



PRIME WAREHOUSE / I-70 FREEWAY FRONTAGE

**Property:**

- ±12,000 Sq. Ft. office/warehouse unit available for lease
- Unit consists of ±10,432 Sq. Ft. warehouse and ±1,568 Sq. Ft. office/show room
- Three drive-in doors (two 14' x 14' and one 12' x 14')
- One 9' x 10' semi-dock w/pit leveler
- Clear height: 25' - 27'
- Column spacing: 28' x 41' (85' building depth)
- Eight additional trailer parking stalls

**Location:**

- Located south of I-70
- Just East of Hilliard-Rome Rd., off Fisher Rd
- ±1 mile to I-70
- Less than 3 miles to I-270



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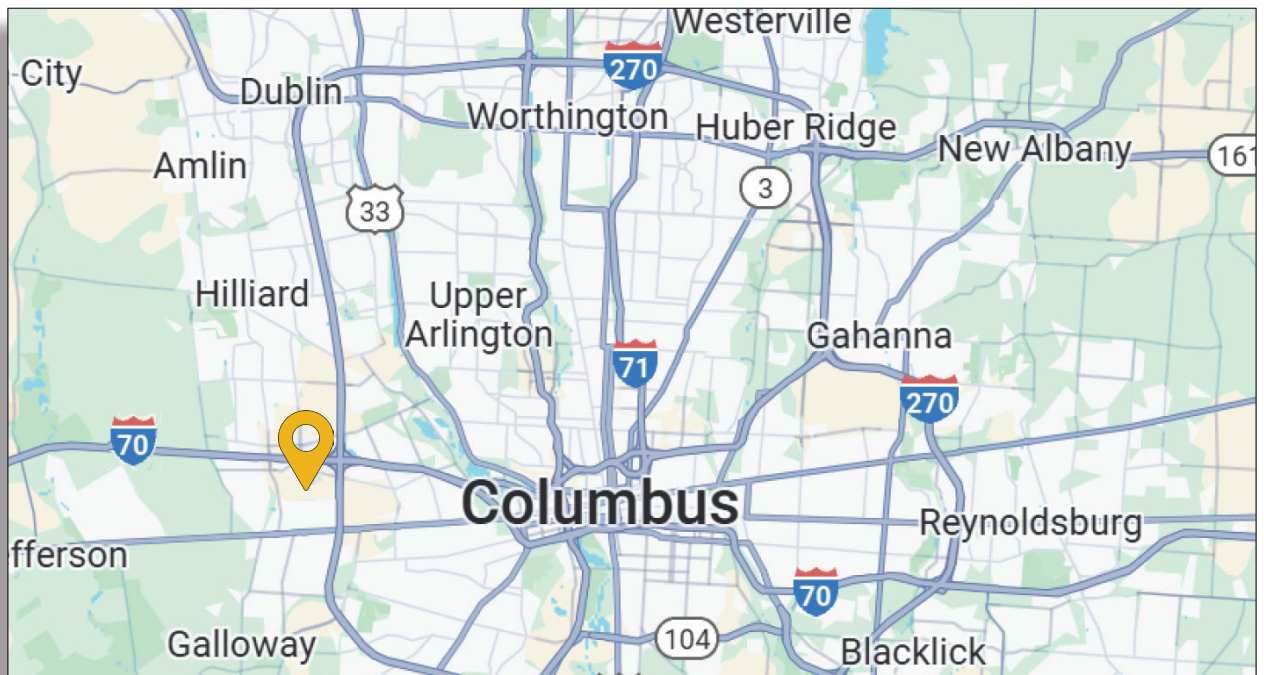
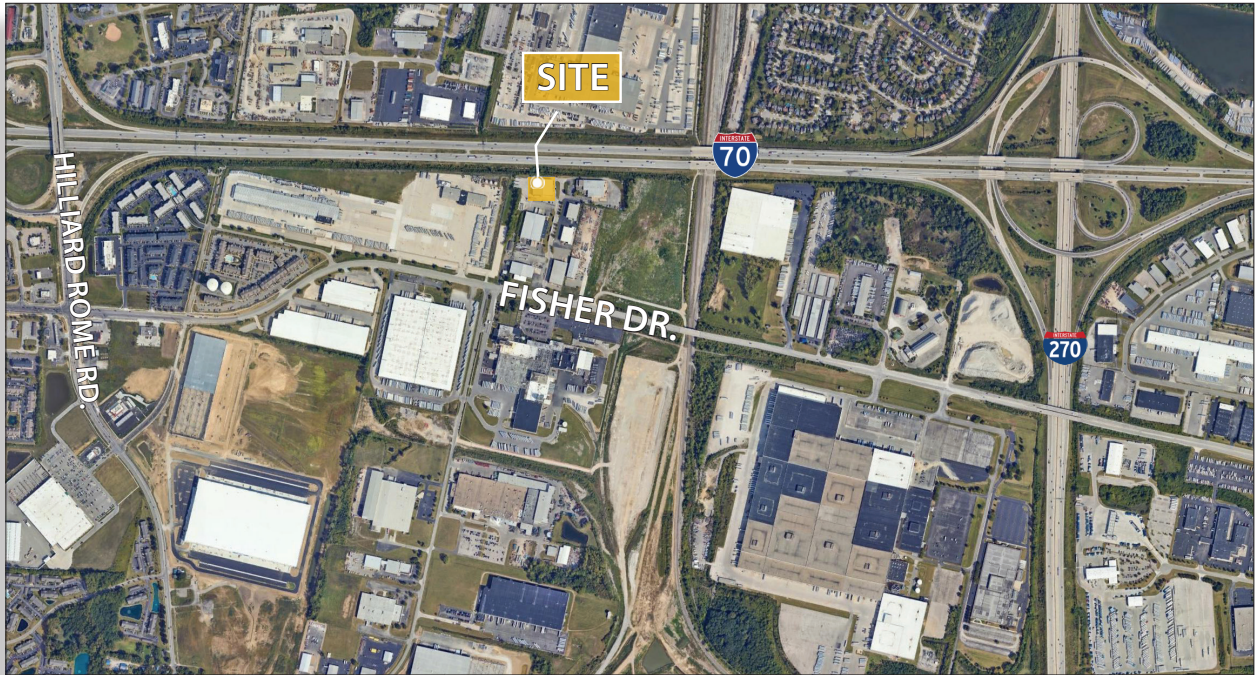
**Rental Rate:**

- \$10.50/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$2.10/Sq. Ft. (taxes, insurance, CAM)

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