



Sublease through 11/30/2026

# For sublease

1811 Deffenbaugh Court, Columbus, Ohio 43230

# Property specifications

<b>Sublease expiration</b>	Sublease through 11.30.2026
<b>Size</b>	20,000 s.f.
<b>Office s.f.</b>	810 s.f.
<b>Docks</b>	Four (4) 9'x10' docks with insulated doors and vision panels. Each position shall have 30,000lb 6'x6' in floor mechanical levelers, dock seals, and swing around trailer lights.
<b>Drive In</b>	One (1) 12'x 14' insulated door with electric operator and vision panels.
<b>Clear height</b>	27' to 31' clear.
<b>Roof</b>	Standing seam metal roof with 6" white vinyl backed insulation providing an R value of 19.
<b>Fire suppression</b>	ESFR, Fully sprinkled building.

<b>Truck service area</b>	55' concrete dock pads.
<b>Trailer parking</b>	5 trailer parking spaces.
<b>Car parking</b>	1.00/1,000 SF parking ratio
<b>Floor</b>	Six (6") inch concrete
<b>Lights</b>	Hi-Bay six (6) tube florescent T-5 lights with motion sensors (30 fc average).
<b>Natural sight</b>	Rectangular Light Panels in exterior walls.
<b>Exterior walls</b>	Insulated concrete tilt up "sandwich" panels with an R value of 5. 7.
<b>Heat</b>	One (1) 300,000 BTU forced air natural gas unit heater.



# Market access

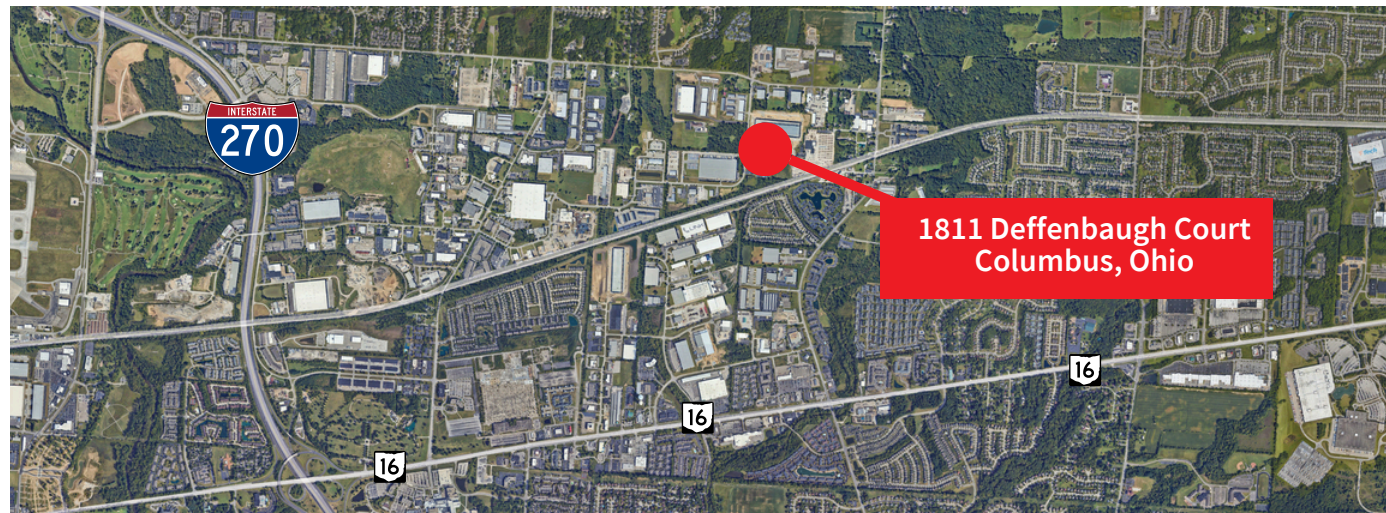
This state-of-the-art facility is available for sublease until November 30, 2026. With a prime location conveniently situated near John Glenn Columbus International Airport, providing quick and easy access to I-270.

- Intel, New Albany, Ohio - 10 miles
- John Glenn Columbus International Airport - 4.0 miles

