



Property:

- ± 6,150 Sq. Ft. available
- ± 1,625 Sq. Ft. office
- 16' clear height
- New T8 lighting
- 1 drive-in door (10' x 14')
- 800 amp - 480/277 volt electric

Location:

- Convenient west Columbus location
- Located near Fisher Rd. and N. Wilson Rd.
- ± 1.5 miles to I-70
- Less than 10 minutes to I-270

Ray C. Boll, SIOR

T 614.799.2100 x212
C 614.989.8600
rboll@rjboll.com

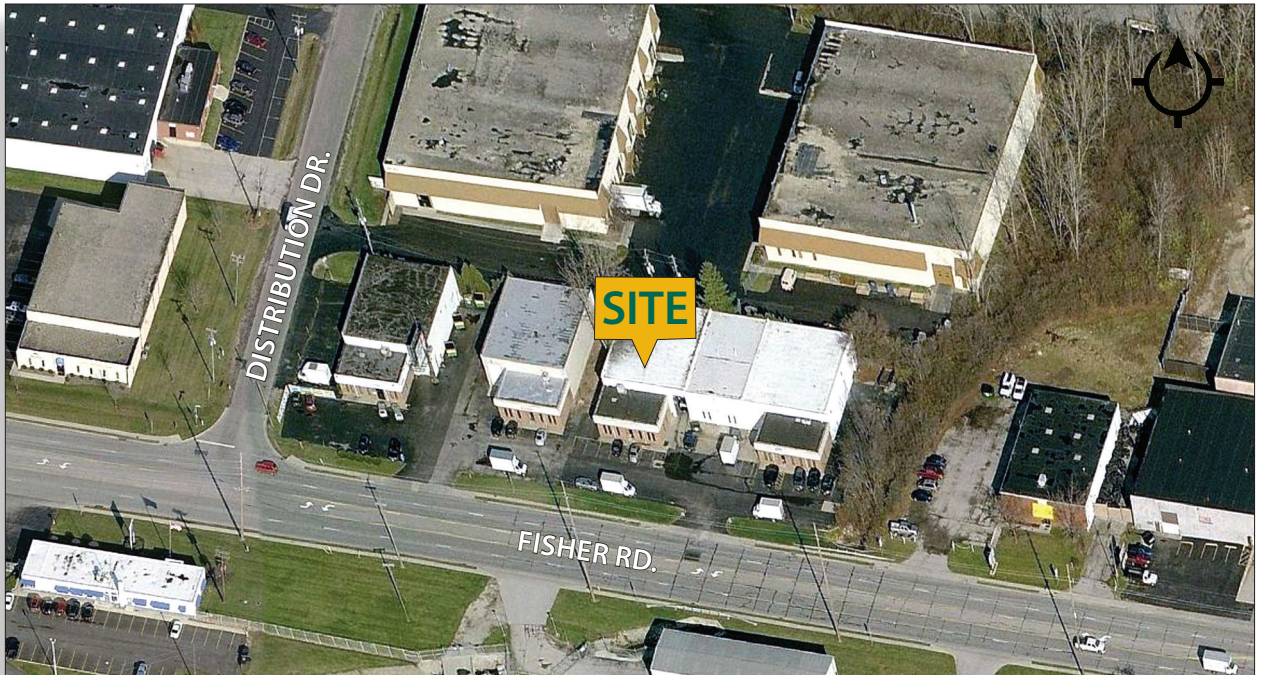
Jeffrey A. Boll, SIOR

T 614.799.2100 x210
C 614.402.0373
jboll@rjboll.com

Rj BOLL Realty, Ltd.

485 Metro Place S, Ste 205
Dublin, OH 43017
614.799.2100





Property Specifications:

- ± 6,150 Sq. Ft.
- ± 1,625 Sq. Ft. office
- 16' clear height
- 29' x 39' column spacing
- 1 drive-in door (10' x 14')
- 78' depth
- 800 amp - 480/277 volt electrical
- Zoned M
- 1.63:1,000 car parking
- Built in 1980

Rate:

- ~~\$7.00/Sq. Ft. Modified Gross~~
Now listed at \$6.25/Sq. Ft. Modified Gross
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

