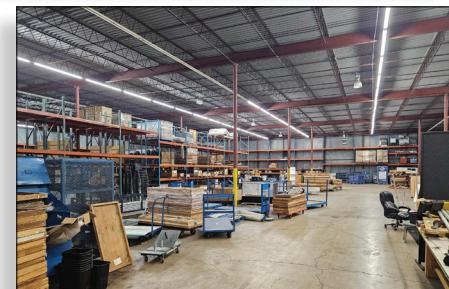



Property:

- Multi-tenant, office/warehouse building
- ± 25,000 Sq. Ft. available
- ±1,500 Sq. Ft. office
- 3 dock doors - 1 drive-in door ramped
- 20' clear height
- Excellent freeway exposure
- Available April 1, 2026


Location:

- Convenient east side location
- Easy access to the freeway
- Less than 1.5 miles to the Hamilton Rd. & I-70 interchange
- ± 3 miles to I-270


Michael D. Grenert, SIOR

T 614.799.2100 x203

C 614.348.3309

mgrenert@rjboll.com

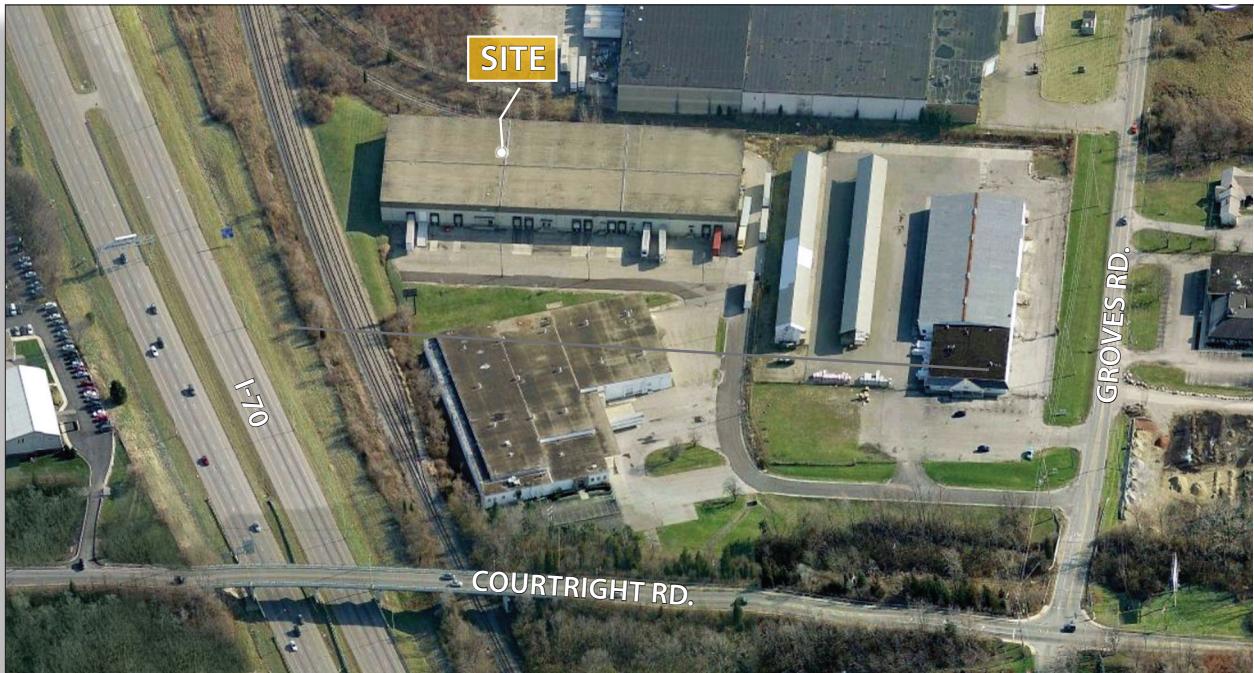
Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100




Property Specifications:

- ± 75,000 Sq. Ft., multi-tenant office/warehouse
- ± 25,000 Sq. Ft. available
- 3 dock doors - 1 drive-in door ramped
- 20' clear height
- 31' x 32' column spacing
- 160' depth
- 3 phase electrical
- Zoned M-1
- Built in 1968

Rate:

- \$6.75/Sq. Ft. Modified Gross
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Max Size	Rate	Office SF	Docks	Drive -Ins
A	25,000	25,000	\$6.75 MG	1,500	3	1

