

OFFICE/FLEX WAREHOUSE FOR LEASE



HIGH-TECH ASSEMBLY WITH CLEAN ROOM

Property:

- ±9,748 Sq. Ft. office/flex warehouse available
- Fully air conditioned with dock and 10'x10' drive-in door
- Heavy power
- Zoned OLR: Office, Laboratory, and Research District
- Convenient access to I-270, SR-161, & US- 33
- Nearby restaurants, retail, and other amenities
- ±20 minutes to Downtown Columbus

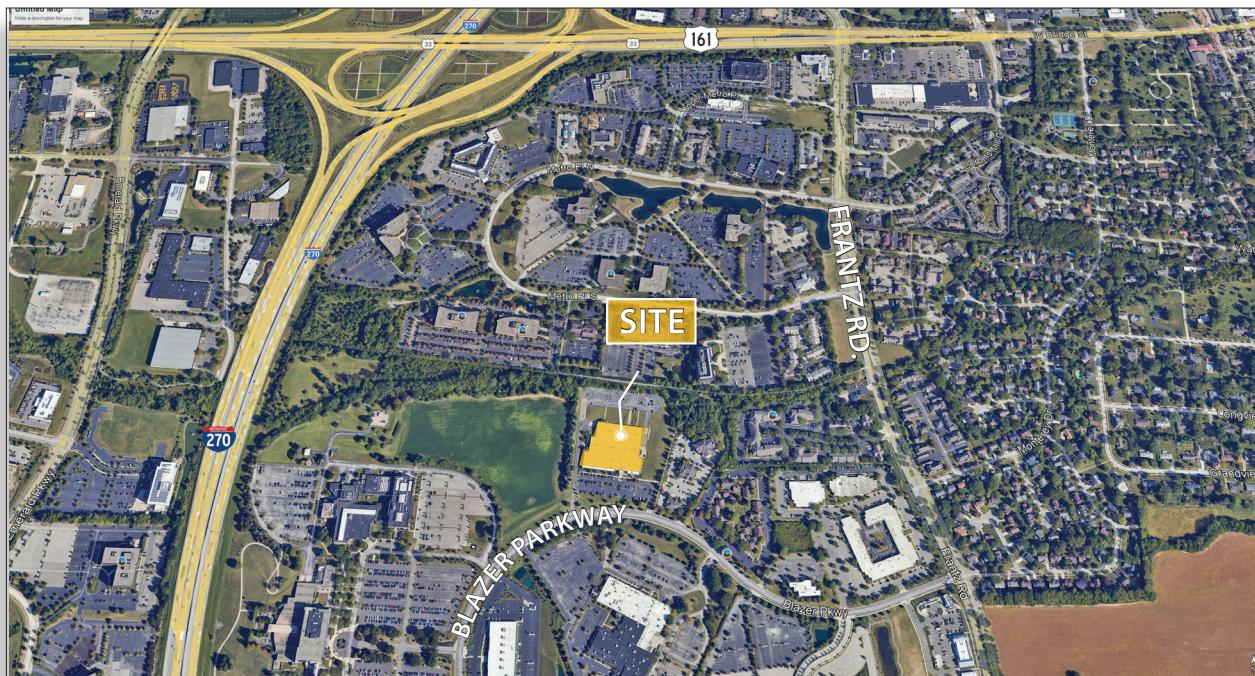


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Property Specifications:

- ±86,765 Sq. Ft. building
- ±9,748 Sq. Ft. office/flex warehouse available
- Fully air conditioned with shared access to dock and 10'x10' drive-in door
- Existing clean room
- Heavy power: 3,000 amps, 277/480 volt, 3-phase electric service, 1,300 amps, 120/208 volt, 3-phase electric service
- 16'-18' clear height
- Sprinklered
- Zoned OLR: Office, Laboratory, and

Rental Rate:

