

OFFICE/WAREHOUSE FOR SUBLLEASE



Property:

- ±9,600 - 19,200 Sq. Ft. warehouse for sublease
- Additional office space available
- Food Grade
- 40' x 40' column spacing
- 19'-21' clear height
- Available now
- Negotiable sublease term; existing lease expires 5/31/27



Location:

- Between Morse Road and SR 161
- Easy access to I-71
- Many amenities nearby

Jacob A. Boll

T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Keith R. Joseph

T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100





Property Specifications:

- ±9,600 - 19,200 Sq. Ft. warehouse for sublease
- 3 dock doors, 2 drive-in doors (12'x14' and 10'x10')
- 40'x 40' column spacing
- 19'-21' clear height
- Additional office space and shared restrooms available
- Negotiable sublease term; existing lease expires 5/31/27

Rental Rate:

- \$8.00/Sq. Ft. NNN
- 2024 Estimated Operating Expenses: \$1.57/Sq. Ft. (taxes, insurance, CAM)

Jacob A. Boll

T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

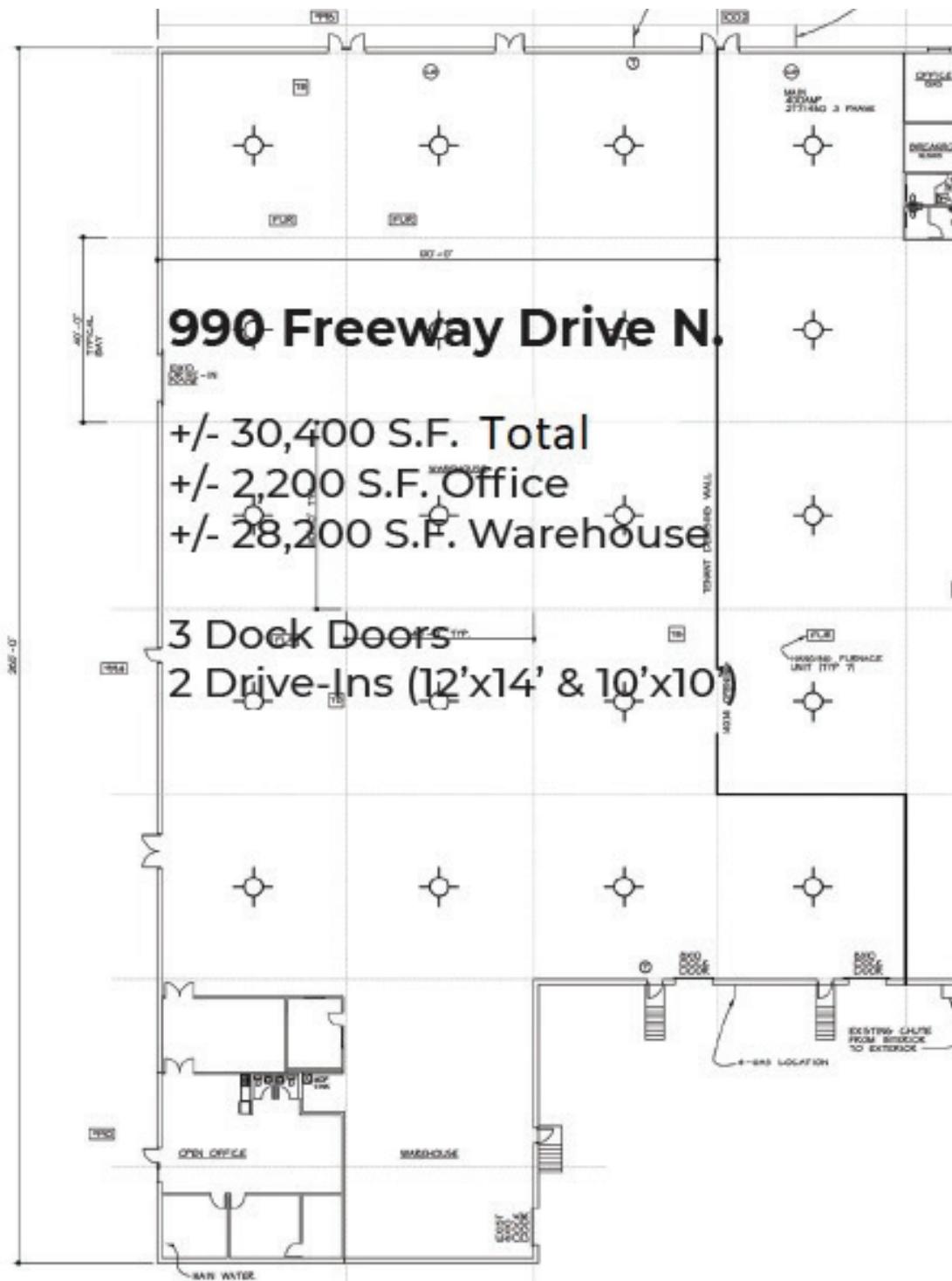
Keith R. Joseph

T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100





Jacob A. Boll

T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

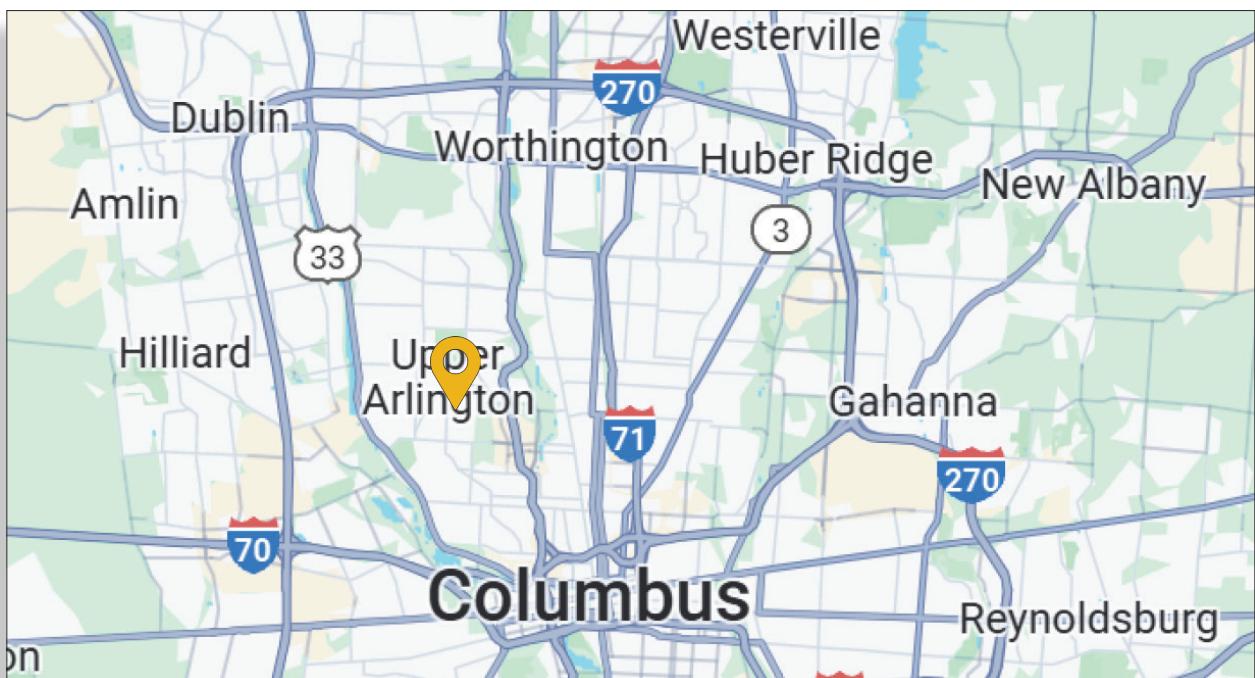
Keith R. Joseph

T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL *Realty, Ltd.*

5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100





Jacob A. Boll
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Keith R. Joseph
T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100

