



Property:

- Prime central office/warehouse for lease
- Units divisible from $\pm 20,719$ up to $\pm 23,643$ Sq. Ft.
- New LED lighting & warehouse "white box" refresh
- Three (3) semi docks
- 14' clear height
- M-1 zoning



Location:

- Less than 1/2 mile from the I-670 & Grandview Ave. interchange
- Near Grandview Yard
- 5 minutes to downtown Columbus



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Property Specifications:

- 14' clear height
- 2 interior dock doors (16'x 14') plus 1 exterior dock
- M-1 zoning
- Built in 1954

Rental Rate:

- \$4.95-\$5.50/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$2.73/Sq. Ft, (real estate taxes, building insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

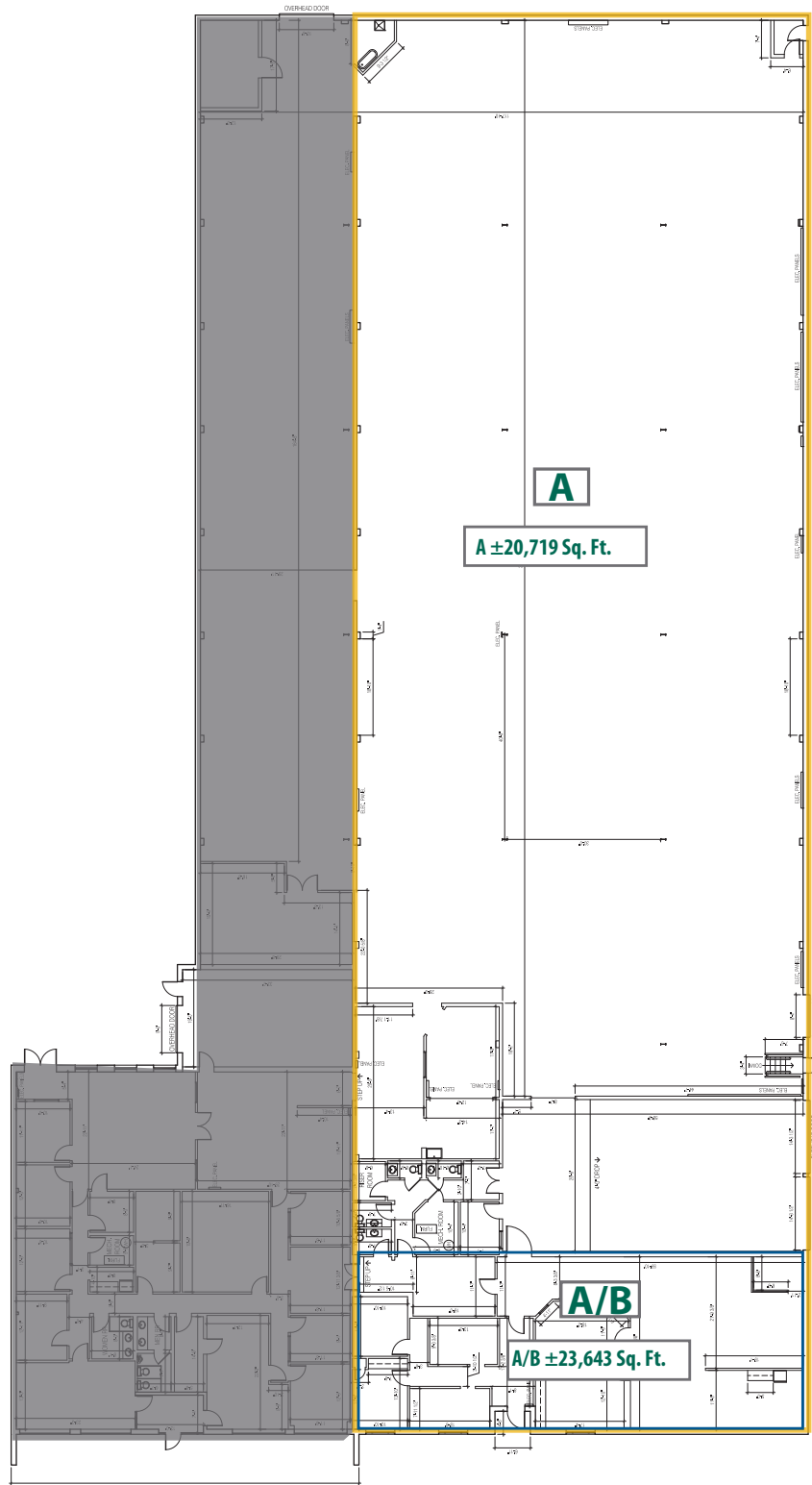
Available Suites:

