

FOR LEASE



Improved Warehouse for Lease Near Downtown

876 N. 20TH STREET
COLUMBUS, OHIO

Available Space

4,224 SF

Building Size

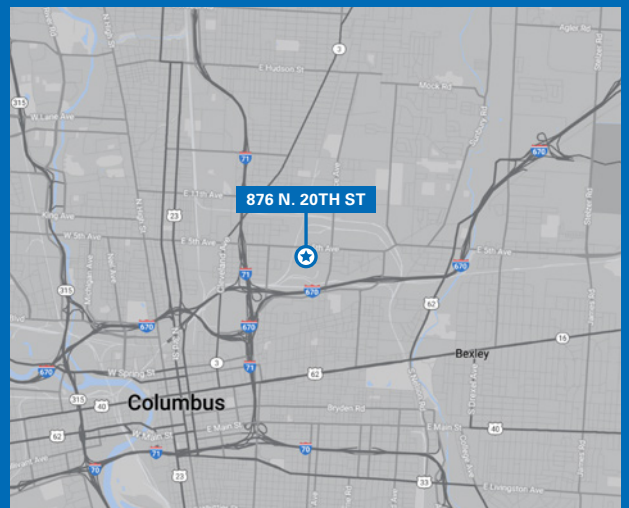
4,224 SF

Lease Rate

\$11.50/SF NNN

Property Highlights

- Warehouse is insulated and has heat and air conditioning
- New roof
- Floor drains
- Two 12' drive-ins
- Updated electric, plumbing and gas lines
- Close proximity to downtown Columbus



For information, please contact:

Derek Lichtfuss

Managing Director

t 614-883-1239

derek.lichtfuss@nmrk.com

Hudson Jump

Associate

t 614-800-0703

hudson.jump@nmrk.com

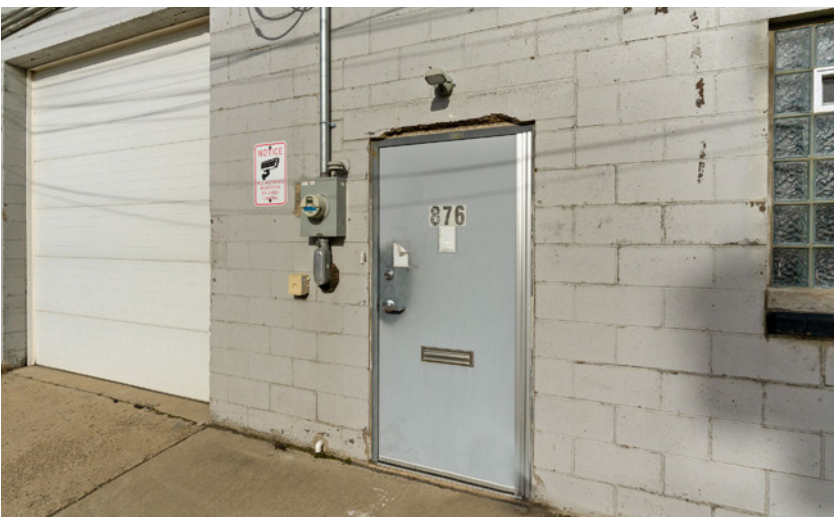
150 E. Broad Street, Suite 500
Columbus, Ohio 43215



nmrk.com

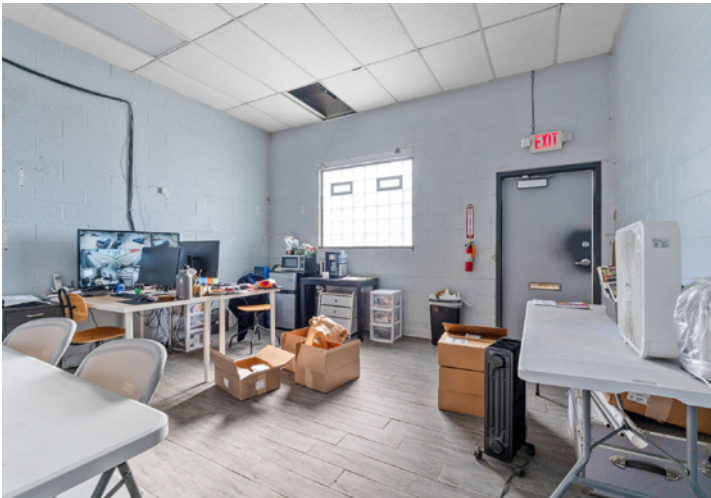
NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