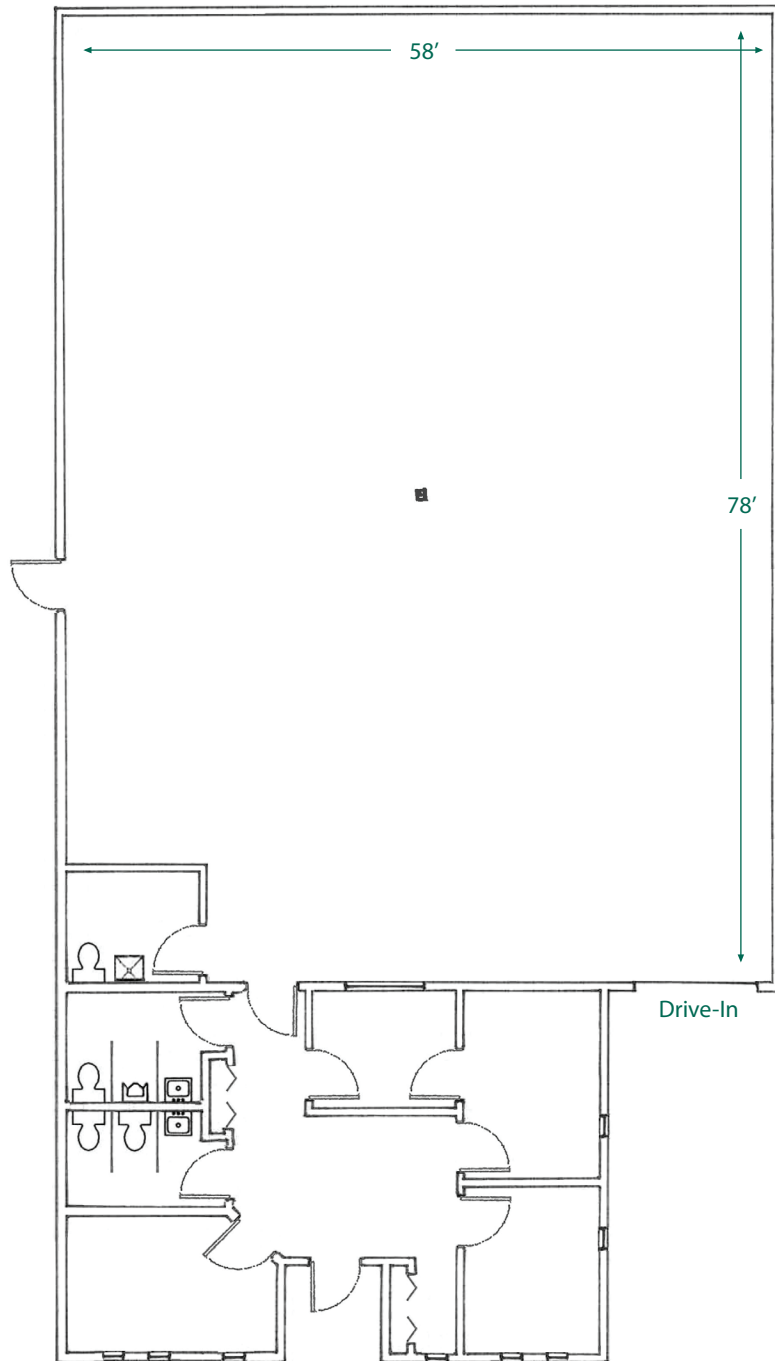
Unit	Size SF	Max Avail	Rate	Office SF	Drive -Ins
4076	6,150	6,150	\$6.25 MG	1,625	1

Ray C. Boll, SIOR
T 614.799.2100 x212
C 614.989.8600
rboll@rjboll.com

Jeffrey A. Boll, SIOR
T 614.799.2100 x210
C 614.402.0373
jboll@rjboll.com

Rj BOLL Realty, Ltd.
485 Metro Place S, Ste 205
Dublin, OH 43017
614.799.2100





Ray C. Boll, SIOR
T 614.799.2100 x212
C 614.989.8600
rboll@rjboll.com

Jeffrey A. Boll, SIOR
T 614.799.2100 x210
C 614.402.0373
jboll@rjboll.com

Rj BOLL Realty, Ltd.
485 Metro Place S, Ste 205
Dublin, OH 43017
614.799.2100





Ray C. Boll, SIOR
T 614.799.2100 x212
C 614.989.8600
rboll@rjboll.com

Jeffrey A. Boll, SIOR
T 614.799.2100 x210
C 614.402.0373
jboll@rjboll.com

Rj BOLL Realty, Ltd.
485 Metro Place S, Ste 205
Dublin, OH 43017
614.799.2100





Ray C. Boll, SIOR
T 614.799.2100 x212
C 614.989.8600
rboll@rjboll.com

Jeffrey A. Boll, SIOR
T 614.799.2100 x210
C 614.402.0373
jboll@rjboll.com

Rj BOLL Realty, Ltd.
485 Metro Place S, Ste 205
Dublin, OH 43017
614.799.2100





Ray C. Boll, SIOR
T 614.799.2100 x212
C 614.989.8600
rboll@rjball.com

Jeffrey A. Boll, SIOR
T 614.799.2100 x210
C 614.402.0373
jball@rjball.com

Rj BOLL Realty, Ltd.
485 Metro Place S, Ste 205
Dublin, OH 43017
614.799.2100

