



PRIME WEST SIDE WAREHOUSE

Property:

- $\pm 80,605$ Sq. Ft. of warehouse available
- Divisible at $\pm 34,545$ Sq. Ft. and $\pm 46,060$ Sq. Ft.
- 12 docks total
- One drive-in ramp
- End unit
- Two office components (1,400 Sq. Ft. & 1,200 Sq. Ft.)
- Available immediately
- Sublease thru April 30, 2027

Location:

- Located within Westbelt Business Park
- Two access points; I-270 & Roberts Rd.
plus I-70 & Rome Hilliard Rd.
- 15 minutes to Columbus CBD



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Property Specifications:

- 21' - 24' clear
- 40' x 47' column spacing
- End unit

Rental Rate:

- Negotiable/Sq. Ft. NNN
- 2025 estimated operating expenses:
\$3.26/Sq. Ft. (taxes, insurances, CAM)

Available Suites:

Units	Size SF	Office SF	Docks	Drive-in ramps
4419 & 4417	80,605	2,600	12	1
4417	46,060	1,200	8 (5/w/pit levels)	1
4419	34,545	1,400	4	0

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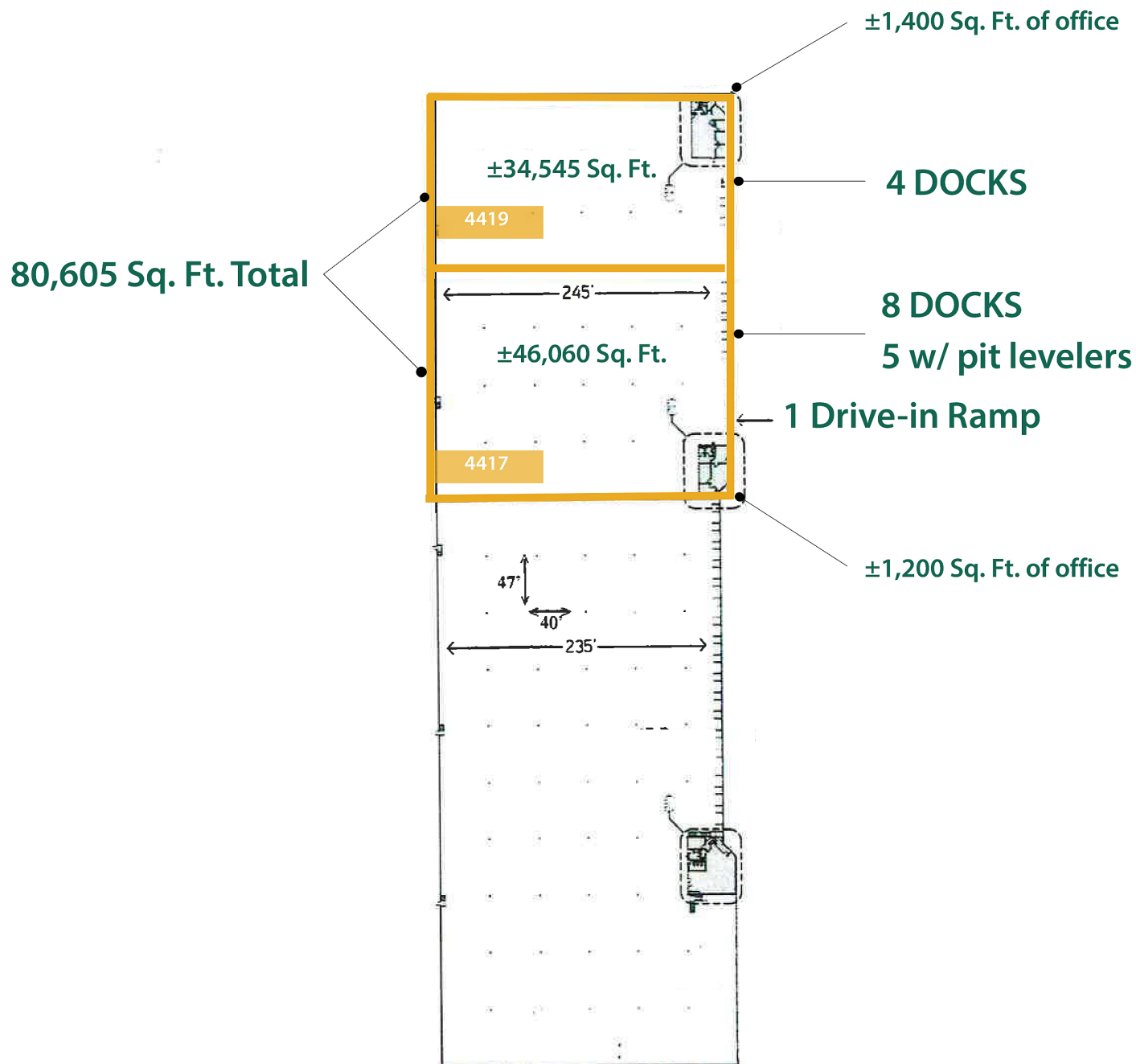
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4419 FLOORPLAN



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