



FOR LEASE | FLEX SPACE

3757 PARKWAY LN,
HILLIARD OH 43026



WAREHOUSE/OFFICE | 3,500 SF

**3757 PARKWAY LN
HILLIARD, OH 43026**

LEASE RATE: \$4,000/M – (\$13.71/SF)
OpEx: \$1,522/M - (\$5.21/SF)

Jonathan Romanovich | (614) 935 - 9075 | jvr.propertytsolutions@gmail.com

The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by JVR Property Solutions. The presentation of this property is submitted subject to errors,



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PROPERTY DESCRIPTION

Newly built (2017). Approximately 1,400 SF of office/showroom space and 2,100 SF warehouse space. ADA restroom, Kitchenette and the flexibility to build-out more office/showroom. Dedicated 12' x 12' overhead door and 3 Phase power. 11 tenant dedicated parking spots. Space could be used as a retail showroom.

LOCATION DESCRIPTION

Positioned in the heart of Hilliard's main commercial corridor and sits just off Cemetery Road with immediate access to Interstate 270.

PROPERTY HIGHLIGHTS

- 2,100 SF of Warehouse
- 1,400 SF of Office Build-out
- ADA compliant
- 11 Dedicated parking spots
- 12' x 12' Overhead Door
- 3 Phase Power
- Possible Retail & Showroom use
- Monument Signage Available

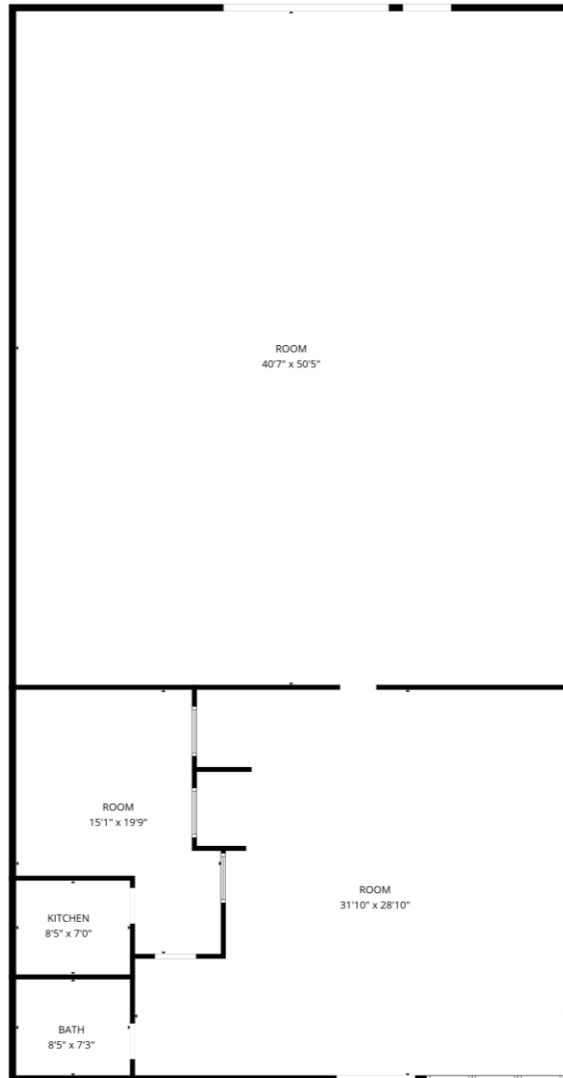
OFFERING SUMMARY

Available SF:	3,500 SF
Lease Rate:	\$13.71 SF/yr
Op. Exp.:	\$5.21 /SF
Lease Term:	Negotiable

