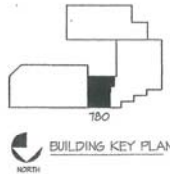
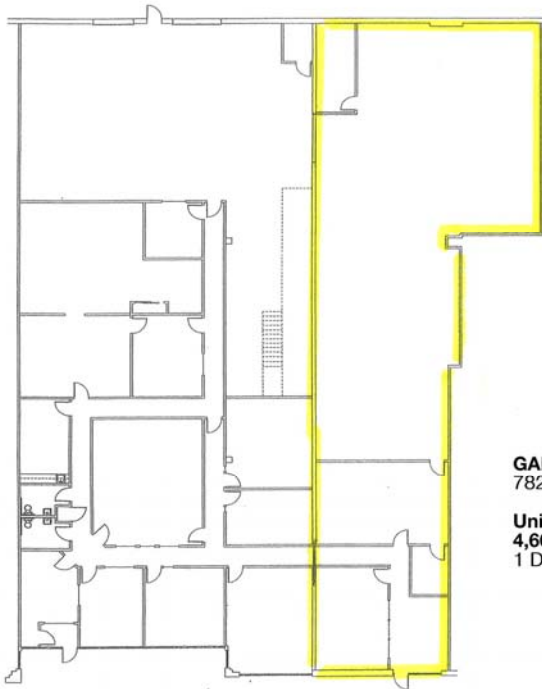


FOR LEASE

FLEX-OFFICE INDUSTRIAL

762-802 Morrison Road – Gahanna, OH



GAHANNA COMMERCE CENTER
782 Morrison Road

Unit 782
4,668 SF (1,260 SF Office & 3,408 SF Warehouse)
1 Dock or 1 Drive-in to be installed

PROPERTY DESCRIPTION

- LOCATED IN THE NE SECTION OF FRANKLIN CTY, WITHIN THE CITY OF GAHANNA. THE PROPERTY IS LOCATED ON MORRISON RD., JUST OFF OFI-270 VIA HAMILTON RD. EXIT ON THE EAST SIDE OF COLUMBUS. THE LOCATION PROVIDES EXCELLENT ACCESS TO PORT COLUMBUS INTERNATIONAL AIRPORT & VISIBILITY FROM I-270.
- THE IMMEDIATE NEIGHBORHOOD IS BEST DESCRIBED AS PRIMARILY LIGHT INDUSTRIAL TO THE SOUTH AND NEWER CLASS A SUBURBAN OFFICE TO THE NORTH
- THE EXTERIOR CONSISTS OF MASONRY BRICK AND GLASS. THE BUILDING HAS A REAR TRUCK COURTYARD WITH 18 DOCKS AND 7 DRIVE-IN DOORS. TWO (2) DOCKS IN HIGH BAY AREA CAN EASILY BE CONVERTED BACK TO DRIVE-INS
- 125,000 SF BUILDING
- FLEX-OFFICE INDUSTRIAL (LOW AND HIGH BAY)
- 12± ACRES
- 204 PARKING SPACES
- 64,800 SF HIGH BAY – 20' CLEAR
- 60,000 SF LOW BAY – 16.5' CLEAR
- ROOF IS RUBBER MEMBRANE WTH STONE BALLAST

