

OFFICE/WAREHOUSE/RETAIL FOR LEASE



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**Property:**

- ±8,088 Sq. Ft. standalone building for lease
- Includes ±2,000 Sq. Ft. open office/showroom
- Plus ±6,088 Sq. Ft. warehouse with five 10'x10' drive-in doors
- City of Columbus Mixed-Use Zoning District: Community Activity Center

**Location:**

- Columbus North Central submarket
- Near Clintonville and N. High St.
- Access to I-71 off Morse Rd.



**Jacob A. Boll**

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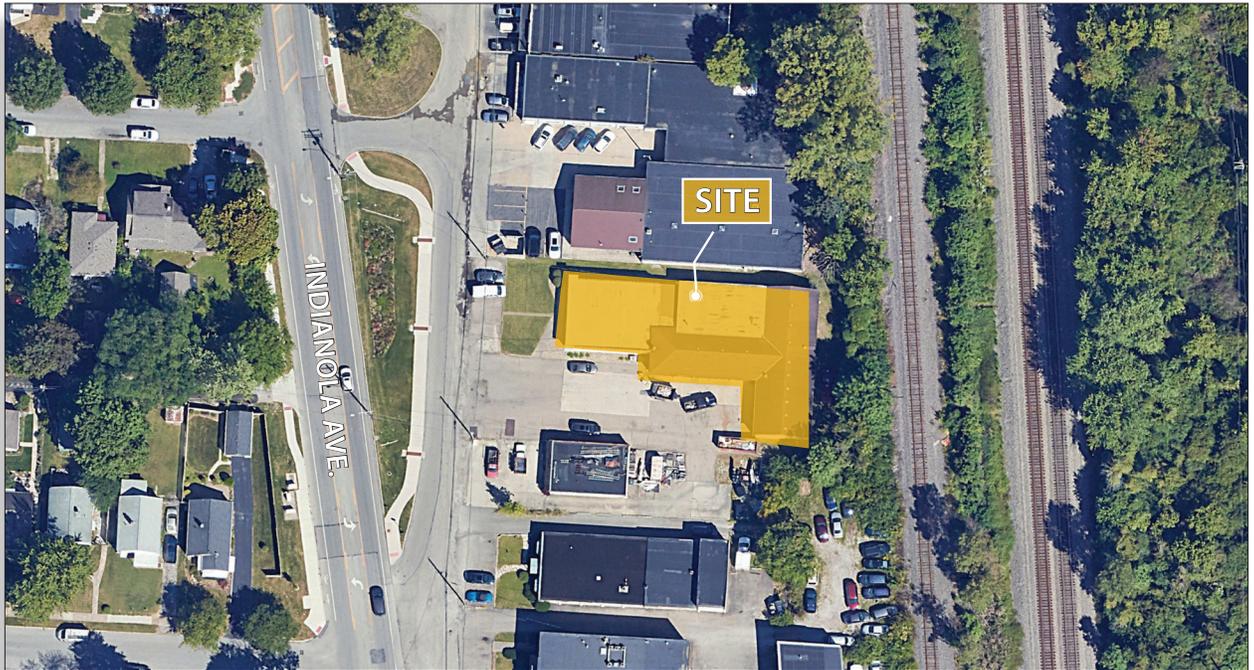
**Rj BOLL Realty, Ltd.**

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100





**Property Specifications:**

- ±8,088 Sq. Ft. standalone building for lease
- Includes ±2,000 Sq. Ft. open office/showroom
- Plus ±6,088 Sq. Ft. warehouse, 12' clear height, with five 10'x10' drive-in doors
- Situated upon ±0.4992 acres
- Single phase electric
- City of Columbus Mixed-Use Zoning District: Community Activity Center

**Rental Rate:**

- \$10.50/Sq. Ft. NNN
- 2026 Est. Operating Expenses: \$2.43/Sq. Ft. (RE taxes, ins., CAM)
- Tenant to pay own utilities, trash, and janitorial