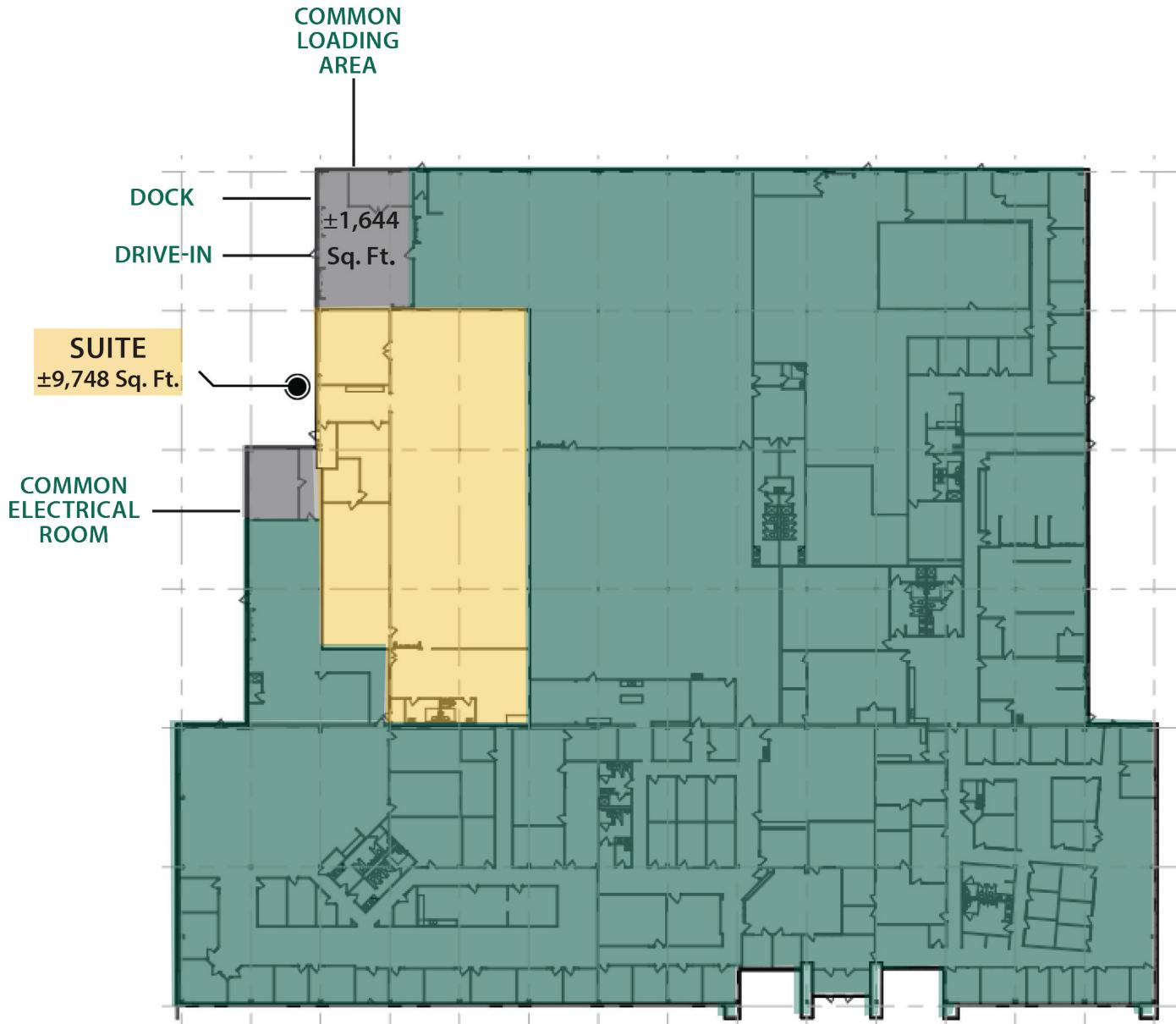
- \$10.95/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$4.50/Sq. Ft. (taxes, insurance, CAM, utilities)
- Tenant to pay own trash removal and janitorial (utilities included in Operating Expenses)