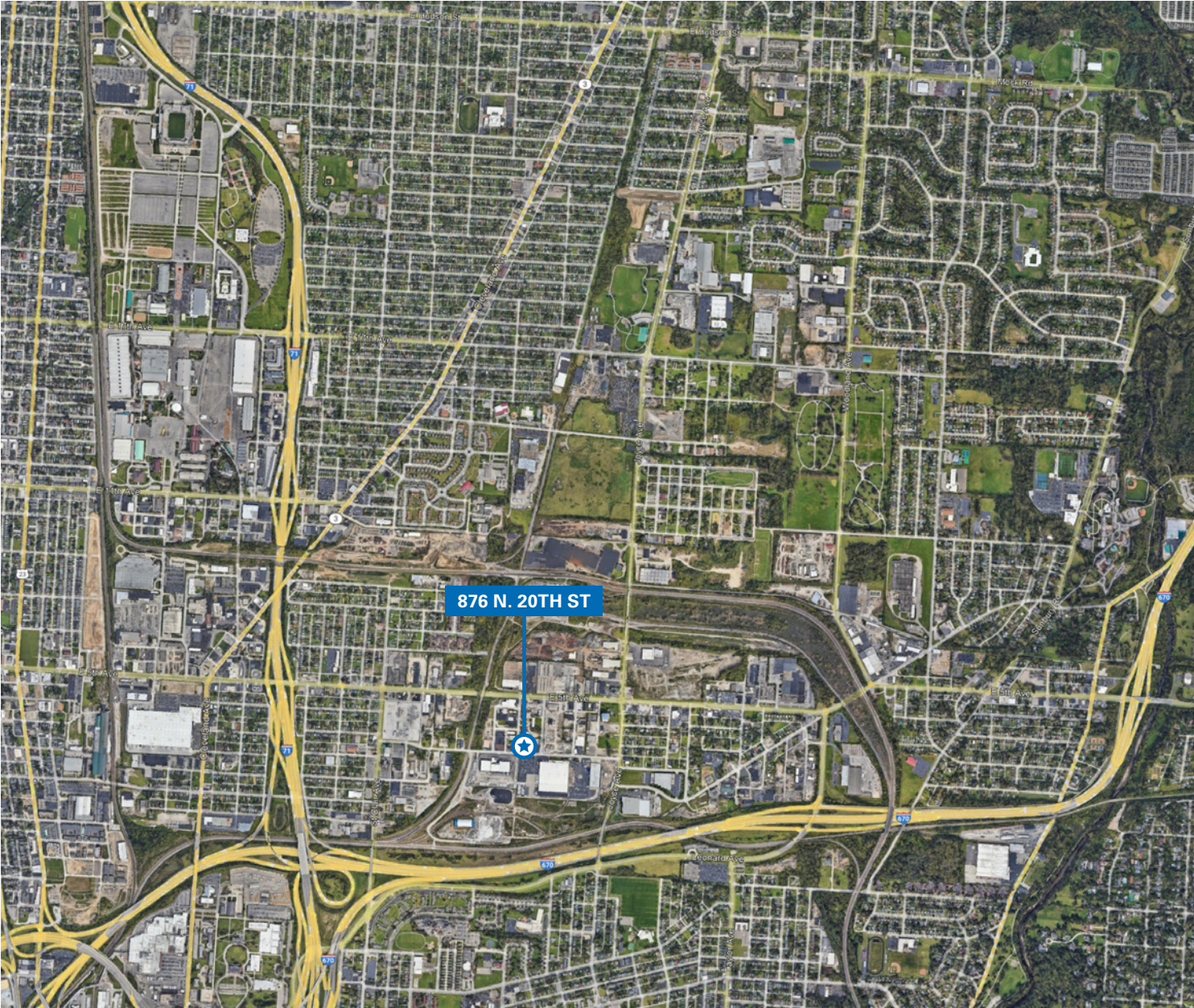
Property Improvements

- New closed cell spray foam everywhere but in office area (4" on ceiling, 3" on walls)
- Epoxy floor in loading area
- New Glass Block window in office
- New front door & exit door
- Installed 11 tons worth of AC
- 5 new Hot Dawg gas heaters
- New gas lines
- New electrical lines – electrical lines in main area is encased wet area rated
- New Accuity Lighting Control Pannel
- New plumbing lines
- Installed cleanout for main sewer line for building
- Installed 2 floor drains (one of which is a trench drain)
- Erected two walls to enclose main working area for a food safe environment and cool temperature working area
- Installed High Bay LED lighting
- Installed gas tankless water heater
- Security fence around outdoor package unit
- Installed exhaust fan and louvers to bring in fresh air
- Security cameras
- New gutters on both sides of building
- Updated front panel to 120-240v 200amp
- Updated main panel to 120-208v 400amp 3phase
- 2 hand washing stations (one in front of warehouse and in back of warehouse)
- 5 powered mobile racking systems from space saver (Racks that have outlets on them so they can run equipment on the racks)









CONTACT

Derek Lichtfuss
t 614-883-1239
derek.lichtfuss@nmrk.com

Hudson Jump
t 614-800-0703
hudson.jump@nmrk.com