



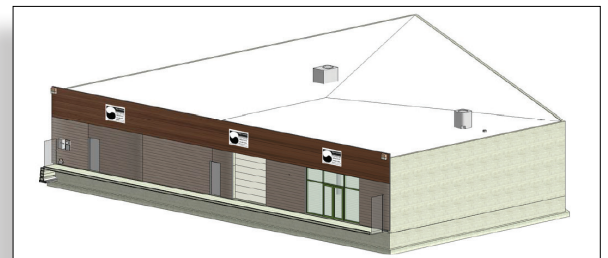
NEW GLASS STOREFRONT WITH OFFICE BTS

Property:

- ±8,200 Sq. Ft. standalone building for lease
- ±4,800, 6,100, up to 8,200 Sq. Ft. available
- Office build to suit
- Front loaded with one 10'x10' drive-in door
- New parking lot, roof replacement, updates to front facing building façade and potential for up to three new storefronts
- M-1 zoning

Location:

- Less than ½ mile from the I-670 & Grandview Ave. interchange
- Near Grandview Yard
- 5 minutes to downtown Columbus



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Property Specifications:

- ±8,200 Sq. Ft. standalone building for lease
- ±4,800, 6,100, up to 8,200 Sq. Ft. available
- In whitebox condition with open layout office BTS
- 12' clear height
- Front loaded with one 10'x10' drive-in door
- M-1 zoning
- Building signage available with exposure to Goodale
- Exterior Renovations Underway: New parking lot, roof replacement, updates to front facing building façade and potential for up to three new storefronts

Rental Rate:

- \$10.50-12.00/Sq. Ft. NNN
- 2026 Est. Operating Expenses:
\$3.74/Sq. Ft. (RE taxes, ins., CAM)
- Tenant to pay own utilities and janitorial

