



## WESTPOINTE BUSINESS PARK BUILDING K

### Property:

- ±11,565, 22,558, up to 34,123 Sq. Ft. available for lease
- 22' clear ceiling height
- Two (8'x10') dock doors & one (12'x14') drive-in door
- Situated on ±6.50 acres of land
- High quality, tilt-up concrete construction
- +/- 50% air-conditioned units

### Location:

- Roberts Rd. & I-270 interchange
- Easy access to I-270 and I-70
- 15 minutes to Downtown CBD



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

**Dylan Boll Kaczinski**  
T 614.799.2100 x210  
C 614.307.3019  
dylan@rjboll.com

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




**Property Specifications:**

- ±11,565, 22,558, up to 34,123 Sq. Ft. available for lease
- High quality, tilt-up concrete construction
- 22' clear ceiling height
- Built in 1988

**Rental Rate:**

- Negotiable
- 2026 Estimated Operating Expenses: \$2.19/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

**Available Suites:**

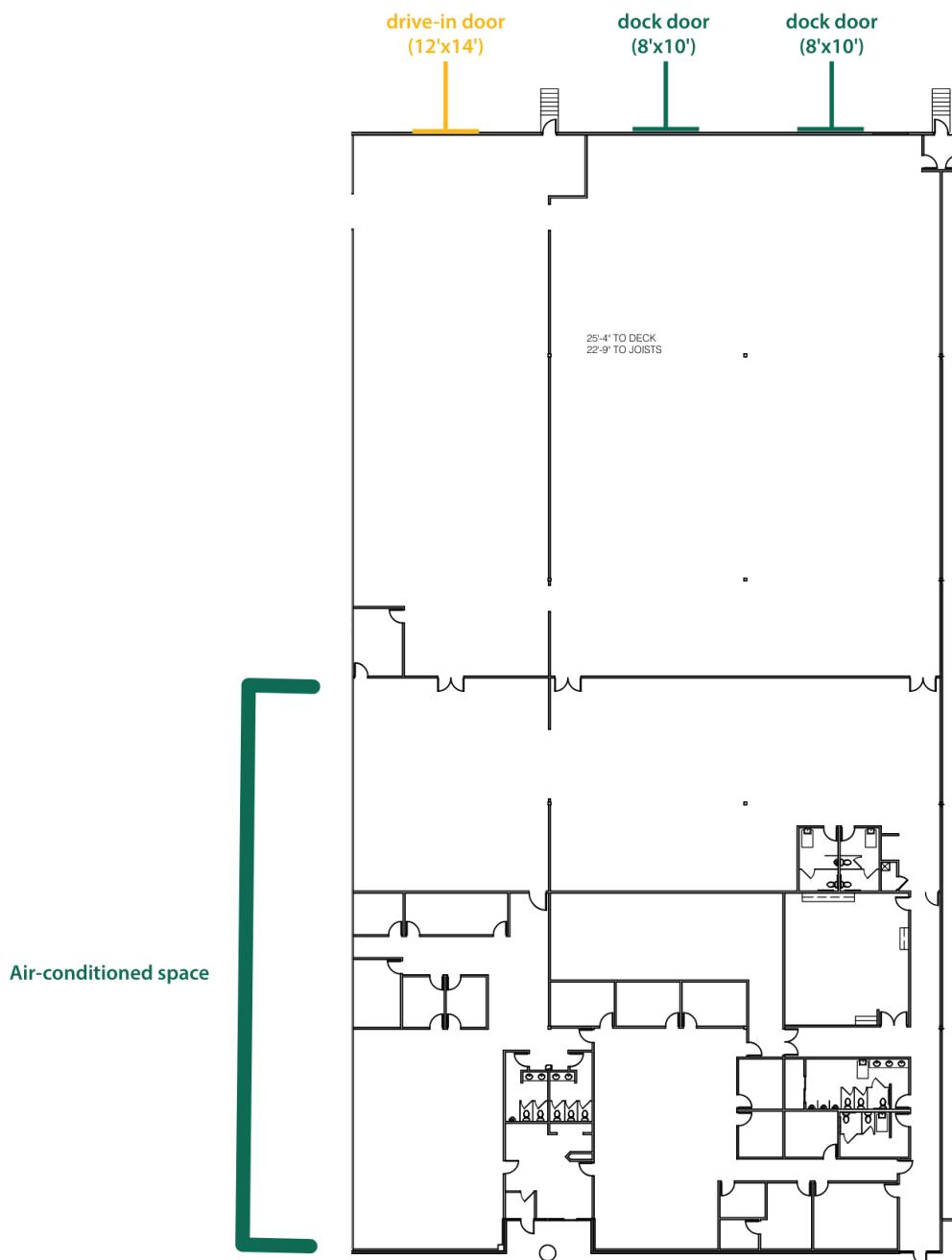
Unit	Size SF	Rate	Docks	Drive -Ins
2282	22,558	Negotiable	2	0
2288	11,565	Negotiable	0	1
2282 & 2288	34,123	Negotiable	2	1

