

**4960 Vulcan Avenue  
Columbus, OH 43228**

**FOR LEASE**



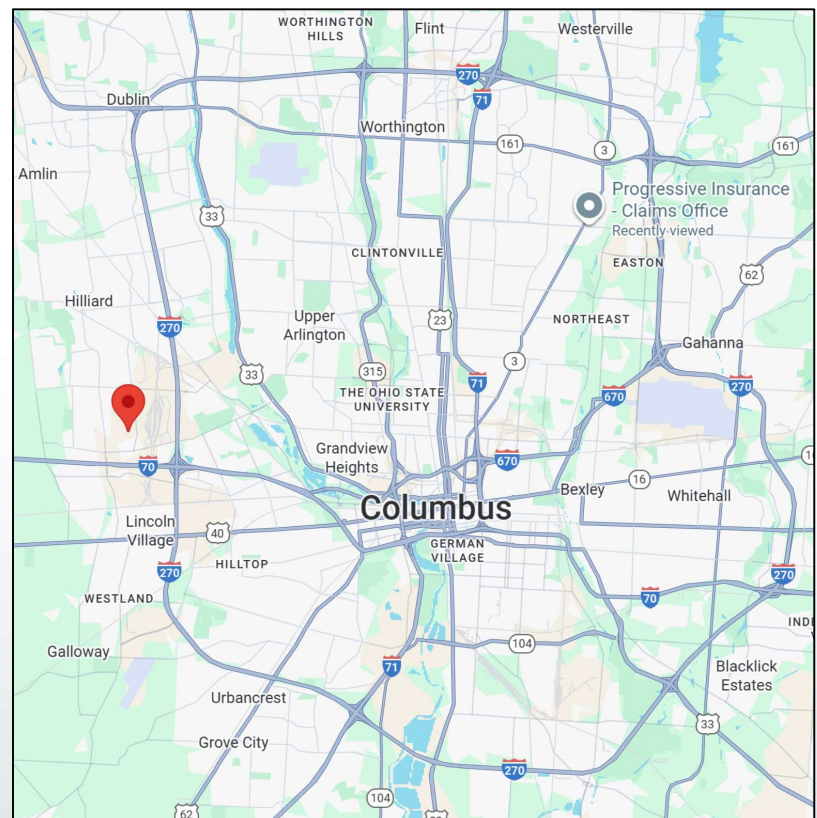
- **2,500 – 20,000 sf Available**
- ***Flex Warehouse***
- Convenient Location – just off of I-70 & Hilliard Rome Rd
- Easy access to I-70, I-270 & I-71
- Fenced building & parking lot
- Secure outdoor storage opportunities
- Parking for 100 +/- vehicles
- 14' Clear Height
- 3 drive-in doors
- NNN's est. \$4.15/sf

