



Property:

- ±12,280 Sq. Ft. office/warehouse for sublease
- Includes ±4,599 Sq. Ft. office
- 2 docks
- Sublease term expires 9/30/29

Location:

- North side Columbus
- Convenient access to I-71 and I-270

Jacob A. Boll, SIOR

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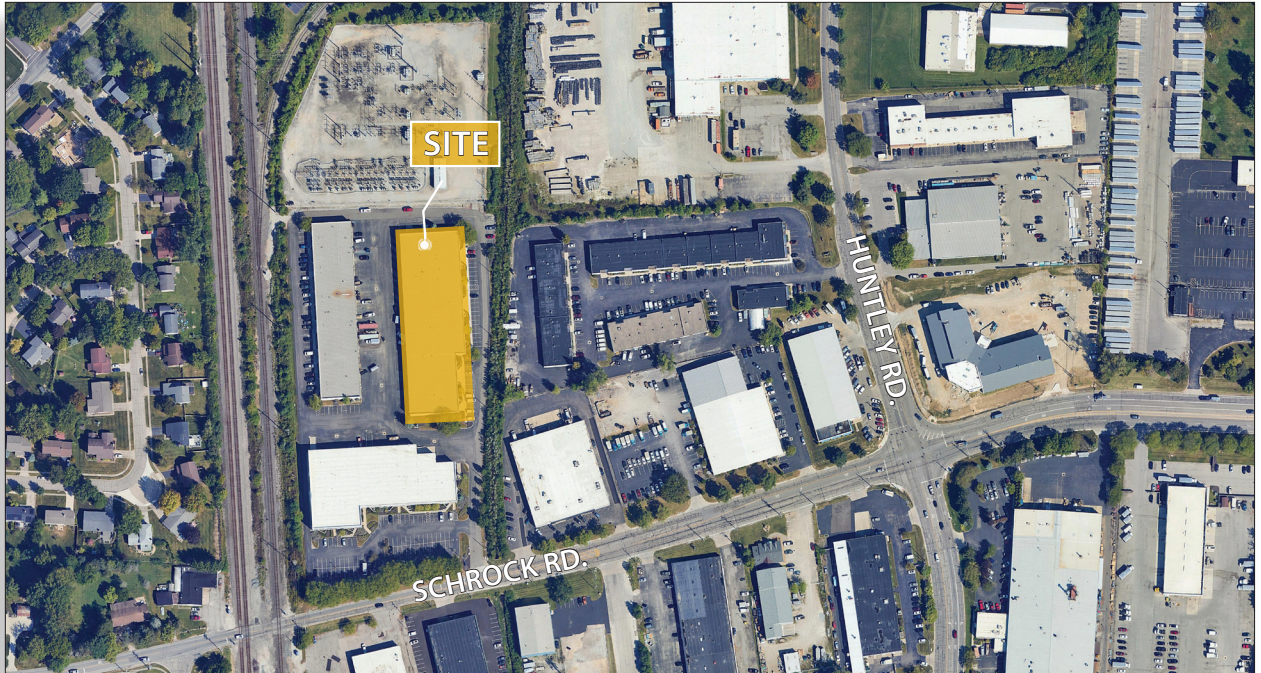
Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100





Property Specifications:

- ±12,280 Sq. Ft. office/warehouse for sublease
- Includes ±4,599 Sq. Ft. office
- 2 docks
- Sublease term expires 9/30/29
- Wet sprinkler system
- 18' clear height
- 50' x 39' column spacing

Rental Rate:

- Negotiable/Sq. Ft. NNN
- 2026 Est. Operating Expenses:
\$5.57/Sq. Ft. (taxes, ins., CAM)

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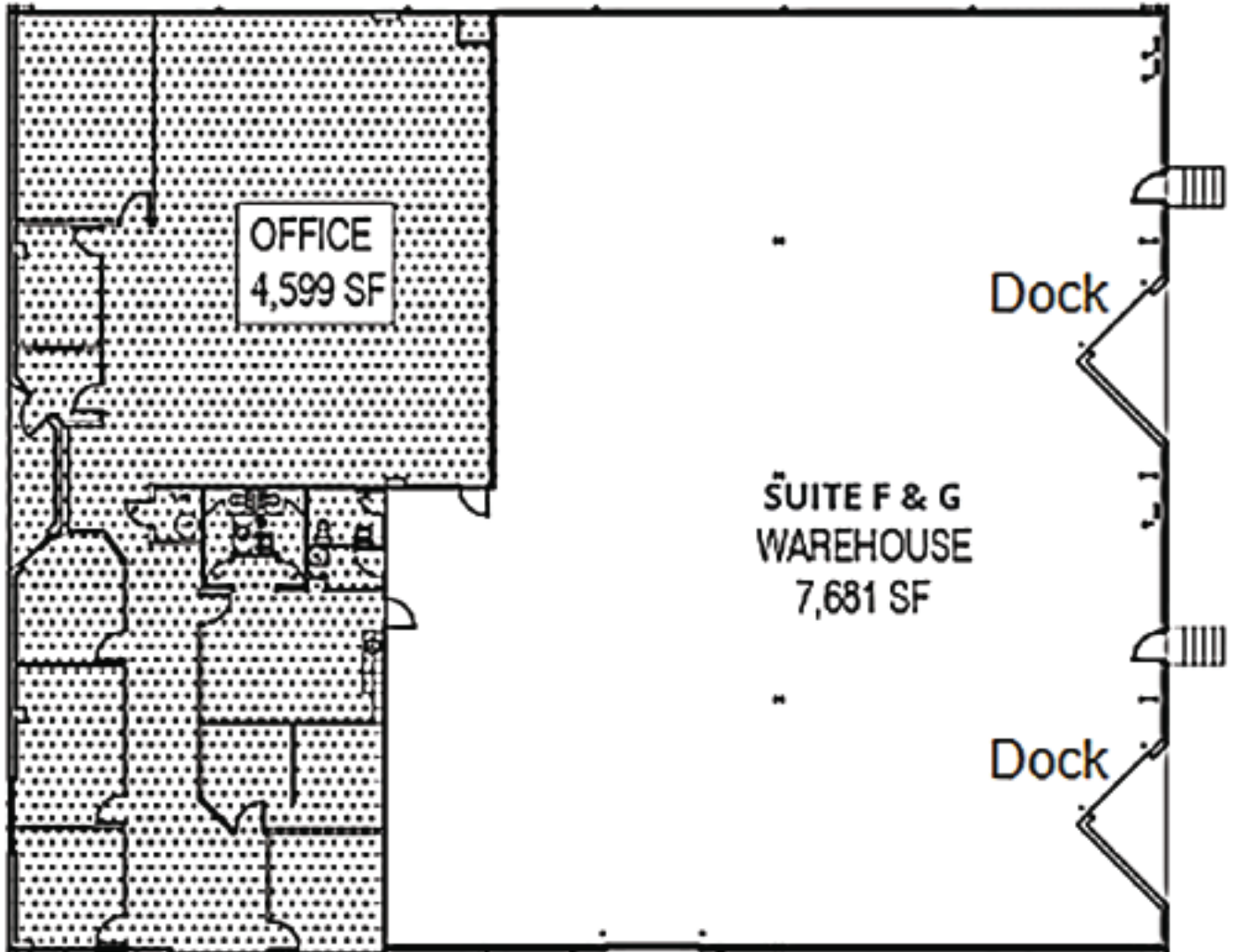
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