



**Rj BOLL Realty**  
Corporate Real Estate Services

**4340-4344 Lyman Dr.**

Hilliard, OH 43026

**OFFICE/SHOWROOM/WAREHOUSE FOR LEASE**



## **I -270 FREEWAY FRONTAGE HILLIARD, OHIO**

### **Property:**

- ±9,612; 11,380; up to 12,591 Sq. Ft. office/warehouse
- One 12'x14' drive-in door, one dock
- Freeway signange/exposure

### **Location:**

- ± 1.25 miles from I-270
- ± 1 mile from Cemetery Rd.

### **Jacob A. Boll**

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### **Rj BOLL Realty, Ltd.**

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**Property Specifications:**

- ±9,612; 11,380; up to 12,591 Sq. Ft. office/warehouse
- Currently configured as two separate suites
- One 12'x14' drive-in door, one dock
- Fully-sprinklered
- Built in 1989

**Rate:**

- Negotiable
- 2025 Estimated Operating Expenses: \$4.13/Sq. Ft.
- Tenant to pay own gas, electric, trash removal, and janitorial

**Available Suites:**

Use	Size SF	Min Size	Max Size	Drive-Ins	Docks
Office	9,612	9,612	12,591	---	---
Office/Warehouse	11,380	11,380	12,591	1	---
Office/Warehouse	12,591	12,591	12,591	1	1

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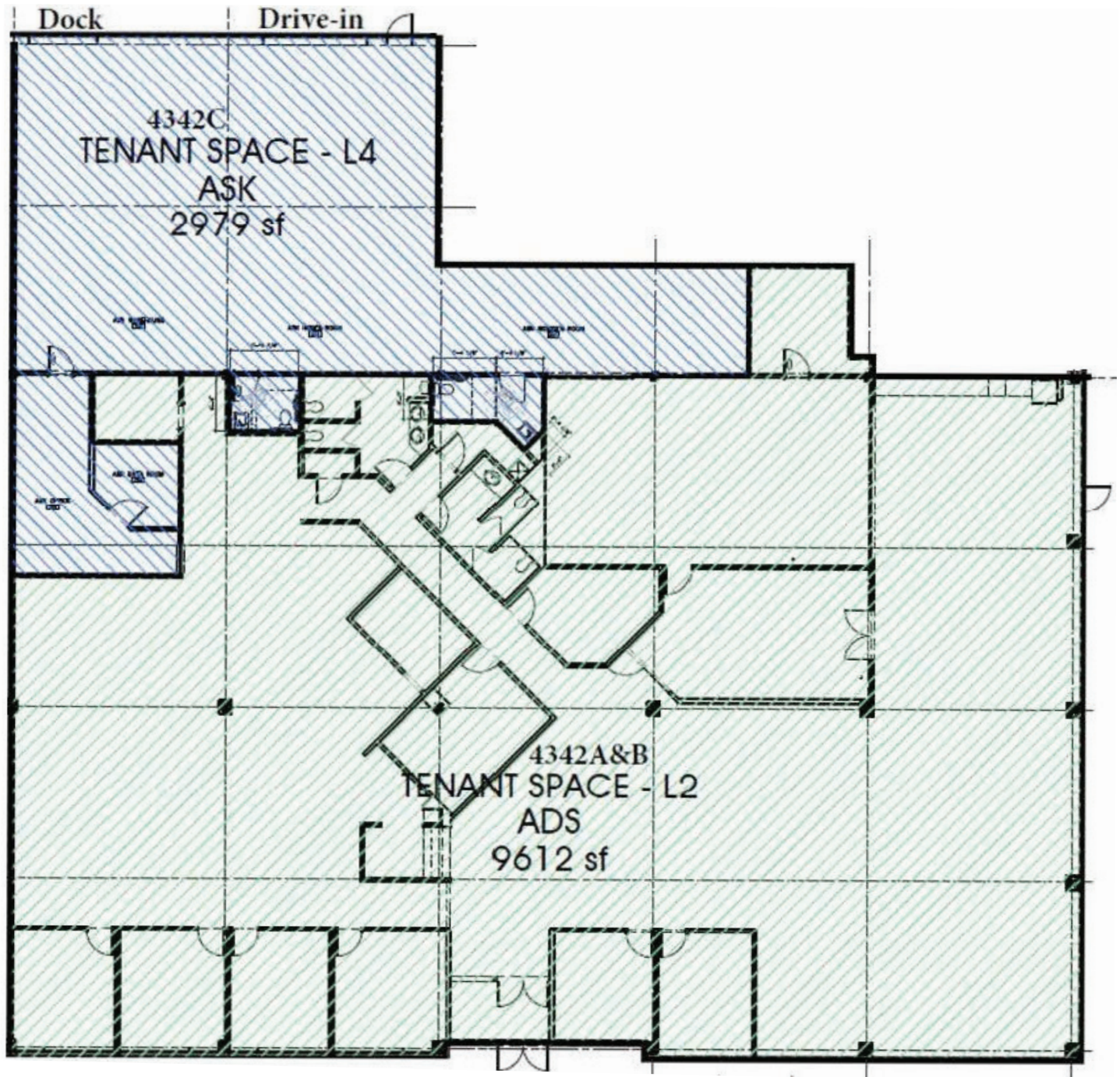


