



Rj BOLL Realty
Corporate Real Estate Services

480 Schrock Road, Suite F-I

Worthington, OH 43085

OFFICE/WAREHOUSE FOR SUBLEASE



Property:

- $\pm 12,280$; 12,434; up to 24,714 Sq. Ft. office/warehouse for sublease
- Includes $\pm 3,000$ Sq. Ft. air-conditioned room in warehouse
- 4 docks, 1 drive-in
- Sublease term expires 9/30/29

Location:

- North side Columbus
- Convenient access to I-71 and I-270

Jacob A. Boll

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C 614.307.9933

jakeboll@rjboll.com

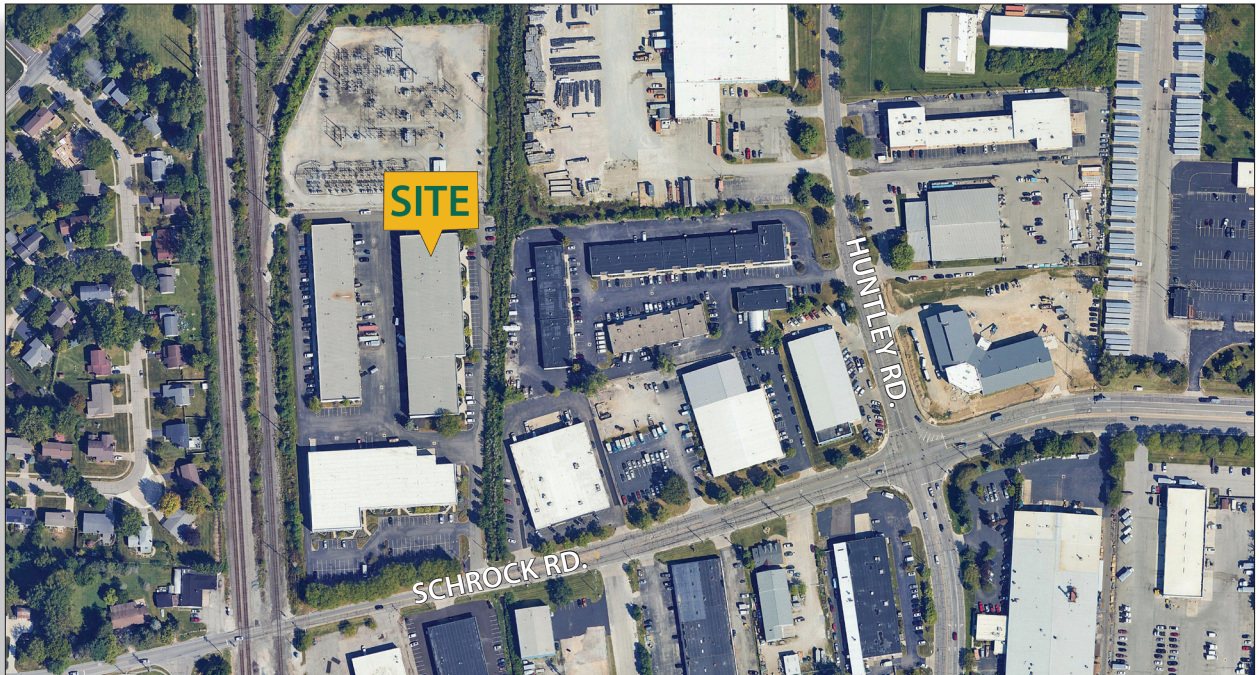
Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





Property Specifications:

- $\pm 12,280$; 12,434; up to 24,714 Sq. Ft. office/warehouse for sublease
- Includes $\pm 3,000$ Sq. Ft. air-conditioned room in warehouse
- 4 docks, 1 drive-in
- Sublease term expires 9/30/29
- Wet sprinkler system
- 18' clear height
- 50' x 39' column spacing

Rental Rate:

- Negotiable/Sq. Ft. NNN
- 2025 Est. Operating Expenses:
\$4.15/Sq. Ft. (taxes, insurance, CAM)

Available Suites:

Suite	Total SF	Office SF	Warehouse SF	Max. Cont. SF	Docks	Drive -Ins
F & G	12,280	4,599	7,681	24,714	2	0
H & I	12,434	4,180	8,254	24,714	2	1

