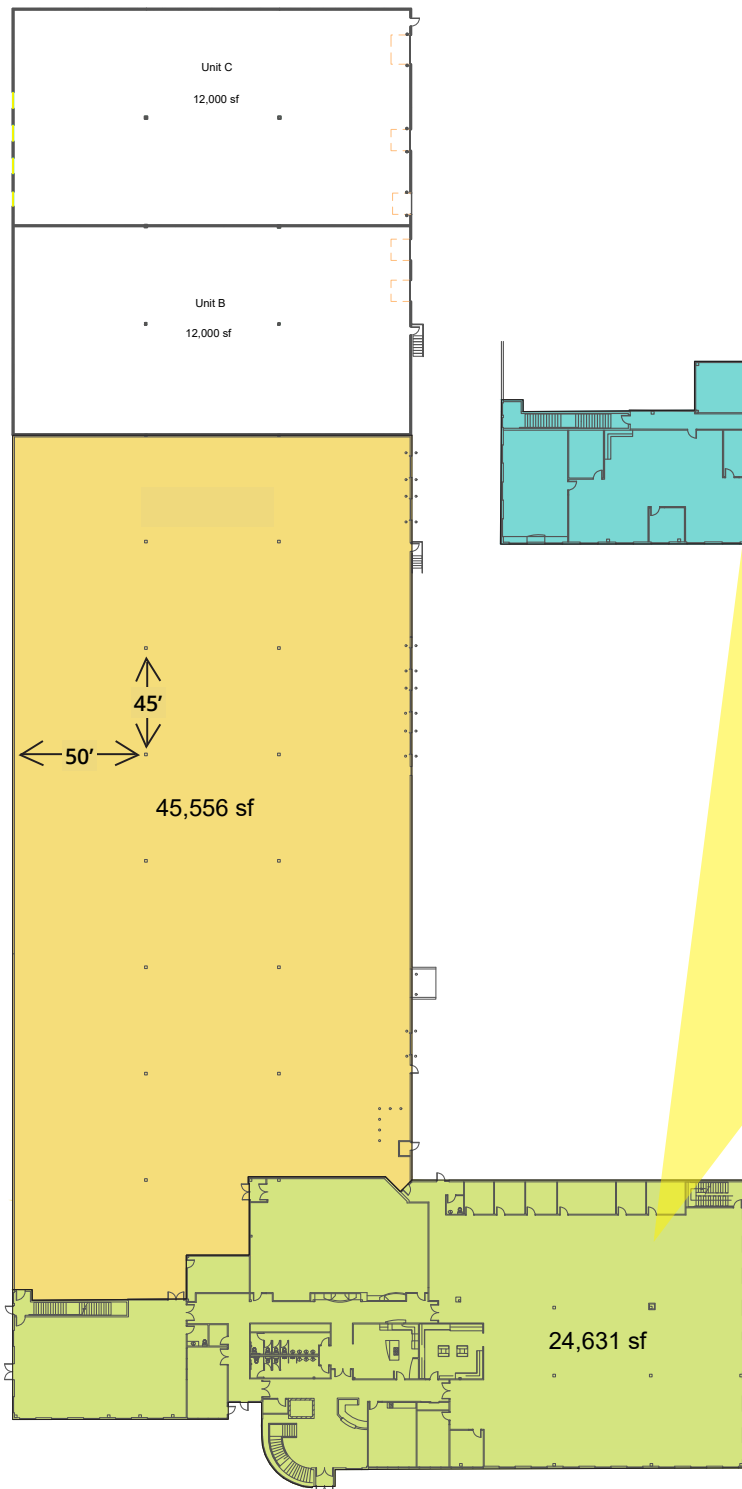
Suite	Total SF	Office SF	Lease Rate	Docks/Drive-ins	Availability
A	94,954	49,398	\$7.25/SF NNN	5 1	8/1/2023
B & C	24,000	1,200	\$8.25/SF NNN	5 1	12/1/2023



