



**Dalfen**  
INDUSTRIAL



6959-6967 Alum Creek Drive  
Columbus, OH 43217

# For Lease

## Industrial Space

This property is located minutes from Rickenbacker International Airport and Norfolk Southern Intermodal. Quick access to I-270, Route 317 and Route 23.

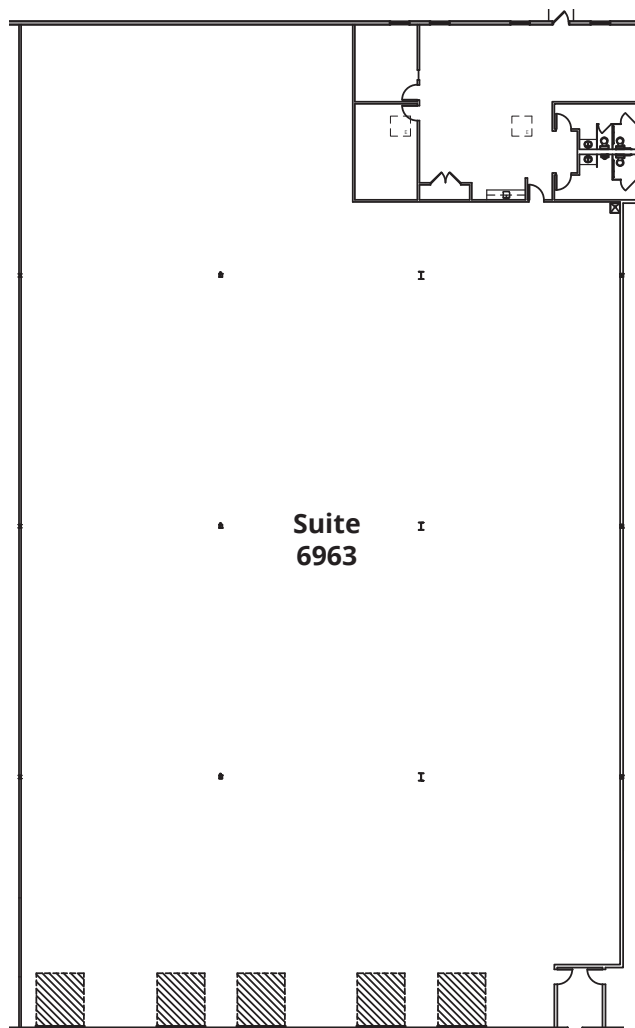
<b>Building Type:</b>	145,000 ± SF office/warehouse facility
<b>Available Space:</b>	24,284 ± SF
<b>Lease Rate:</b>	Negotiable
<b>Operating Expenses: (estimated 2024)</b>	\$3.10/SF

# Floor Plan

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- 2,066 ± SF of new spec office
- 5 dock doors
- 50' x 40' column spacing
- 23' clear height
- Wet sprinkler system
- Built in 1993
- LED lighting in office and warehouse
- 400 amp, 480V, 3-Phase power

Suite	Total SF	Office SF	Lease Rate	Docks/Drive-ins	Date Available
6963	24,284 ± SF	2,066 ± SF	Negotiable	5 / 0	Immediately





# Site Plan

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