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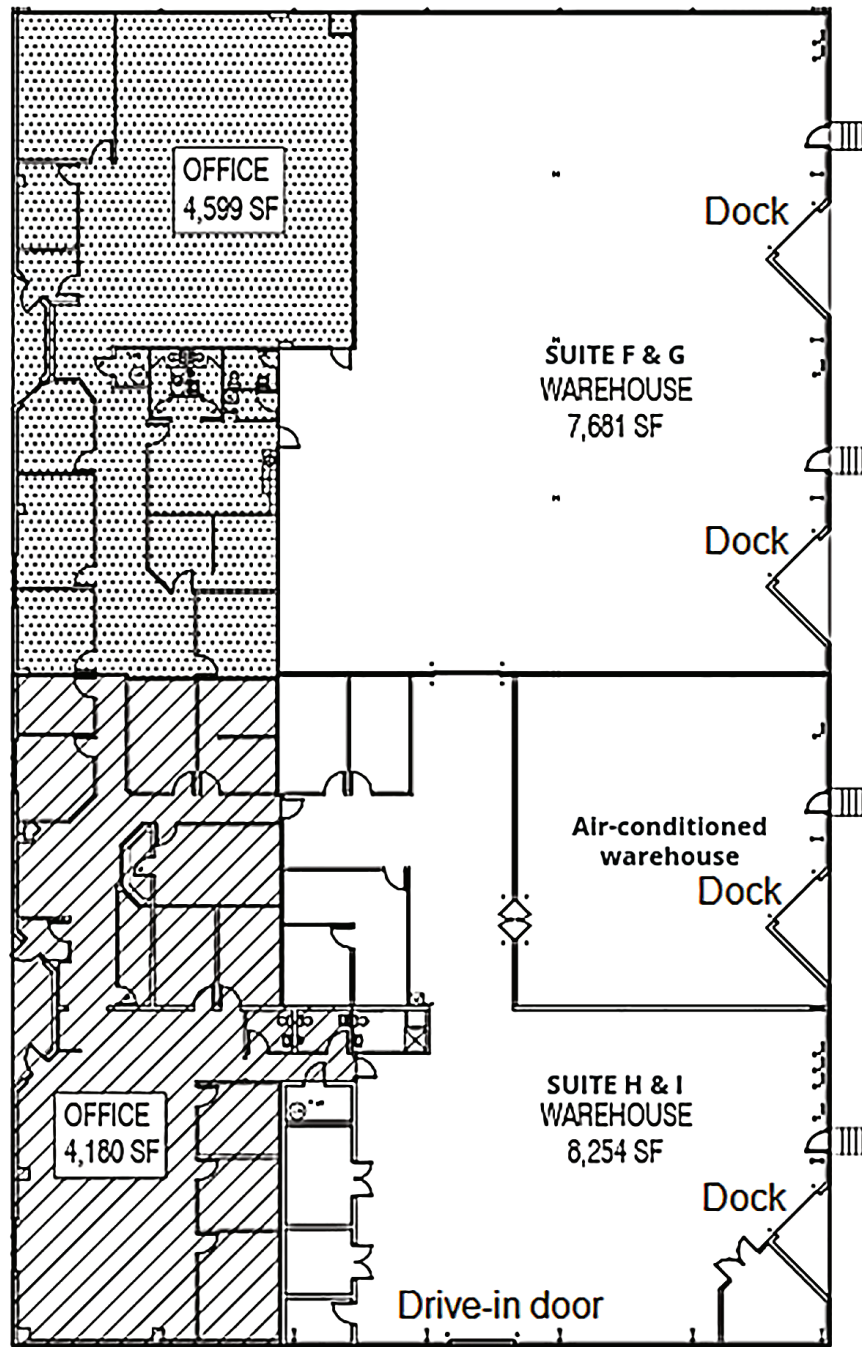


