



FOR SUBLEASE

Modern Warehouse in a Central Location

3445-3455 MILLENNIUM COURT
COLUMBUS, OHIO

Space Available

65,200 SF

Total Building Size

106,480 SF

Property Type for Sublease

Warehouse/Distribution

Office Size

21,000 SF

Clear Height

32' Ceiling

Property Highlights

- Under 3 minutes to I-670 via Stelzer Road
- Brand new, state of the art Class A office
- 7 docks and 2 drive-in doors (14' clear height)
- Fenced truck court/outdoor storage area
- 3 phase power
- ESFR sprinkler

Lease Rate

\$6.50/SF NNN

Possession

30 Days

Sublease Term

December 31, 2032

Parking Ratio

2.3/1,000 SF

For information, please contact:

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