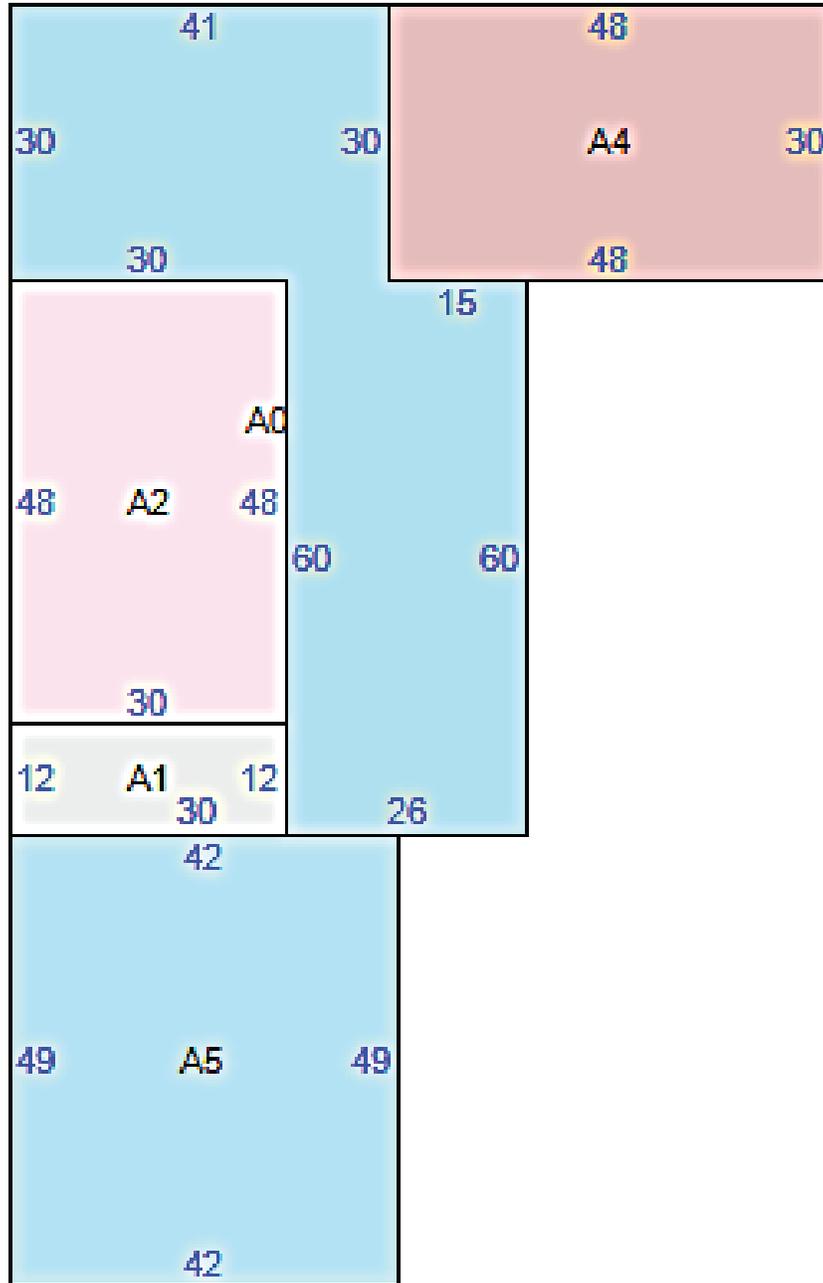
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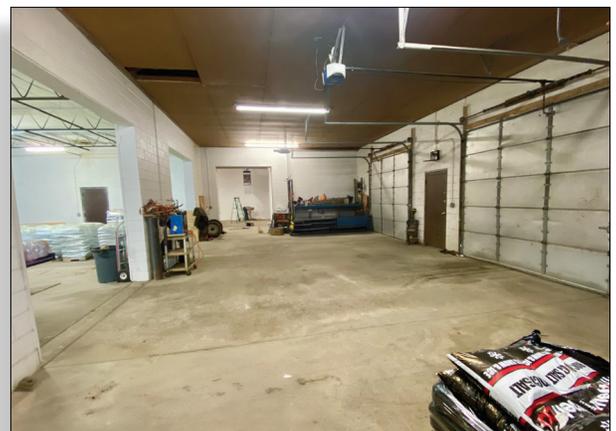
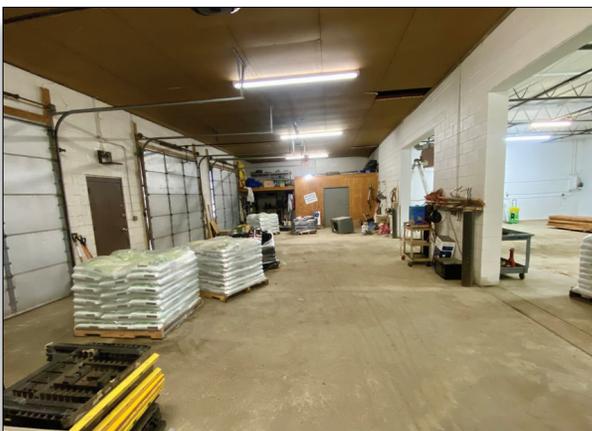




