

FOR SUBLEASE

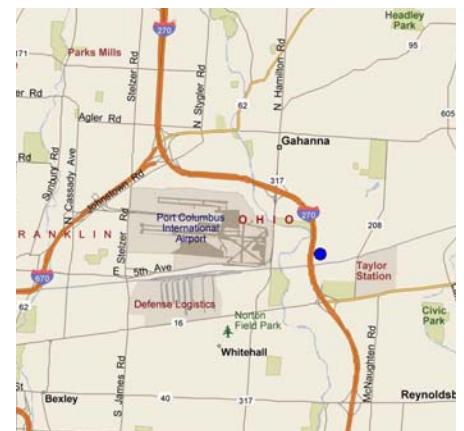
Magna Quad II

108,000 sq ft
\$2.45/sq ft



1120 Morrison Road, Gahanna, Ohio 43230

- 386,000 sq ft total building size
- Recently renovated
- Excellent east side location
- Close to I-270, I-670 & I-70
- Operating expenses: \$0.53/sq ft
- T-8 energy efficient lighting
- ESFR sprinkler system
- Partially air conditioned warehouse
- 22' - 30' clear ceiling height



For more information, contact:

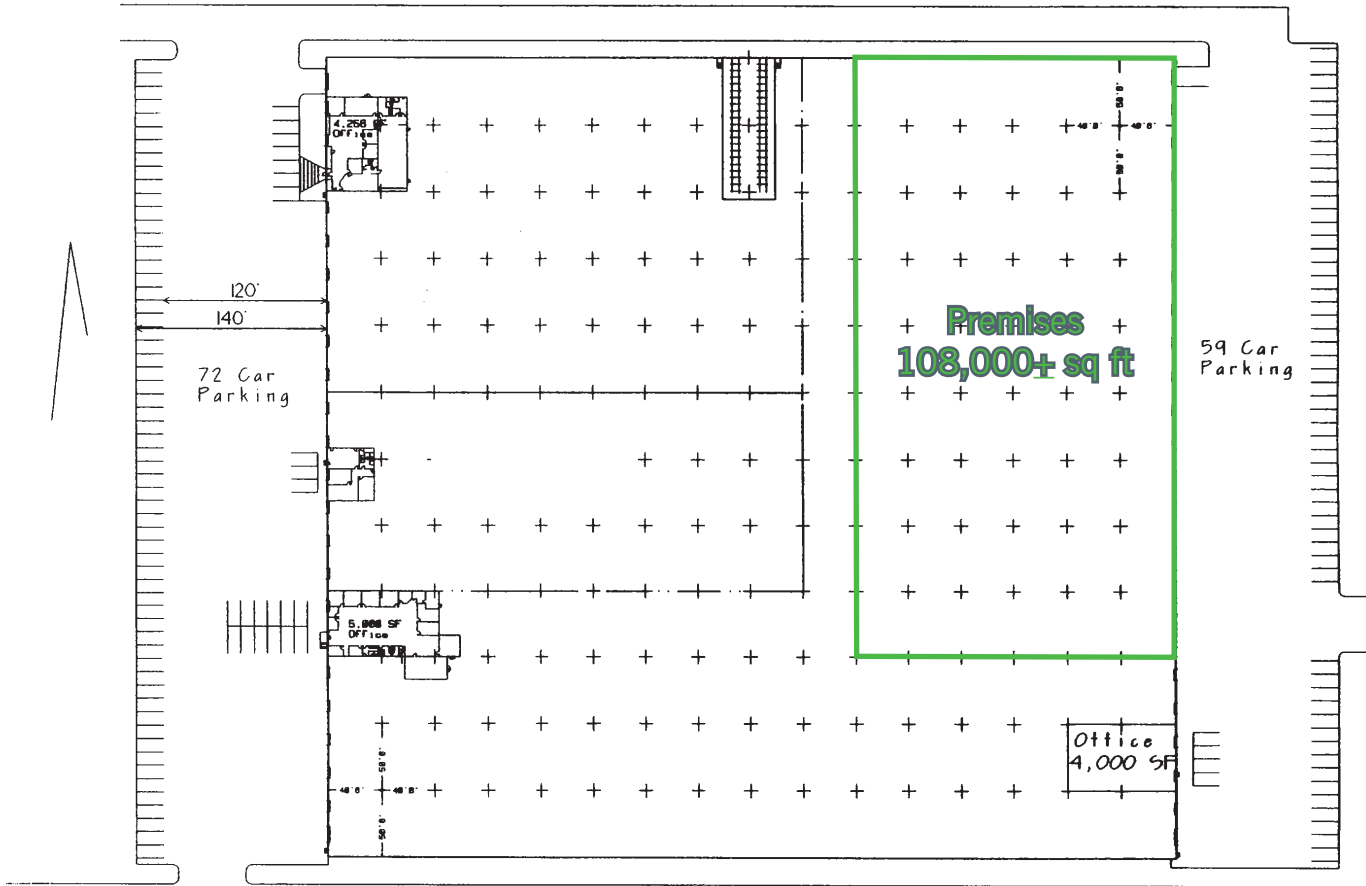
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**Cassidy
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Building Features:

- 40' x 50' column spacing
- 17 - 8' x 10' dock door
- 1 - 12' x 14' drive-in door
- 5.5 MBTU gas service
- 2000 amp electric service; both 480/277 & 208/120 volt; 3 phase
- Ohio Central rail (inactive)
- Fenced and secure trailer court
- Built in 1983; Renovated in 2007
- Zoned "M-1" manufacturing in the City of Gahanna