

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

4231 LEAP ROAD

Leap Road Distribution Center/Hilliard, Ohio 43026



PROPERTY

- 20,000 Square Feet Available
- 110,007 Square Feet Total Building
- Front Loaded/Bulk Industrial Building

LOCATION

- Hilliard, OH/Northwest Columbus
- www.cityofhilliard.com
- 1/2 Mile From I-270
- North of Cemetery Road On Leap Road

CONSTRUCTION

- Butler Pre-engineered Metal & Masonry Block
- Butler Standing Seam Metal Roof
- Concrete Dock Aprons
- 6" Poured Concrete "Super-Flat" Floors
- 24' Clear Ceiling Height (At Eve)
- Bright Metal Halide Lighting
- (+/- 2) Fixtures per Bay

BUILDING & SITE SPECS

- 20,000 Square Feet Available
- 110,000 SF Building
- 24' Clear Ceiling Height
- Docks w/ Dock Seals & Dock Levelers
- Drive In Doors
- Office Built to Suit
- 200 Amp, 480/277 Volt, 3 Phase
- 6" Poured Concrete "Super Flat" Floors
- Dry Metal Standing Seam Roof
- 400W Metal Halide Lighting
- Fully Sprinklered
- Enterprise Zone (Incentives)
- (www.cityofhilliard.com/ed/)



**Taggart Management
& Real Estate Services, LLC.**

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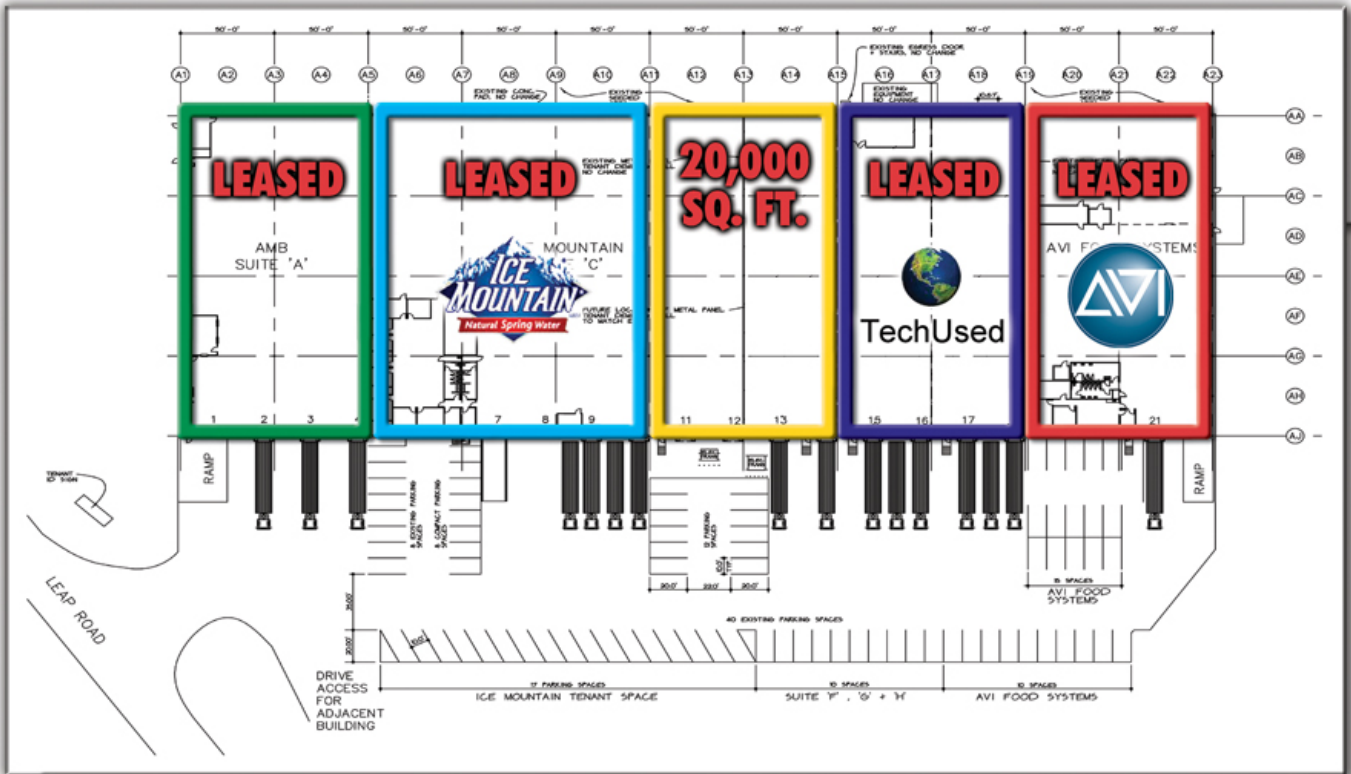
R. Jason Taggart/Robert T. Taggart, SIOR

614.876.4848 / TMRCO.COM



LEAP ROAD DISTRIBUTION CENTER / 4231 LEAP ROAD, COLUMBUS, OHIO 43229

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The information contained herein has been obtained from sources we deem to be reliable. We have no reason to doubt it's accuracy, however we can not guarantee it. The information, such as but not limited to, price and availability are subject to change without notice.



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