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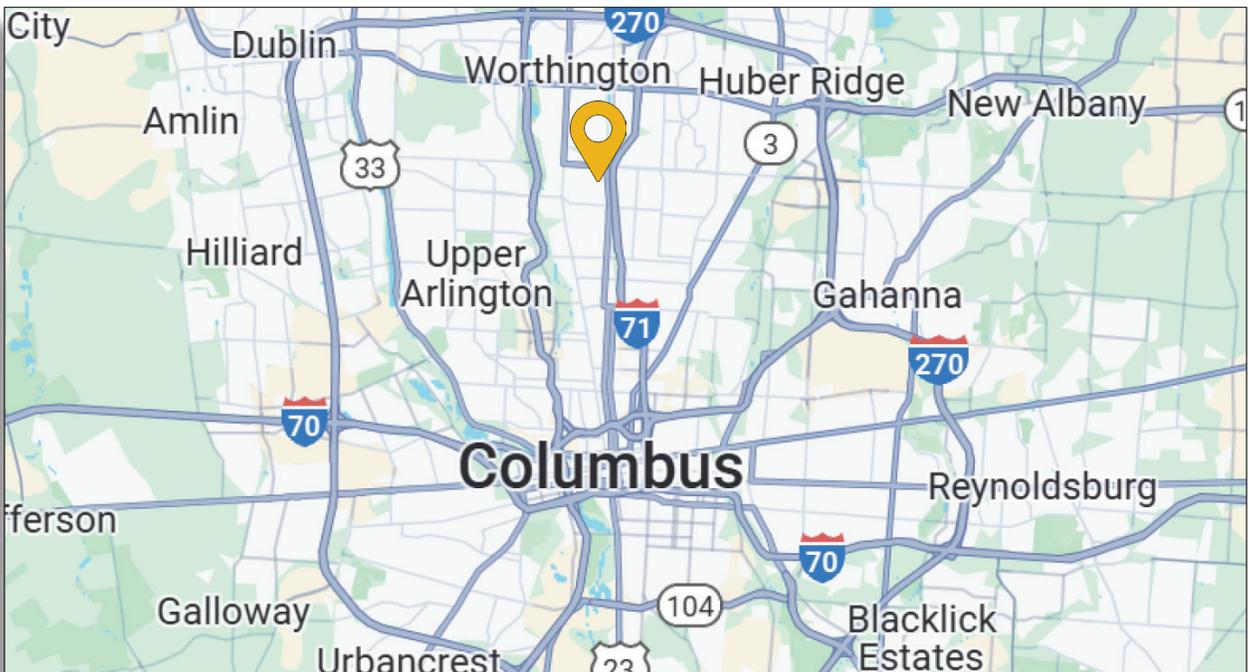
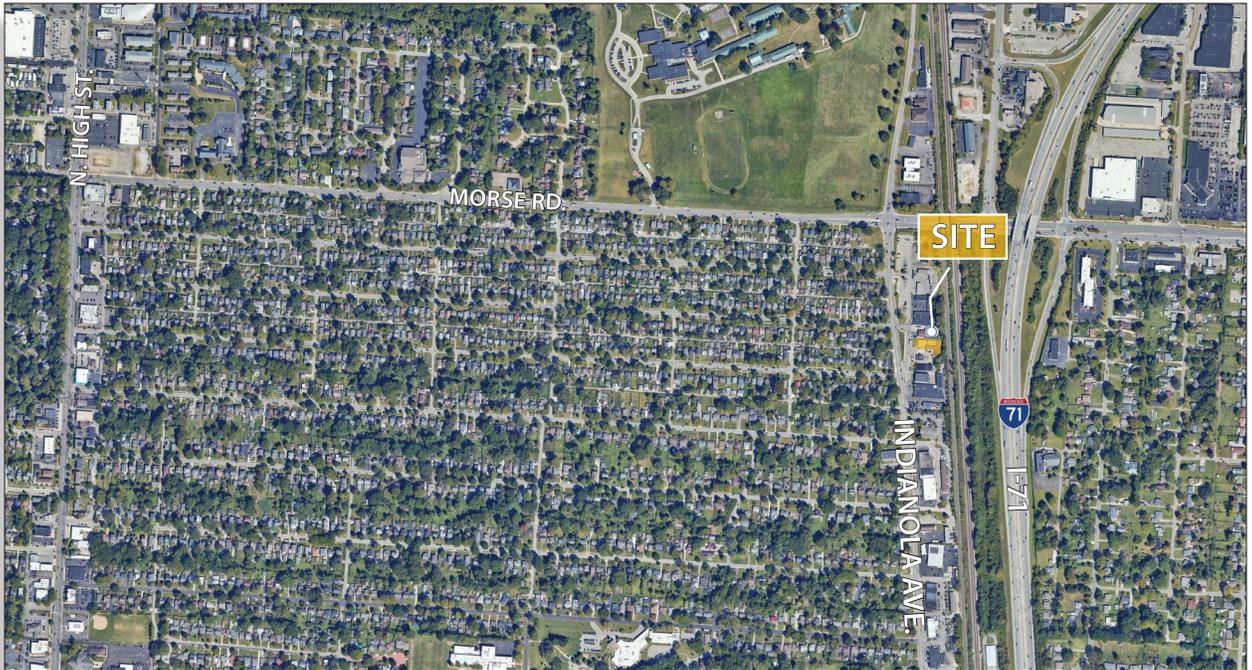




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