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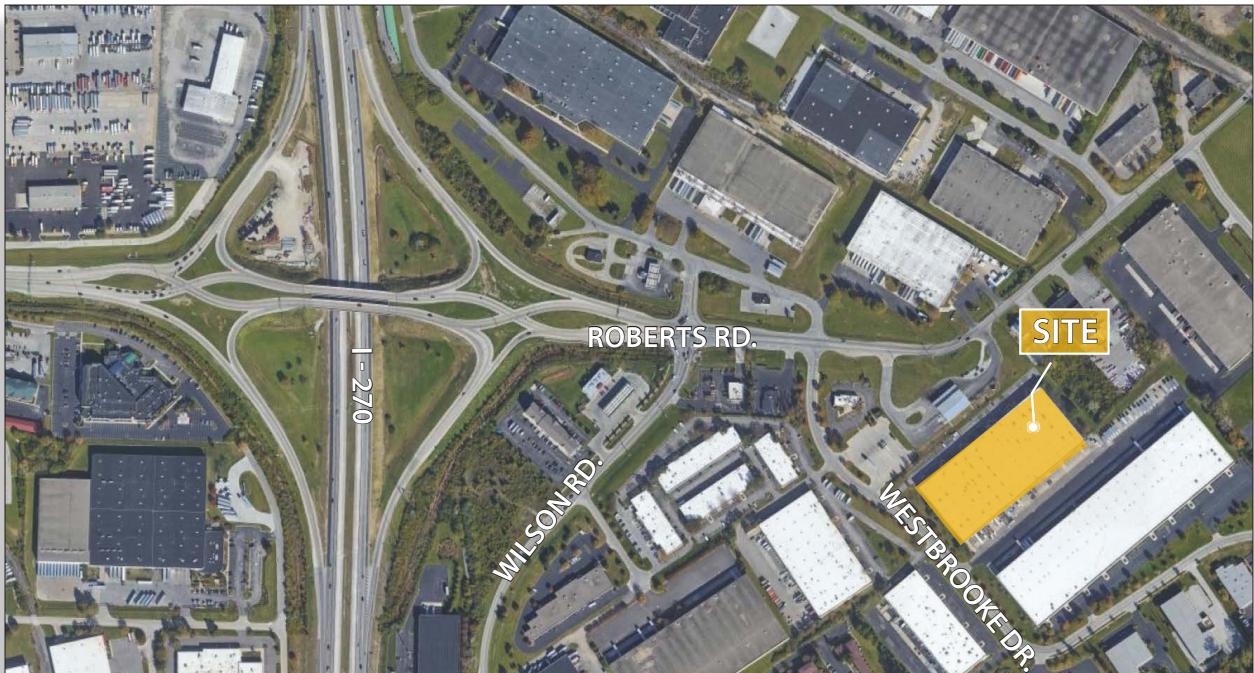


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