Suite	Available Sq. Ft.	Rate	Docks	Drive -Ins
A	±20,719	\$5.50 NNN	3	-
A/B	±23,643	\$4.95 NNN	3	-

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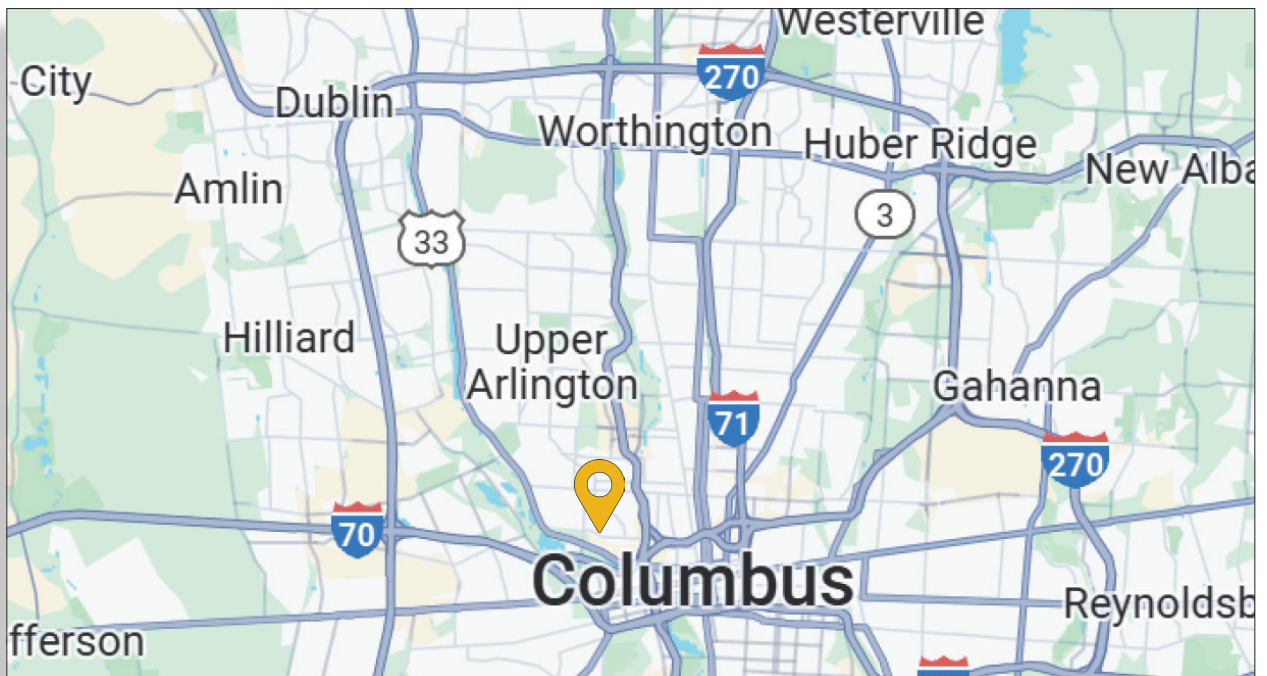




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