SUITES	SPACE	AVAILABLE
3757	3,500	06/01/2026

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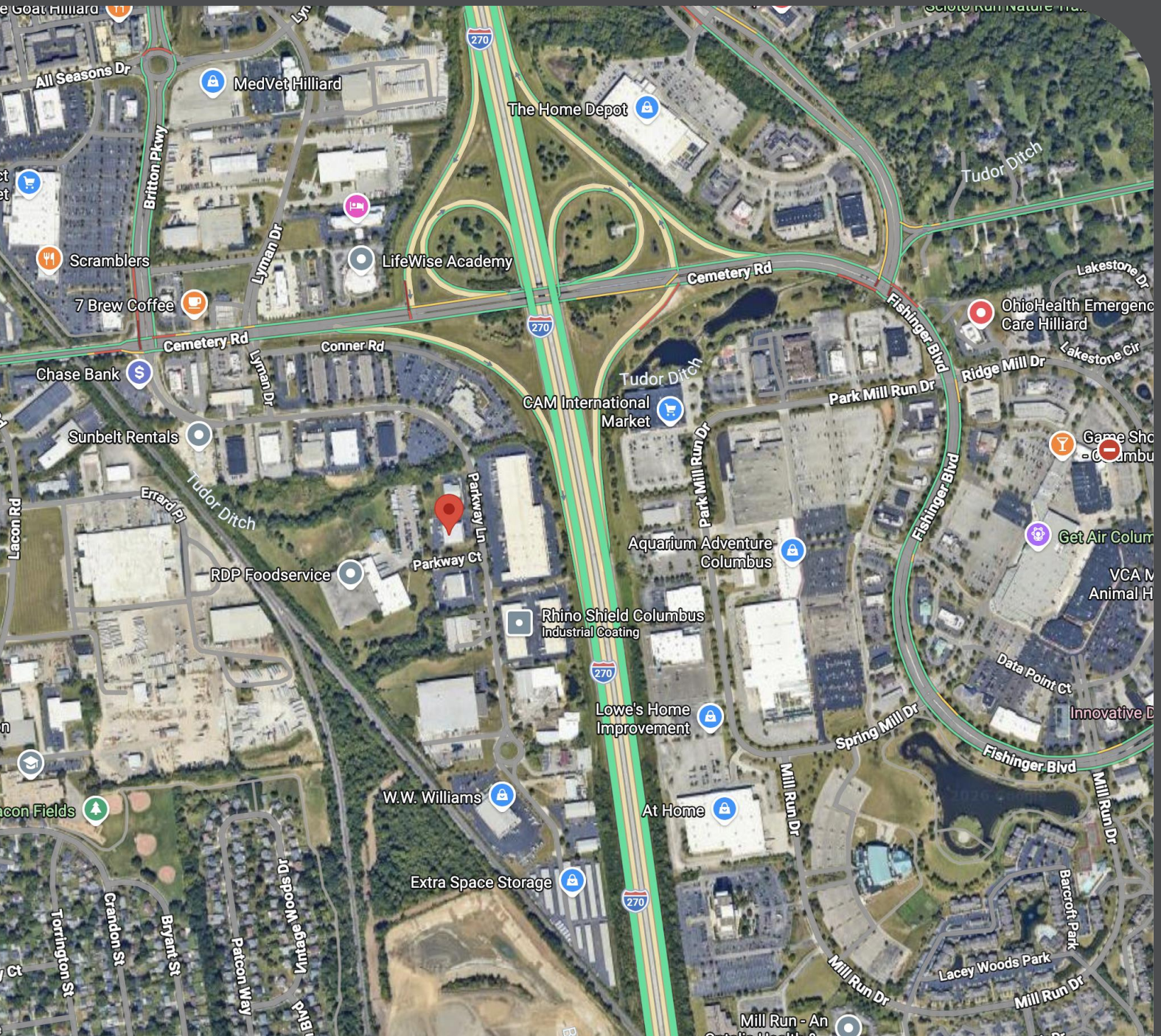
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AVAILABLE SPACES

SUITE	SIZE	RATE	DESCRIPTION
3757	3,500SF	\$13.71 SF/yr	Available 06/01/2026

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LOCATION OVERVIEW

Positioned in the heart of Hilliard's main commercial corridor and sits just off Cemetery Road with immediate access to Interstate 270. The property is surrounded by a dense mix of national retailers, restaurants, and service businesses in one of the area's most active retail and commercial hubs.

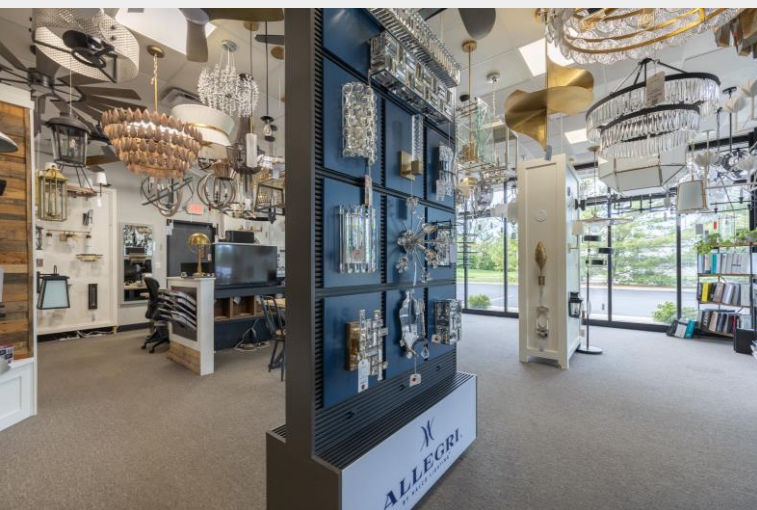
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