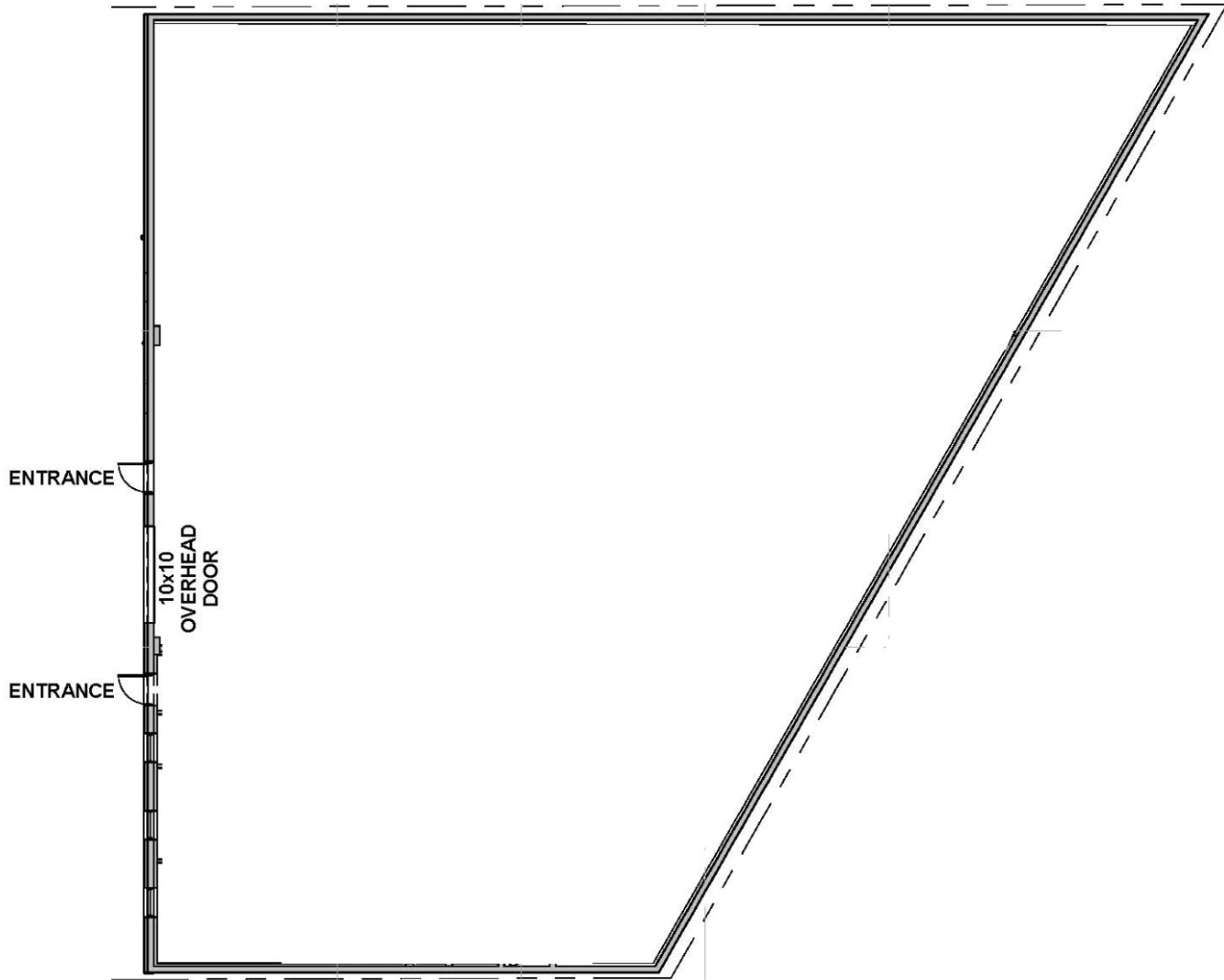
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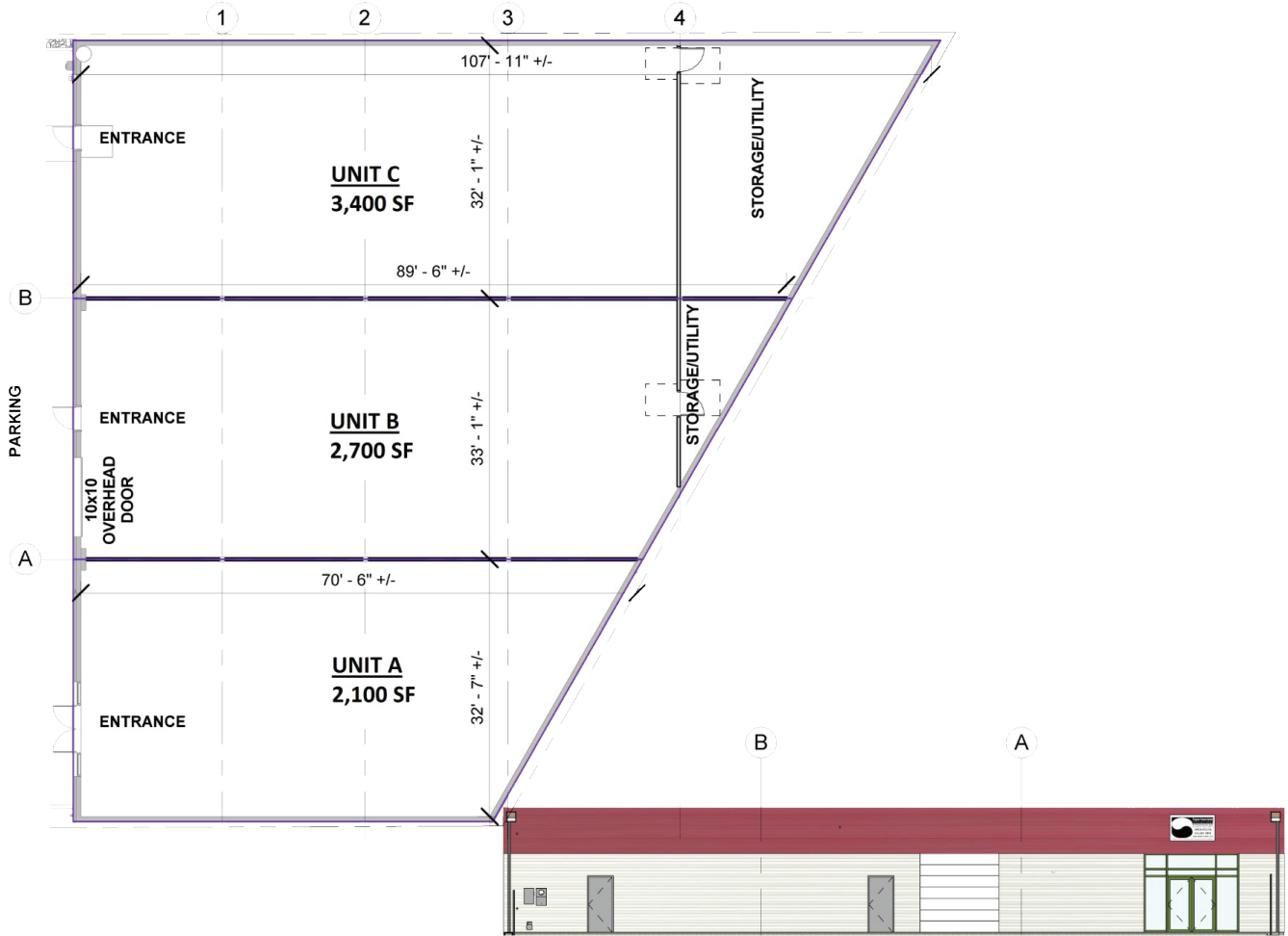