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FLOOR PLAN



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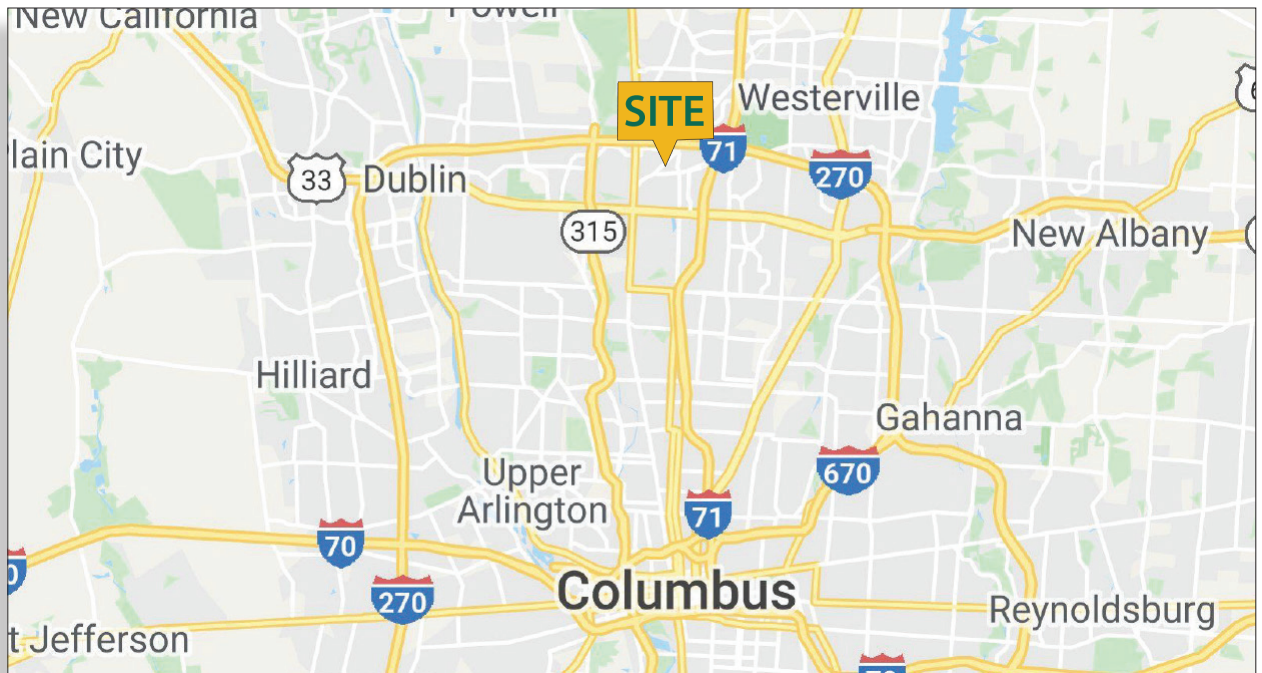
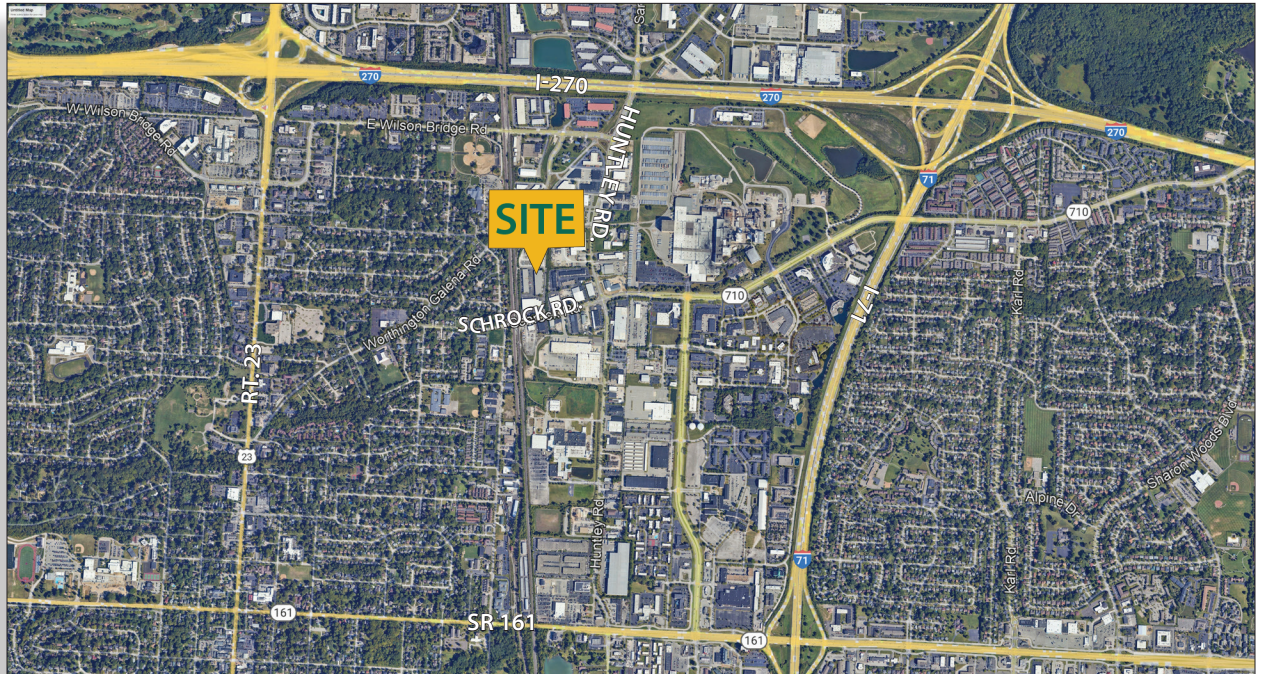


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MAPS



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