contact information

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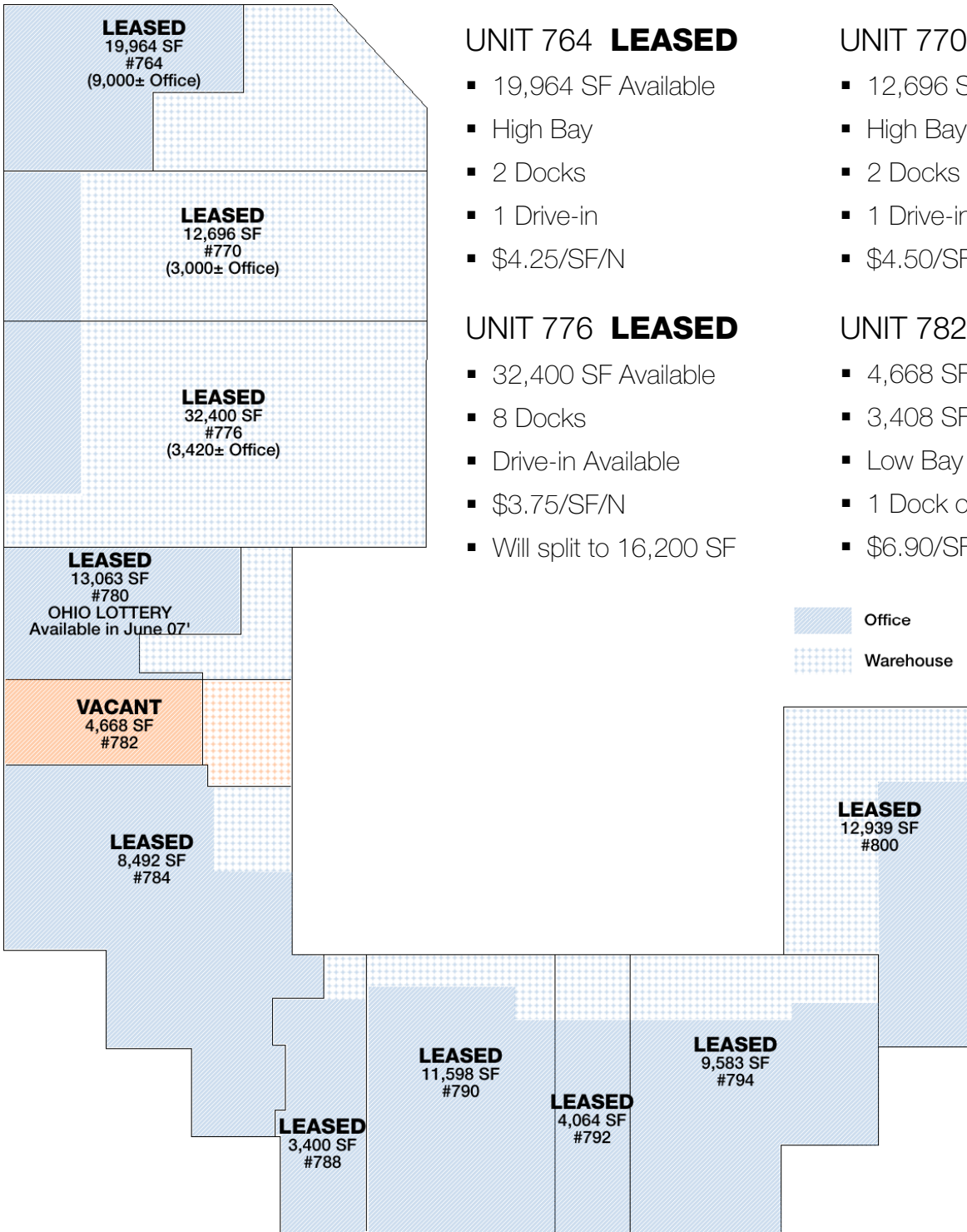
NAI Ohio Equities REALTORS®

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SITEPLAN

762-802 Morrison Road – Gahanna, OH



UNIT 764 **LEASED**

- 19,964 SF Available
- High Bay
- 2 Docks
- 1 Drive-in
- \$4.25/SF/N

UNIT 770 **LEASED**

- 12,696 SF Available
- High Bay
- 2 Docks
- 1 Drive-in
- \$4.50/SF/N

UNIT 776 **LEASED**

- 32,400 SF Available
- 8 Docks
- Drive-in Available
- \$3.75/SF/N
- Will split to 16,200 SF

UNIT 782 **AVAILABLE**

- 4,668 SF Available (1,260 SF Office)
- 3,408 SF Warehouse
- Low Bay (16' Clear)
- 1 Dock or 1 Drive-in available to install
- \$6.90/SF/N

Office
Warehouse



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