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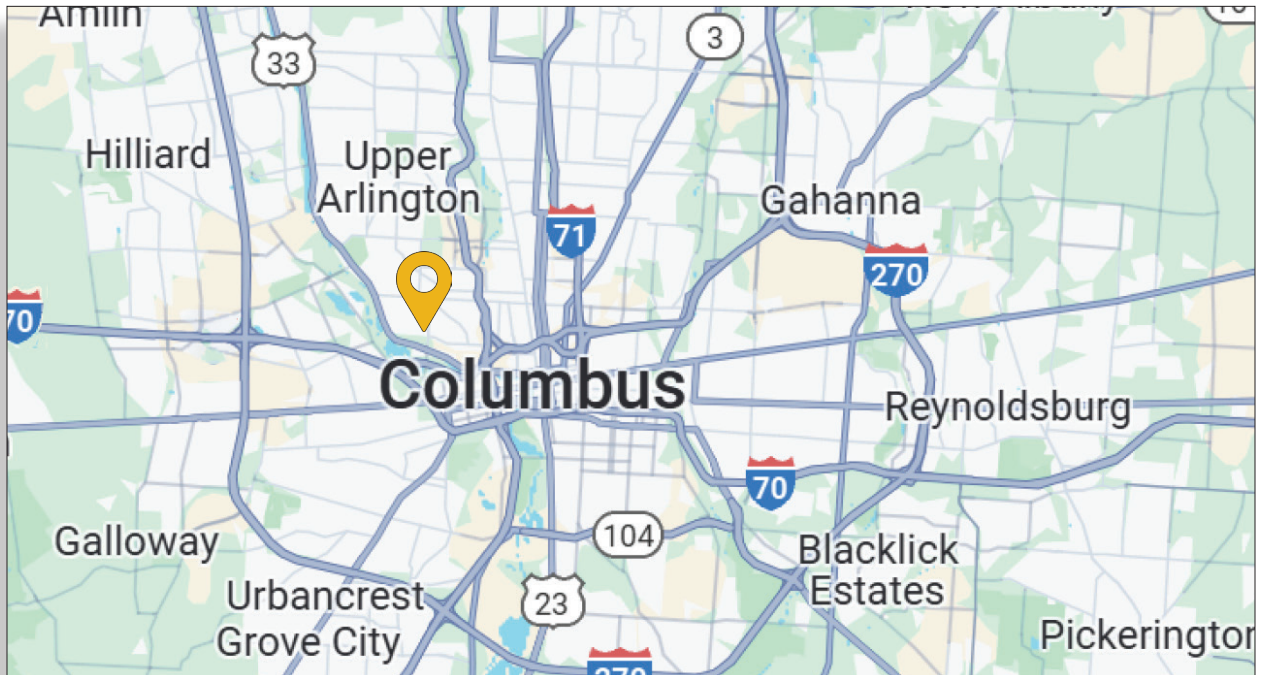
POTENTIAL MULTI-TENANT FLOOR PLAN



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