



CAPITOL  
EQUITIES

FOR LEASE

*Providing creative commercial real estate solutions since 1997*



**FLEX W/ FENCED YARD**

**WEST COLUMBUS**

4160 ROBERTS RD, COLUMBUS, OH 43228

**J.R. KERN**

President  
614.760.5660 x124  
jrkern@capitolequities.com

**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

# Property Summary



## Property Description

An exceptional free-standing warehouse opportunity is available on the west side of Columbus, Ohio. This 10,000 SF single-occupant building with yard space is currently available to lease for your business operations.

## Property Highlights

- 10,000 SF warehouse/office and second storage building
- Two drive-in doors - 14' and 10' height
- Flex space is wide open with an 18' clear height and new LED lights throughout
- Clean, well-maintained warehouse space with employee breakroom and restroom
- Conditioned office space is mostly wide open with two private offices, entry vestibule, and separate restroom
- Wide open fenced + gated yard space, with new asphalt installed in 2024

## Location Description

Excellent west-side Columbus location, just off the I-270/Roberts Road interchange. Situated inside the I-270 loop. Less than 10 minutes to downtown Columbus.

### OFFERING SUMMARY

Available SF	10,000 SF
Monthly Net Rent	\$10,000 /month
CAM, Tax + Ins	\$1,642 /month
Utilities	Paid by Tenant

#### J.R. KERN

President  
614.760.5660 x124  
jrkern@capitolequities.com

#### ED FELLOWS

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

CAPITOLEQUITIES.COM

The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by Capitol Equities. The presentation of this property is submitted subject to errors, omissions, change of price or condition prior to sale or lease, or withdrawn without notice.