**Contact for Info:**

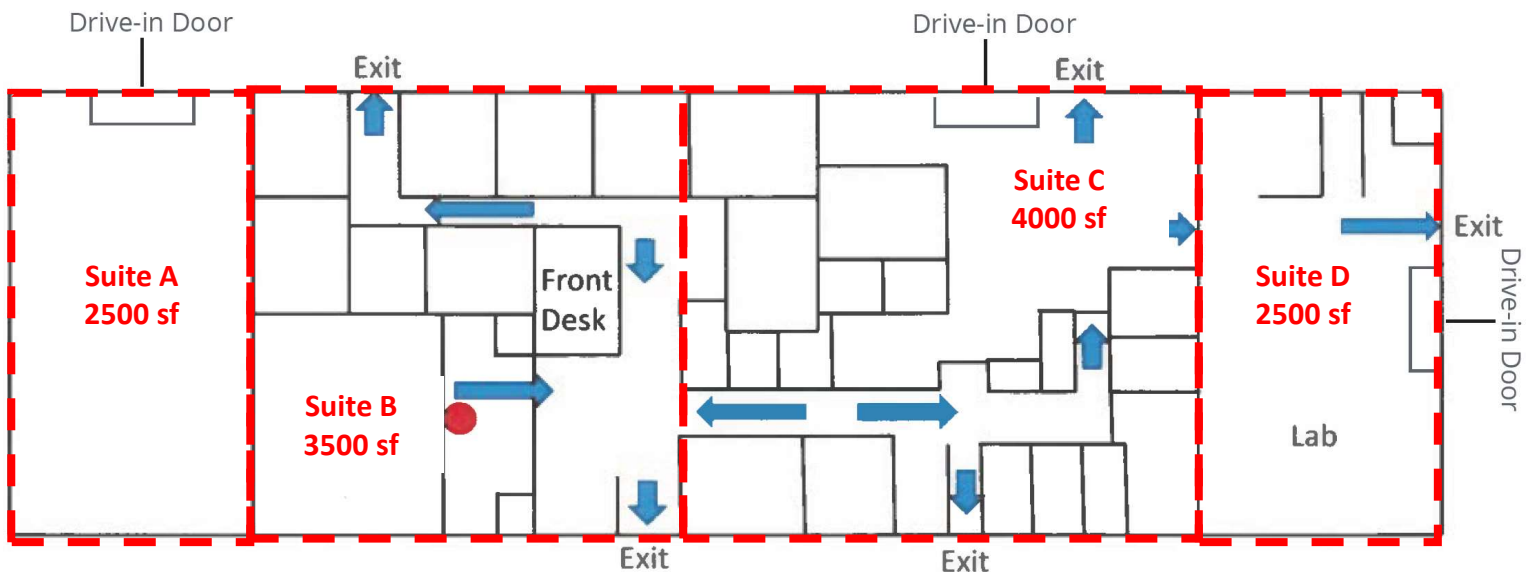
*Courtney Carper*

614-832-4127

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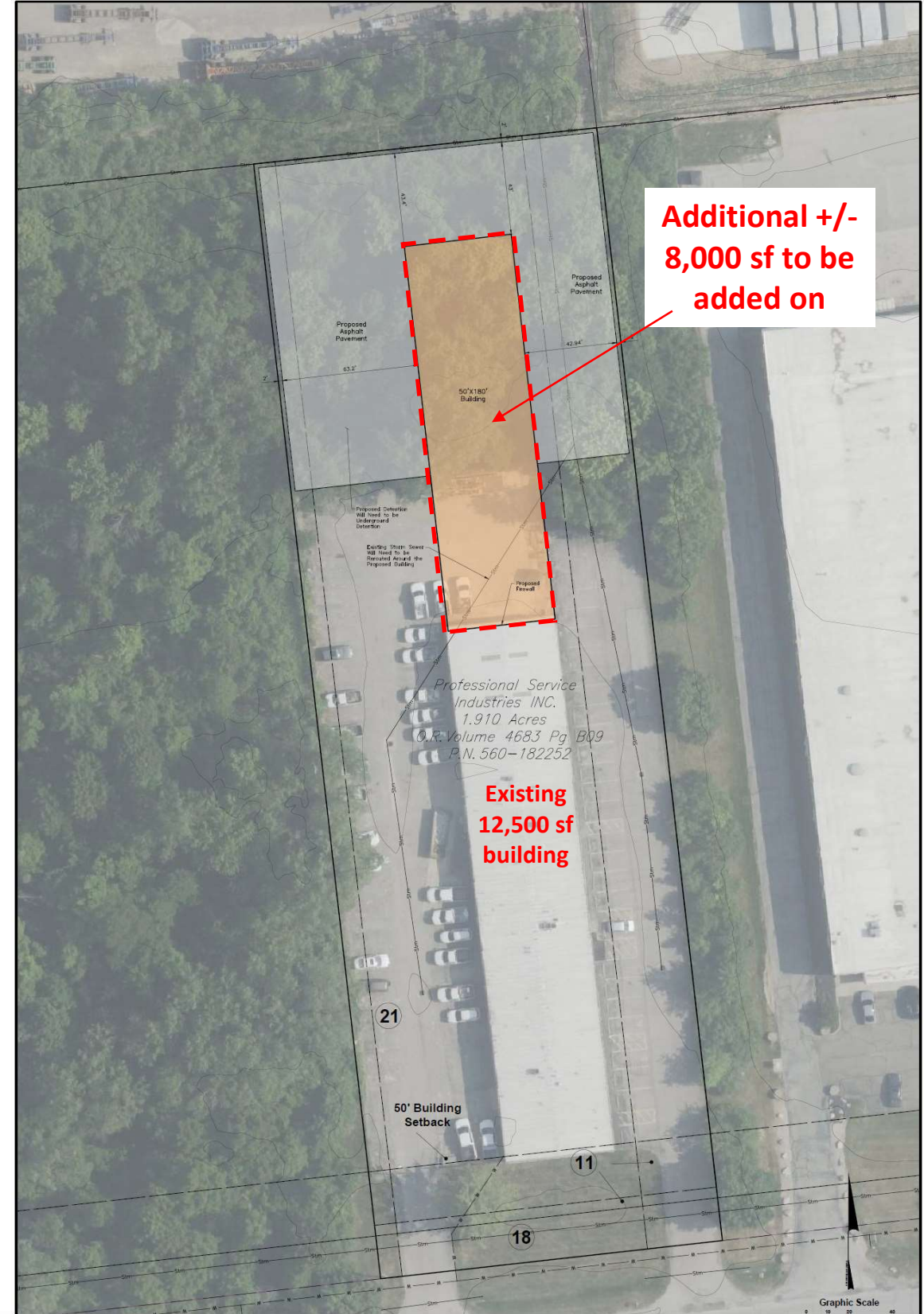