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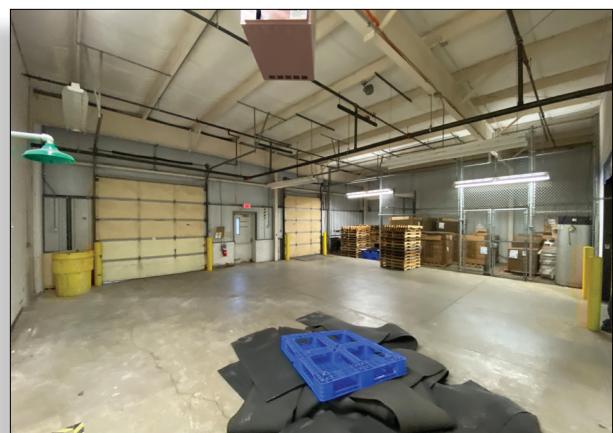
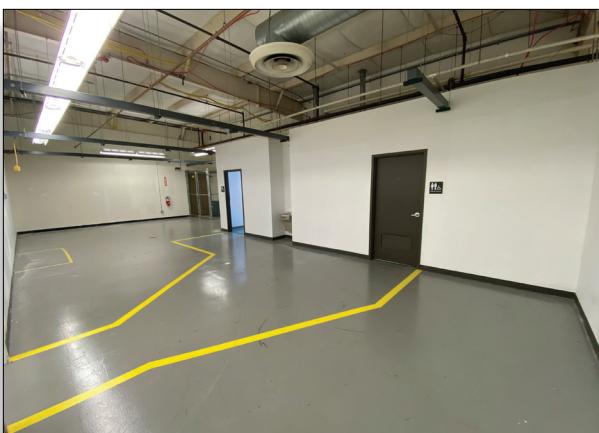
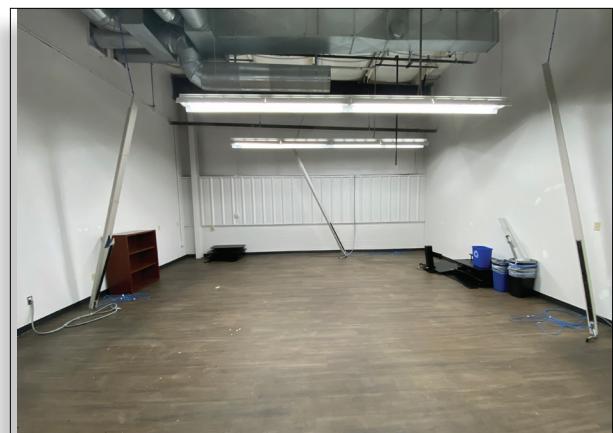
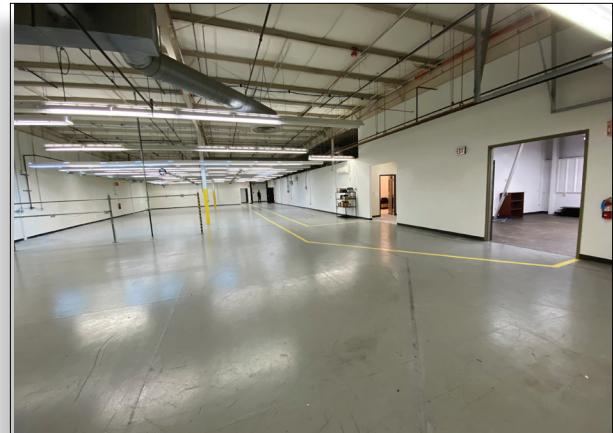


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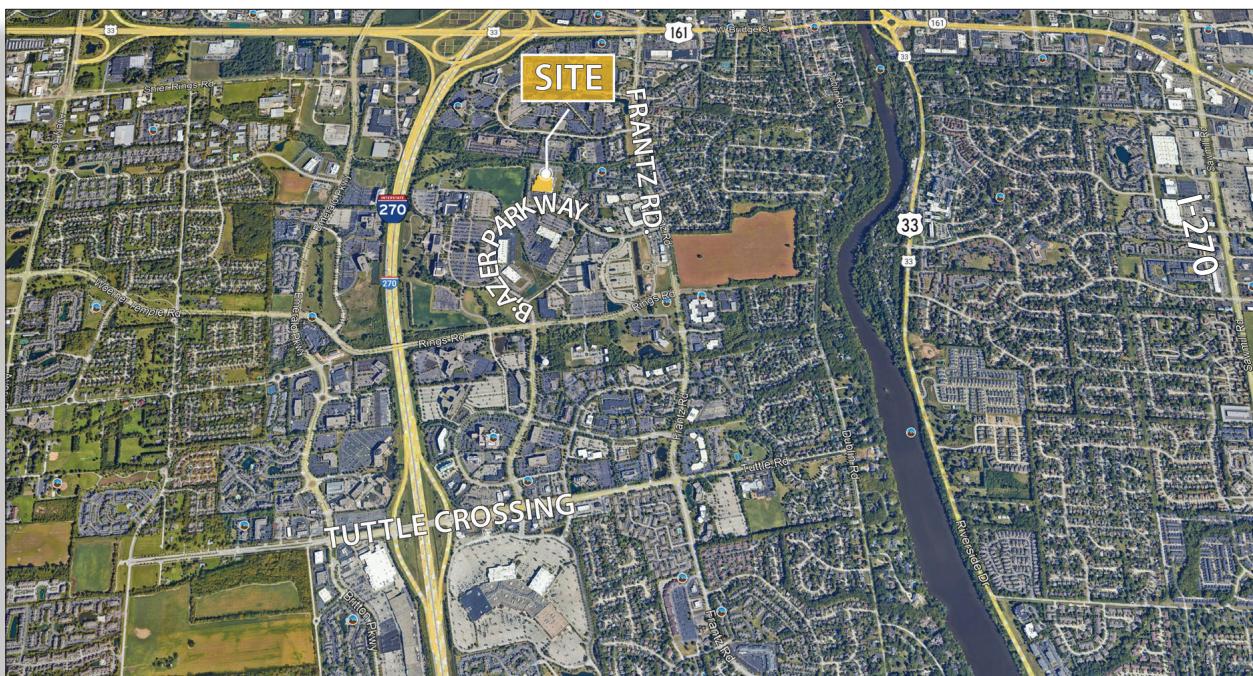


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