# Aerial



Google

Map data ©2024

**J.R. KERN**

President  
614.760.5660 x124  
jrkern@capitolequities.com

**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

# Exterior Photos



**J.R. KERN**

President  
614.760.5660 x124  
jrkern@capitolequities.com

**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

# Floorplan + Photos



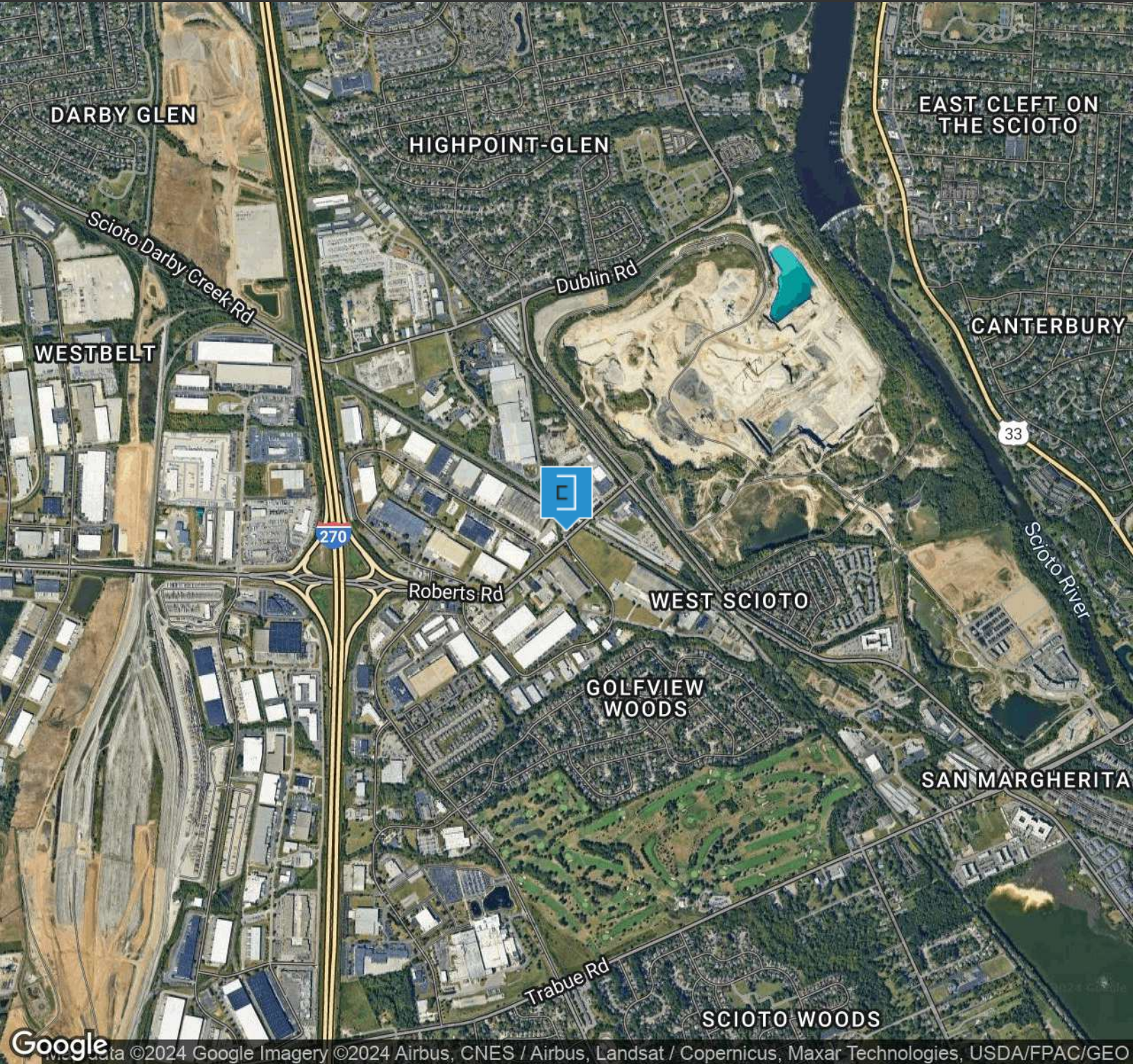
**J.R. KERN**

President  
614.760.5660 x124  
jrkern@capitolequities.com

**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

# Area Map



©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

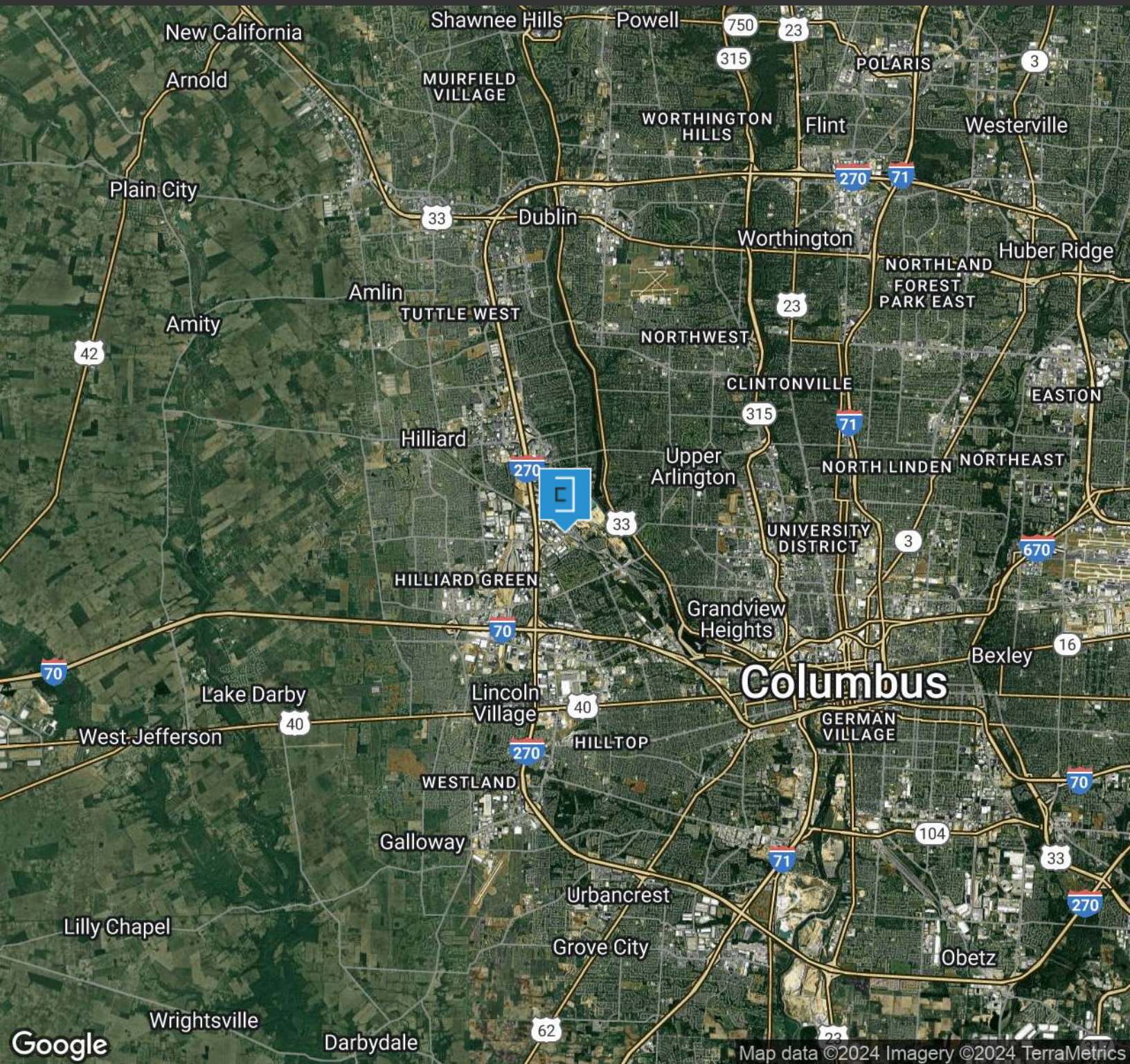
## J.R. KERN

President  
614.760.5660 x124  
jrkern@capitolequities.com

## ED FELLOWS

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

# Region Map



## J.R. KERN

President  
 614.760.5660 x124  
 jrkern@capitolequities.com

## ED FELLOWS

VP Brokerage  
 614.760.5660 x123  
 efellows@capitolequities.com