



## 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



**Jeffrey A. Boll, SIOR**  
T 614.799.2100 x212  
C 614.402.0373  
jboll@rjboll.com

**Rj BOLL Realty, Ltd.**  
5115 Parkcenter Ave., Ste. 275  
Dublin, OH 43017  
614.799.2100




**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)

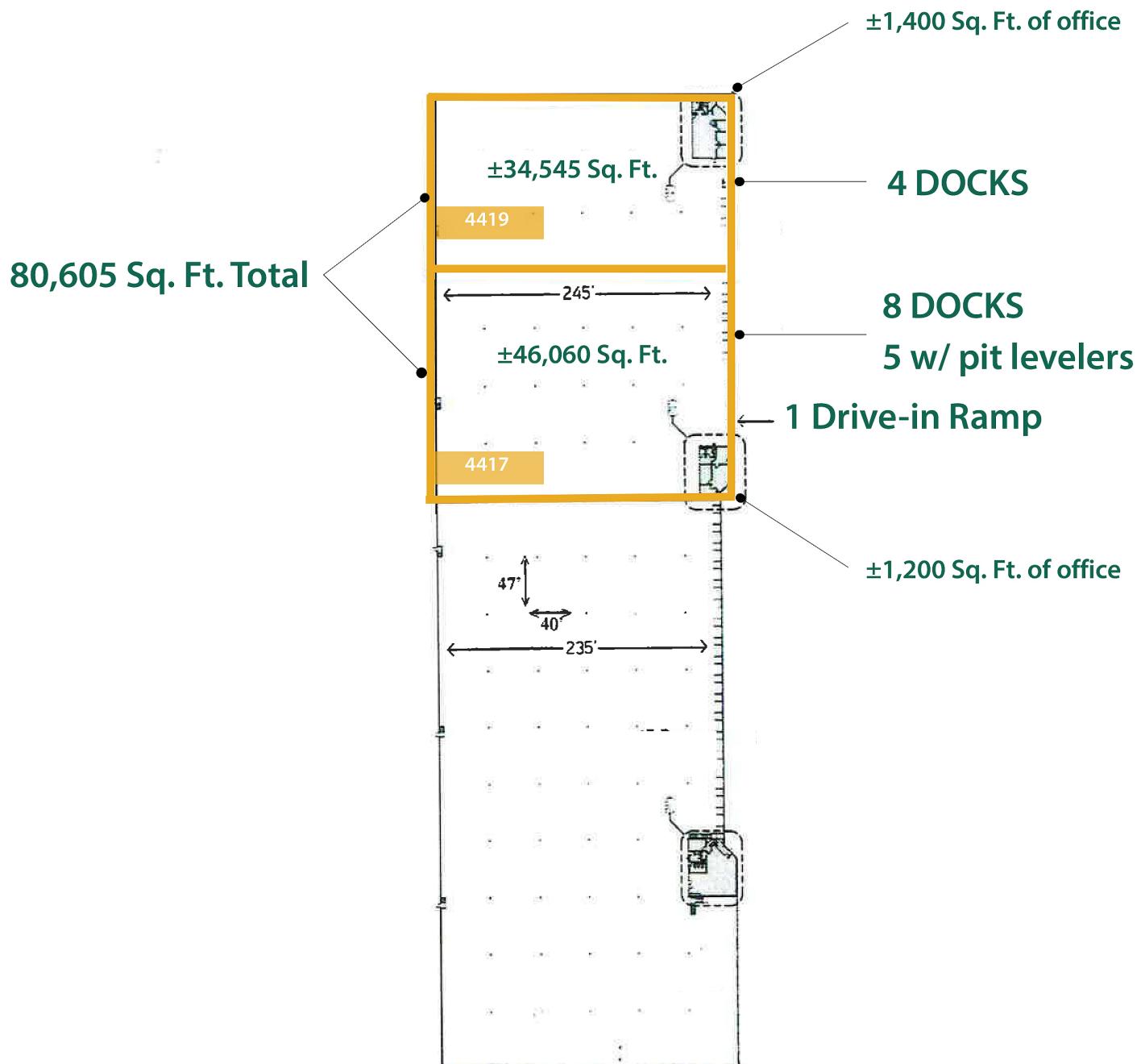
**Available Suites:**

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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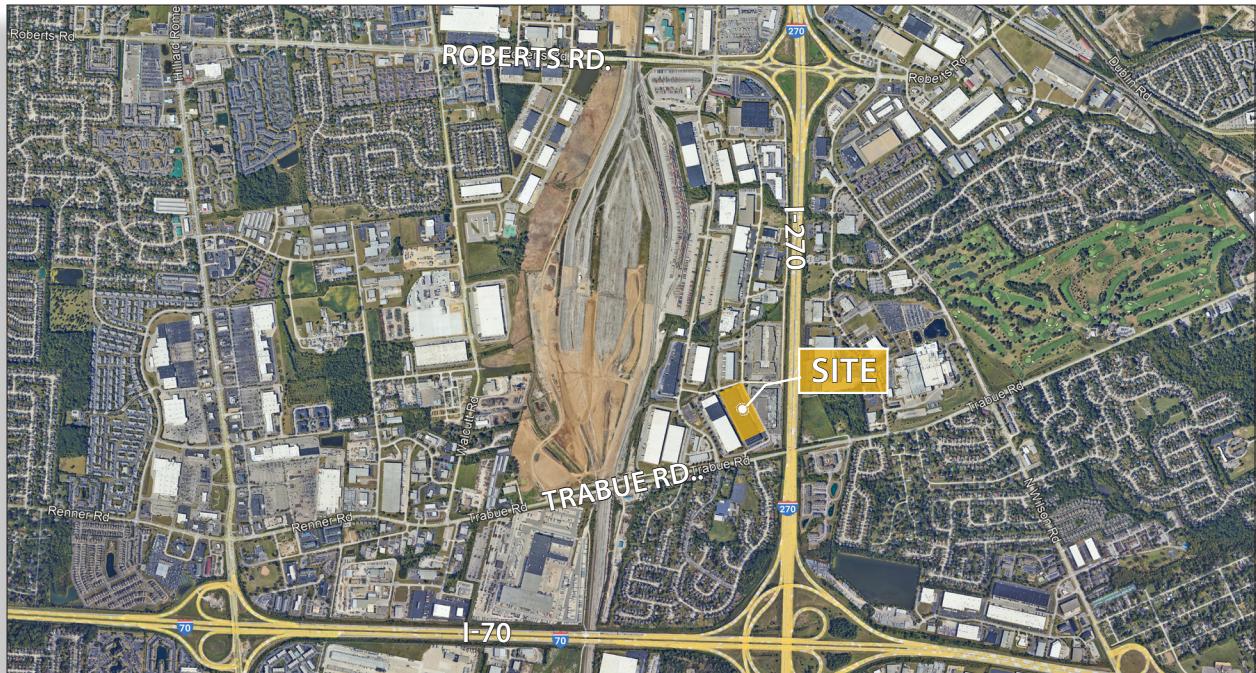




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