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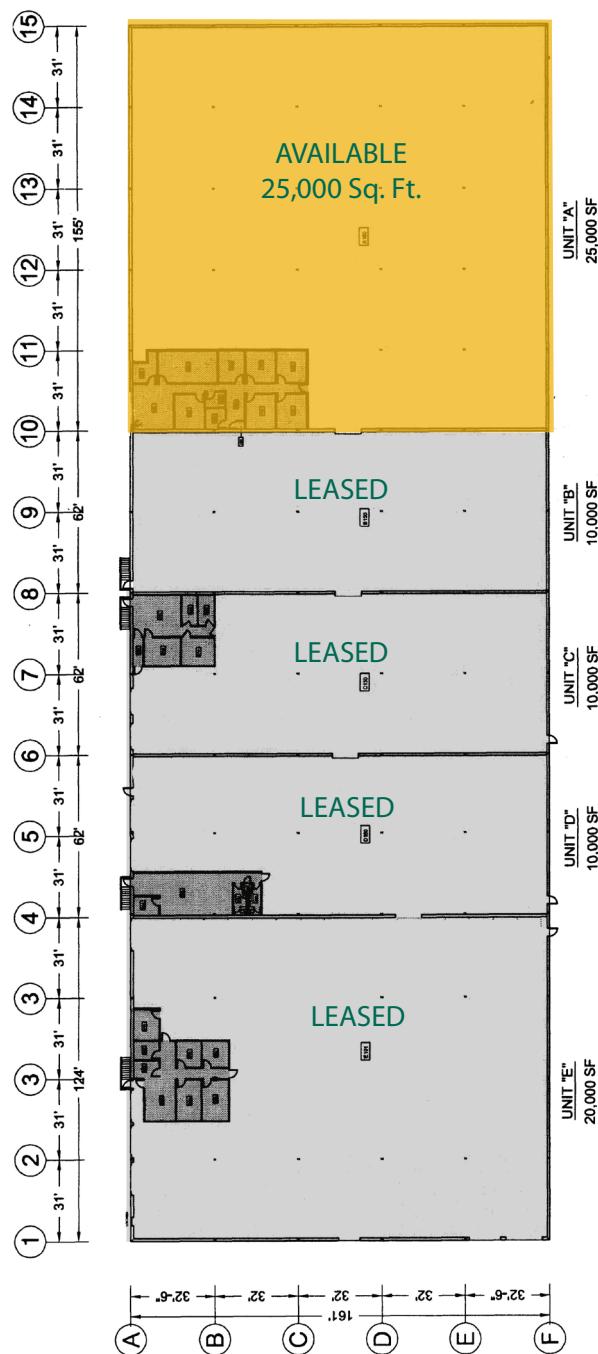
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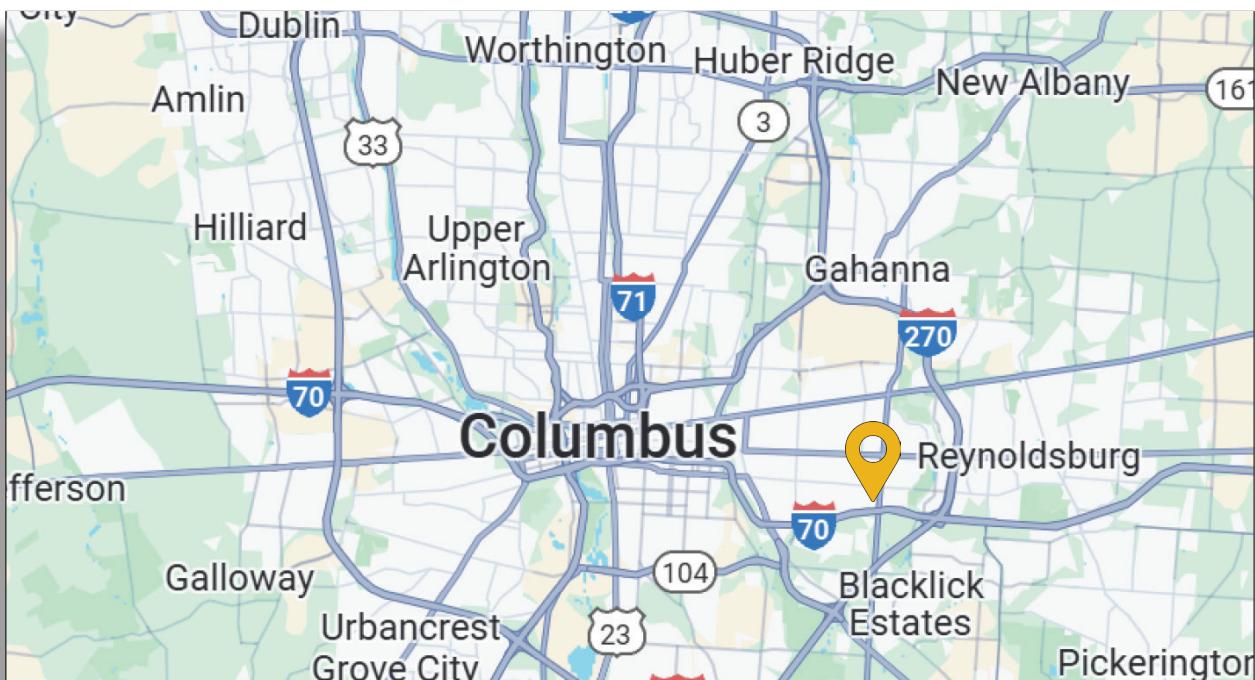
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