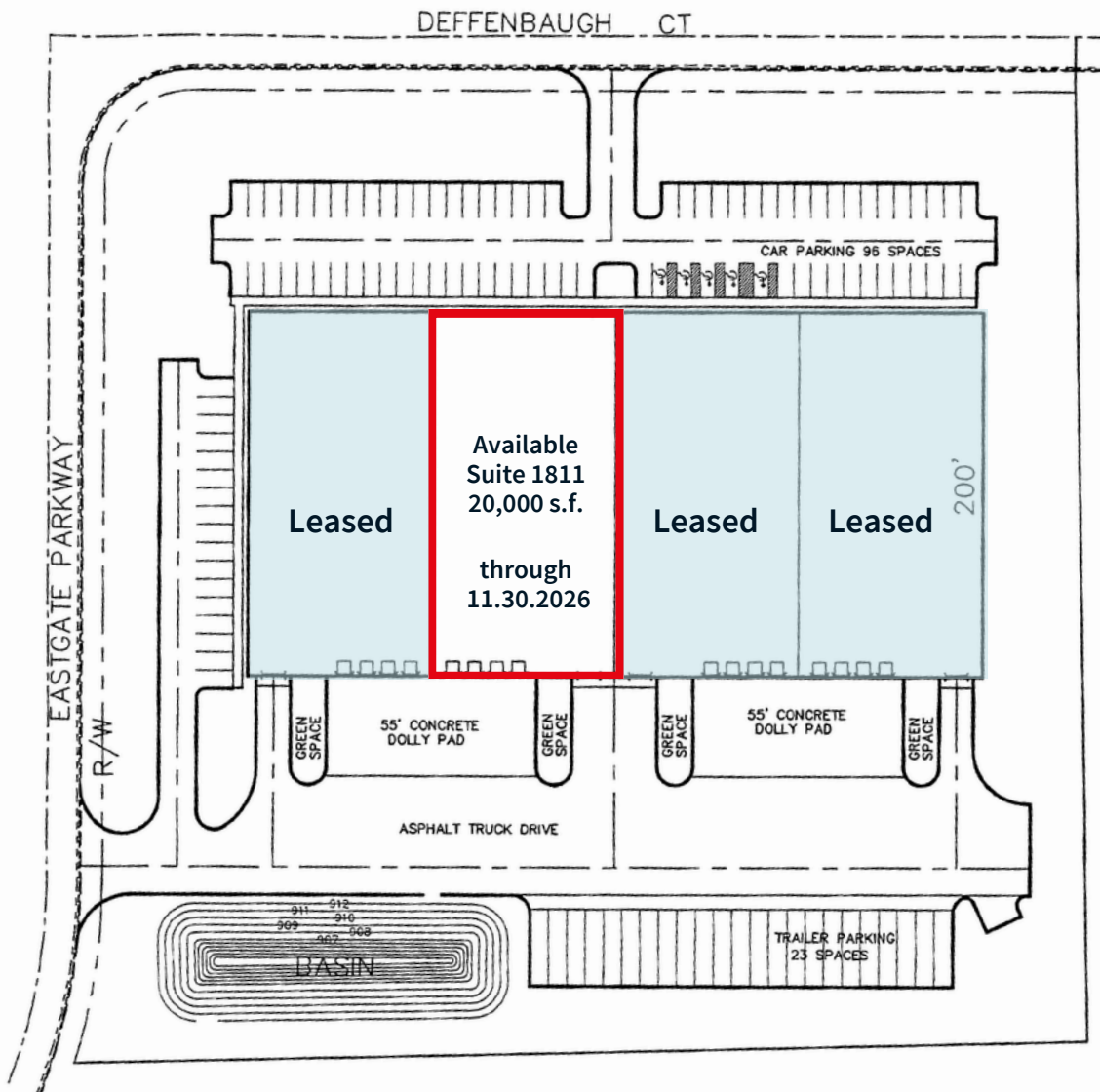


## Highway access

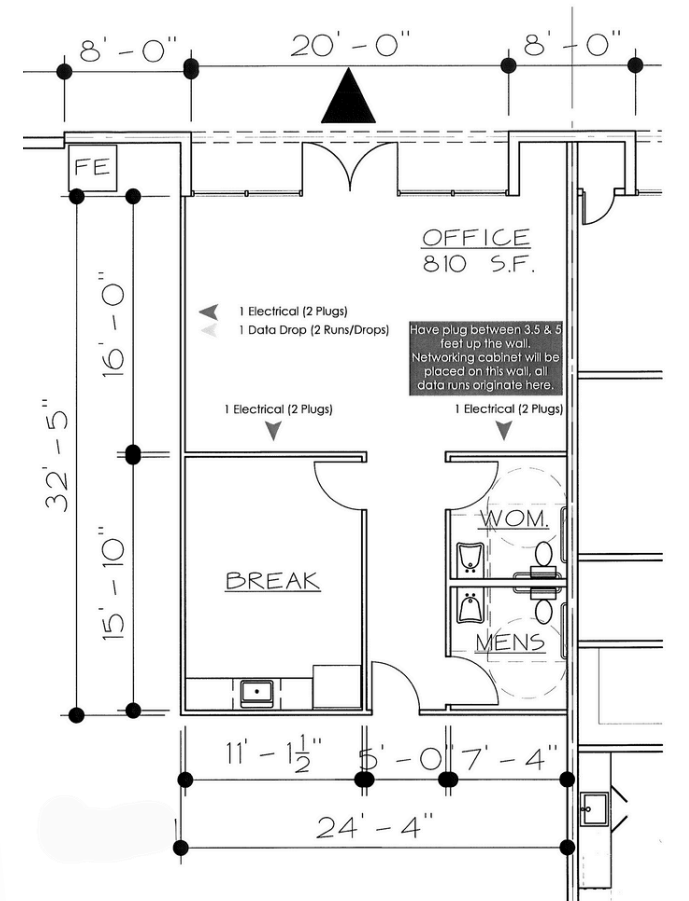
- I-270: 2.06 miles
- I-70: 4 miles
- I-71: 9 miles



# Floorplans



# Office suite





# 1811 Deffenbaugh Court



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