## Available Space in Existing Building



- Entire **12,500 sf available**
- Or can be separated into suites:
  - **Suite A – 2500 sf**
    - Warehouse space with restroom
    - 1 drive in door
  - **Suite B – 3500 sf**
    - Currently built out as office space – can be converted back into warehouse if needed
  - **Suite C – 4000 sf**
    - Office space with small warehouse area
    - 1 drive in door
  - **Suite D – 2500 sf**
    - Warehouse space with 1 drive in door

## Additional Available Space

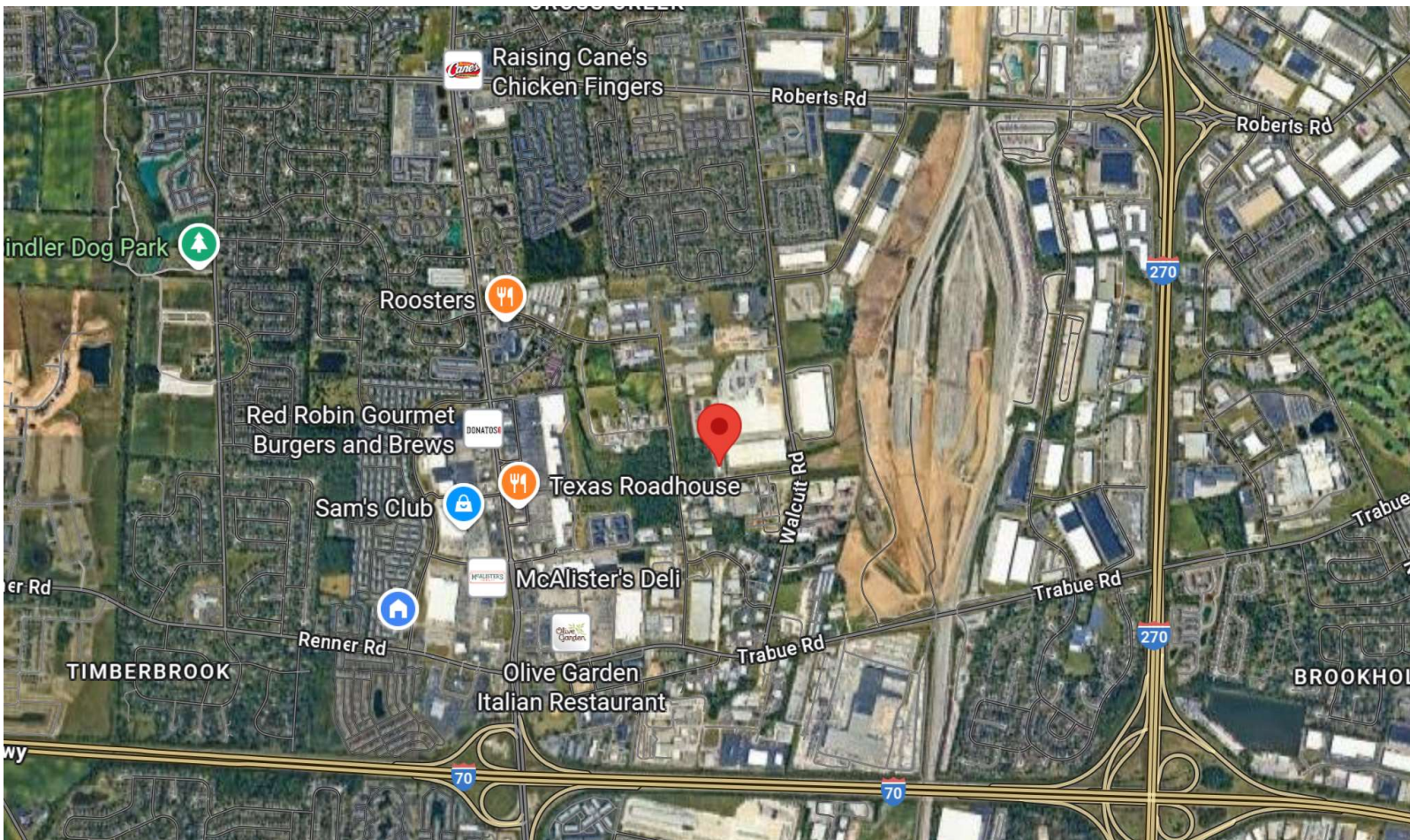


4690 Vulcan Ave

Pictures



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## Major Access Routes