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**FLOOR PLAN**



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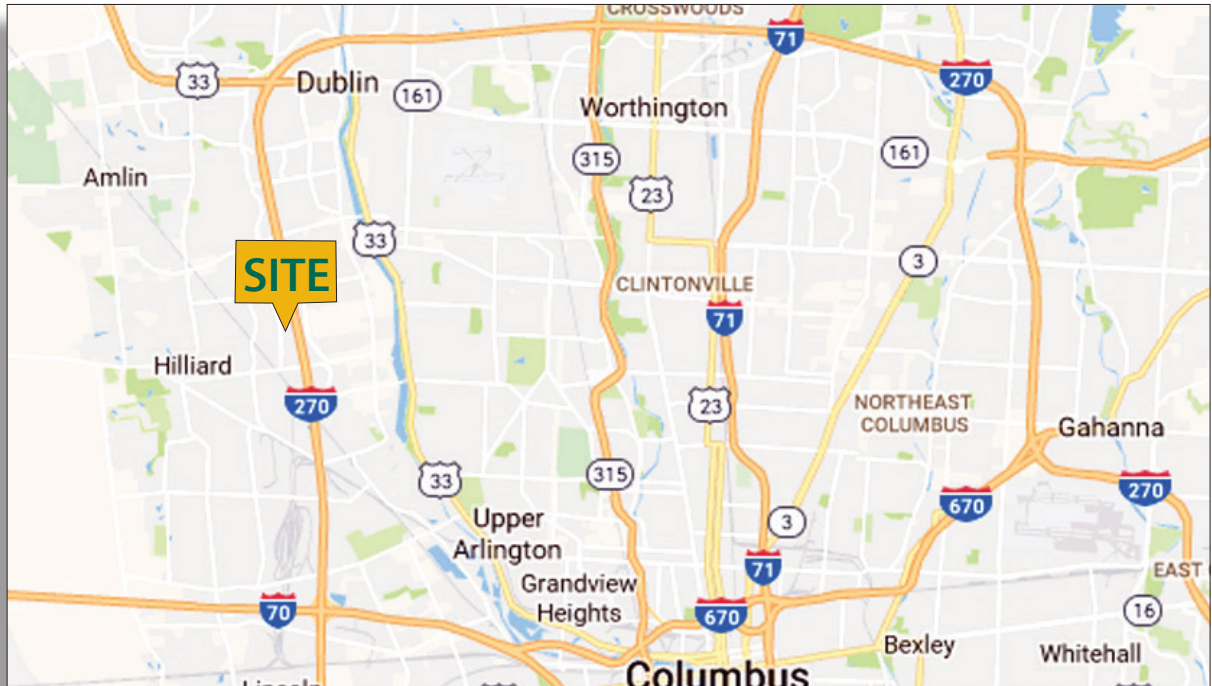
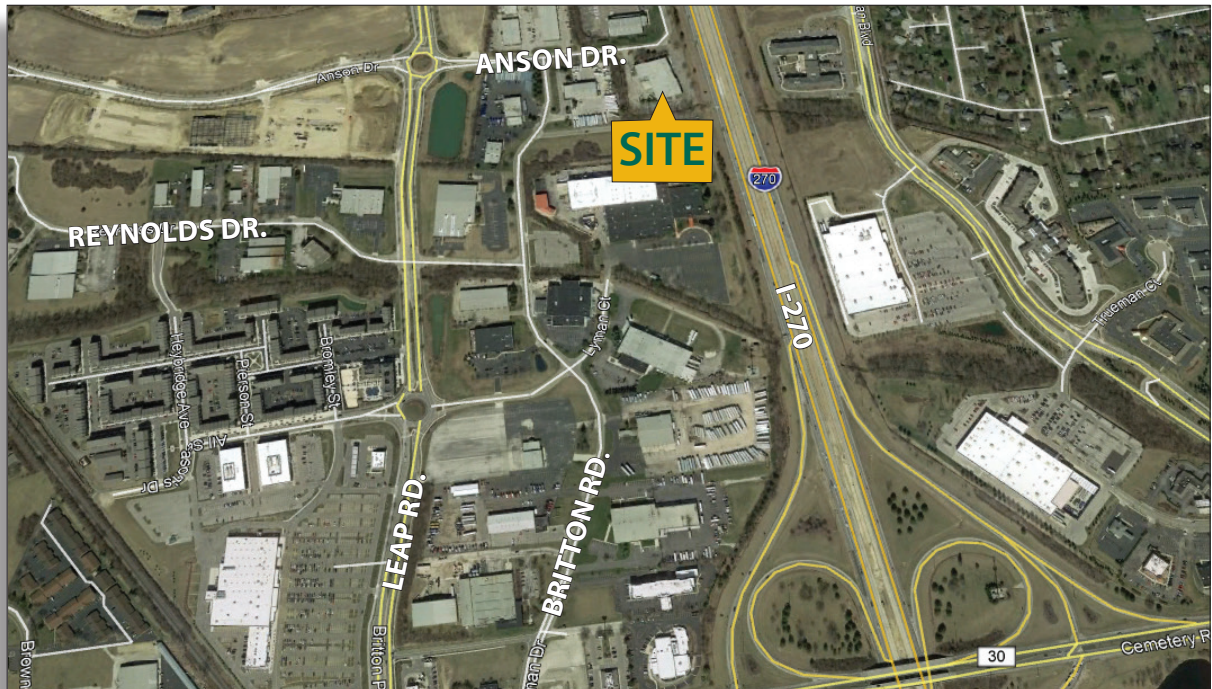
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