



HBI FLEX CENTER

Property:

- ±2,592 Sq. Ft. & ±3,456 Sq. Ft. office/warehouse units available
- 18' clear height
- 12'x14' drive-in doors
- 150 AMP 3 phase power
- Electric door openers
- Available 9/1/26

Location:

- Located in the Industrial Parkway Corporate Estates Professional Park near Dublin
- Within 2 miles of US 33 & Post Road Interchange
- Less than 5 minutes to I-270



Michael D. Grenert, SIOR

T 614.799.2100 x203

C 614.348.3309

mgrenert@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100




Property Specifications:

- ±2,592 Sq. Ft. & 3,456 Sq. Ft. units available
- 18' clear height
- Column spacing: clear span
- Depth: 72'
- 150 AMP 3 phase
- Light industrial zoning
- Parking: 4 spaces
- Built in 2026

Rental Rate:

- \$14.58/Sq. Ft. MG
- Rate includes taxes & CAM
- Utilities: tenant pays electric & gas
- Tenant to pay own trash removal and janitorial

Available Suites:

Unit	Size SF	Rate	Office SF	Drive-Ins
301	2,592	\$14.58 MG	20%	1
502	3,456	\$14.58 MG	10%	1

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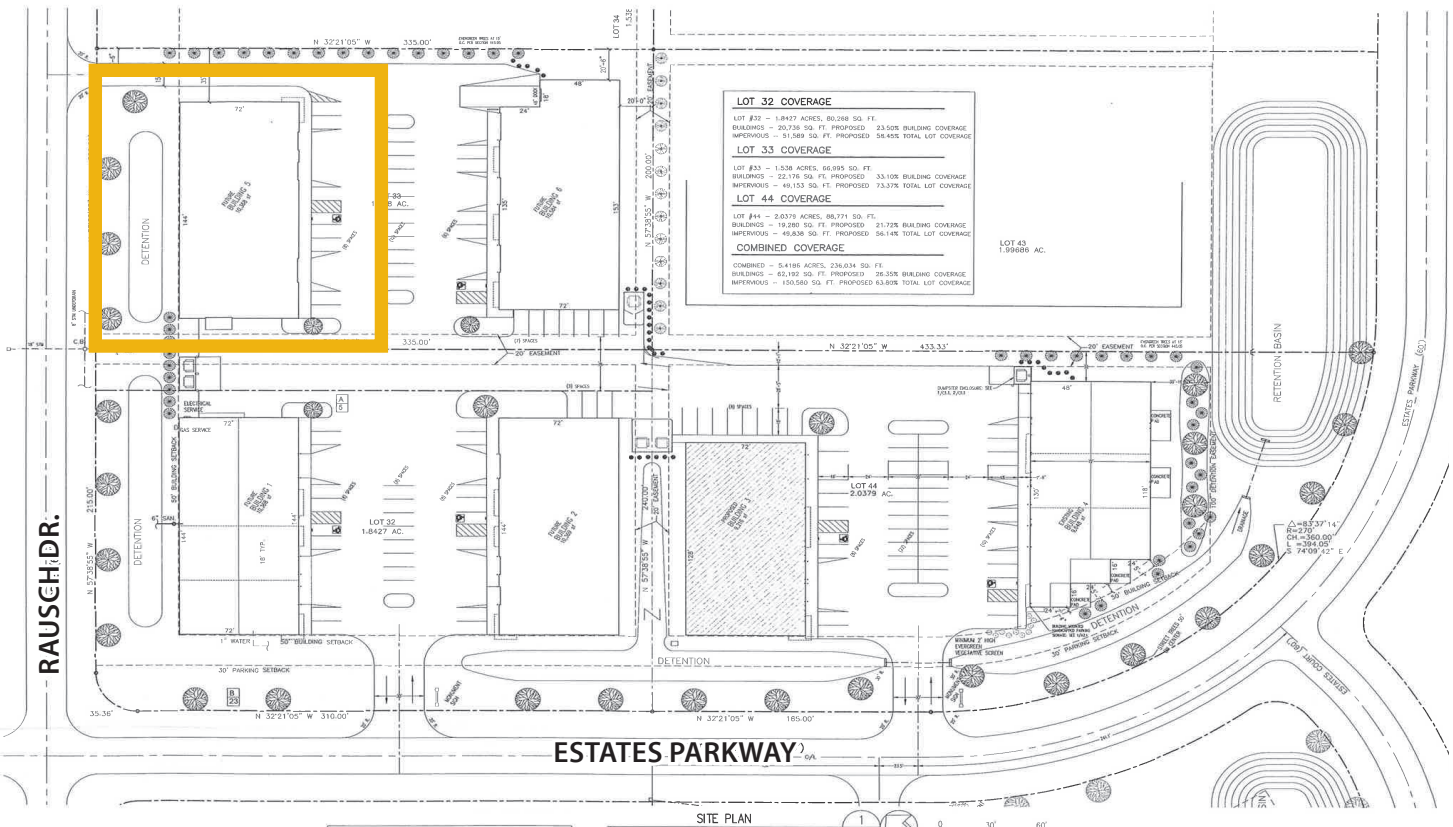
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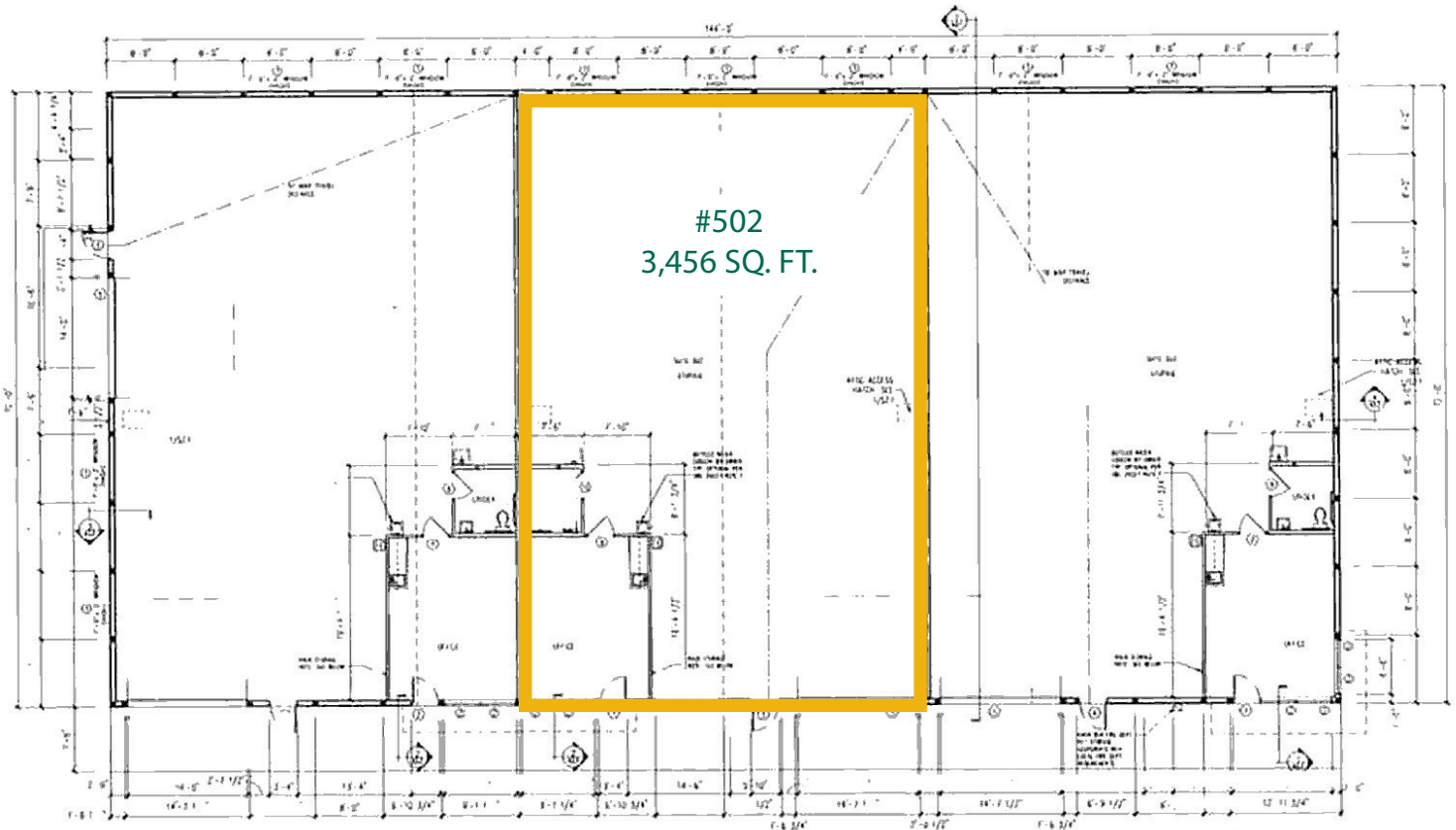
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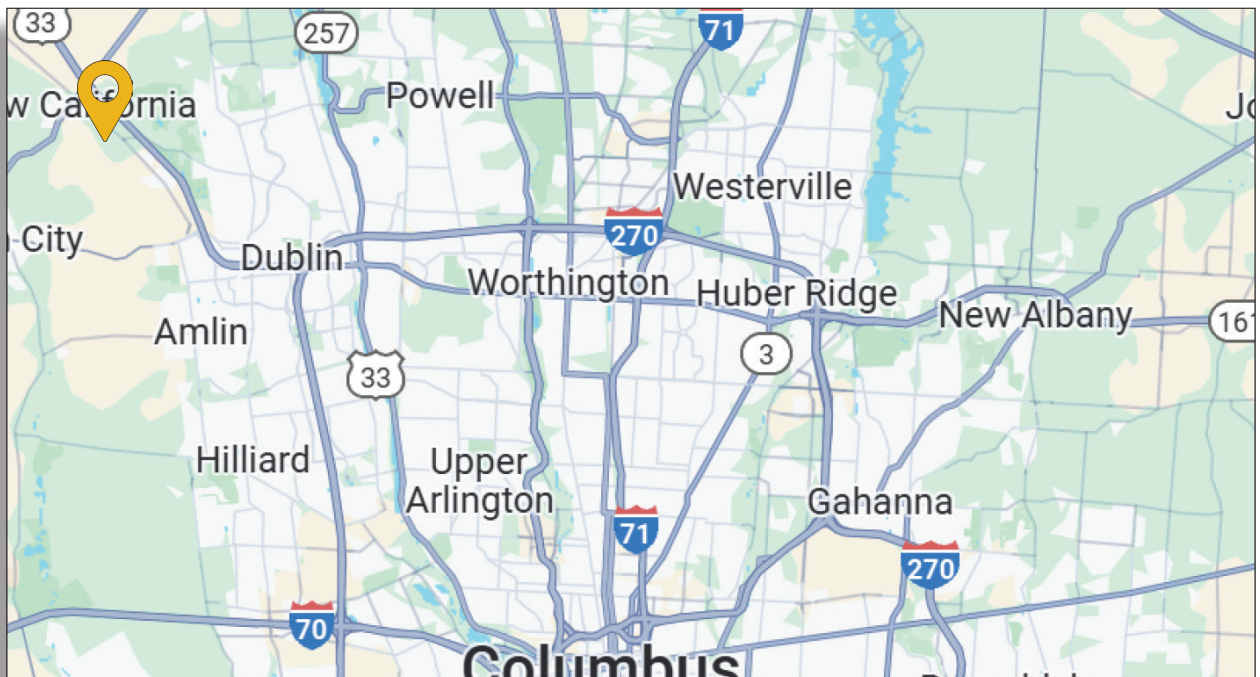
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