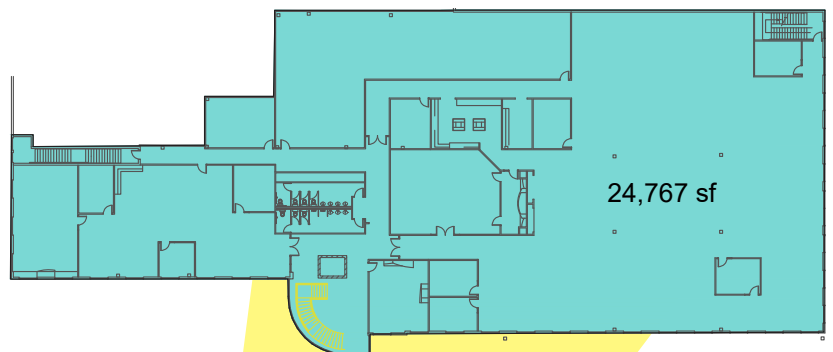
Floor Plan

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First Floor

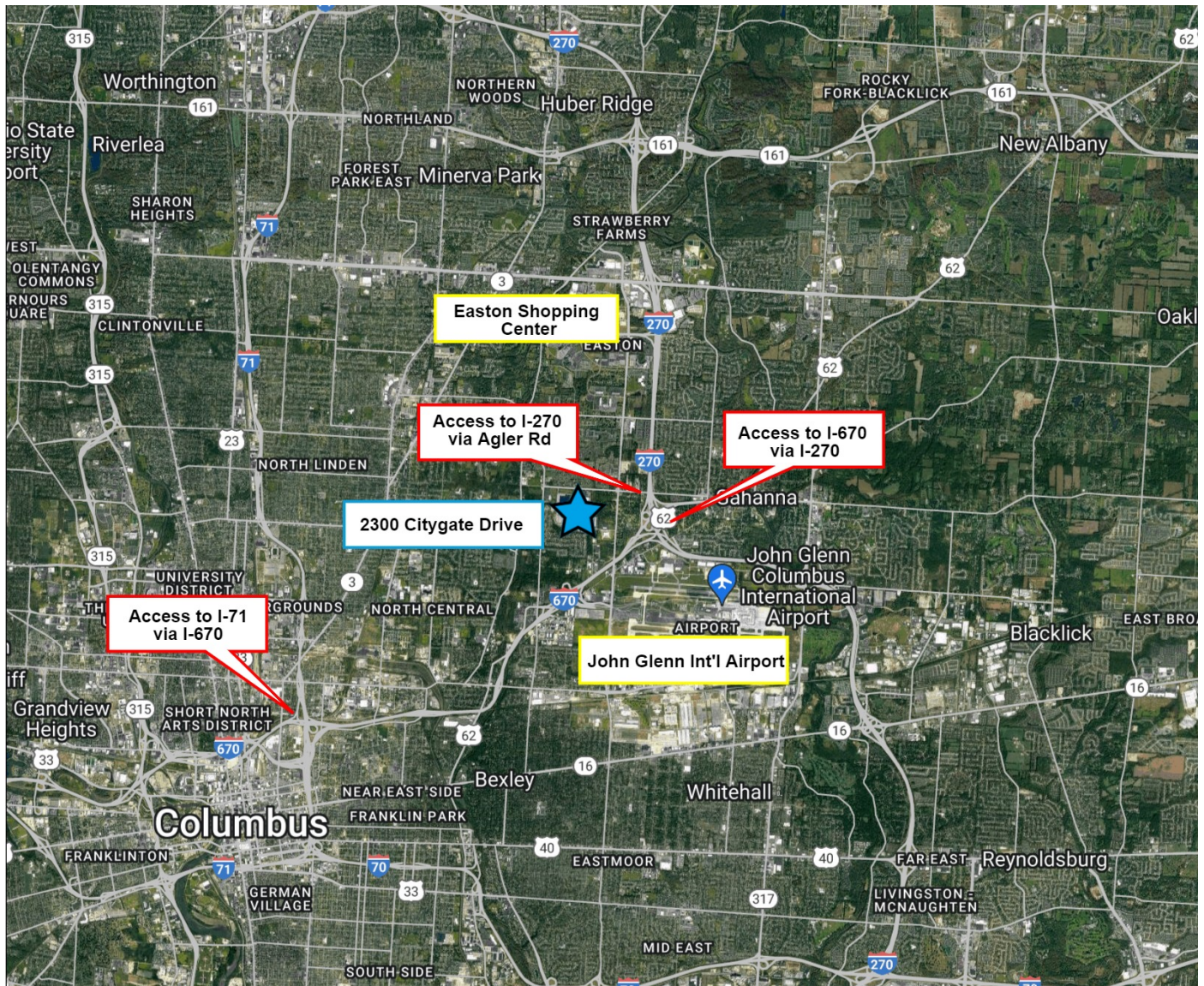


Second Floor



Access

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