



**WESTBELT NEW CONSTRUCTION I-270 FRONTAGE**

**Property:**

- ±45,045 Sq. Ft. available for lease
- Situated on ±3.77 acres of land
- 32' clear height
- 7 dock doors
- Available immediately
- Two truck courts
- Double loaded; flow thru design
- Freeway signage opportunity

**Location:**

- Easy access to I - 270 and I - 70
- 15 minutes to Downtown CBD



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**Rj BOLL Realty, Ltd.**

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

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**Property Specifications:**

- ±45,045 Sq. Ft. available for lease
- 32' clear height
- New construction
- 7 dock doors
- 24 car parking spots
- Available immediately
- 400amp, 277 / 480volt, 3phase, 4wire system.  
Also has 3 electric panels within the building:  
1 HP panel with the 277/480volts & 2 LP panels  
with 120/277volt, each with 42 spaces. Fed by a  
75kva transformer.

**Rental Rate:**

- \$7.50/Sq. Ft. NNN
- 2025 Estimated Operating Expenses:  
Taxes: \$0.84/SF  
Insurance: \$0.21/SF  
CAM: TBD
- Tenant to pay own utilities, trash removal  
and janitorial

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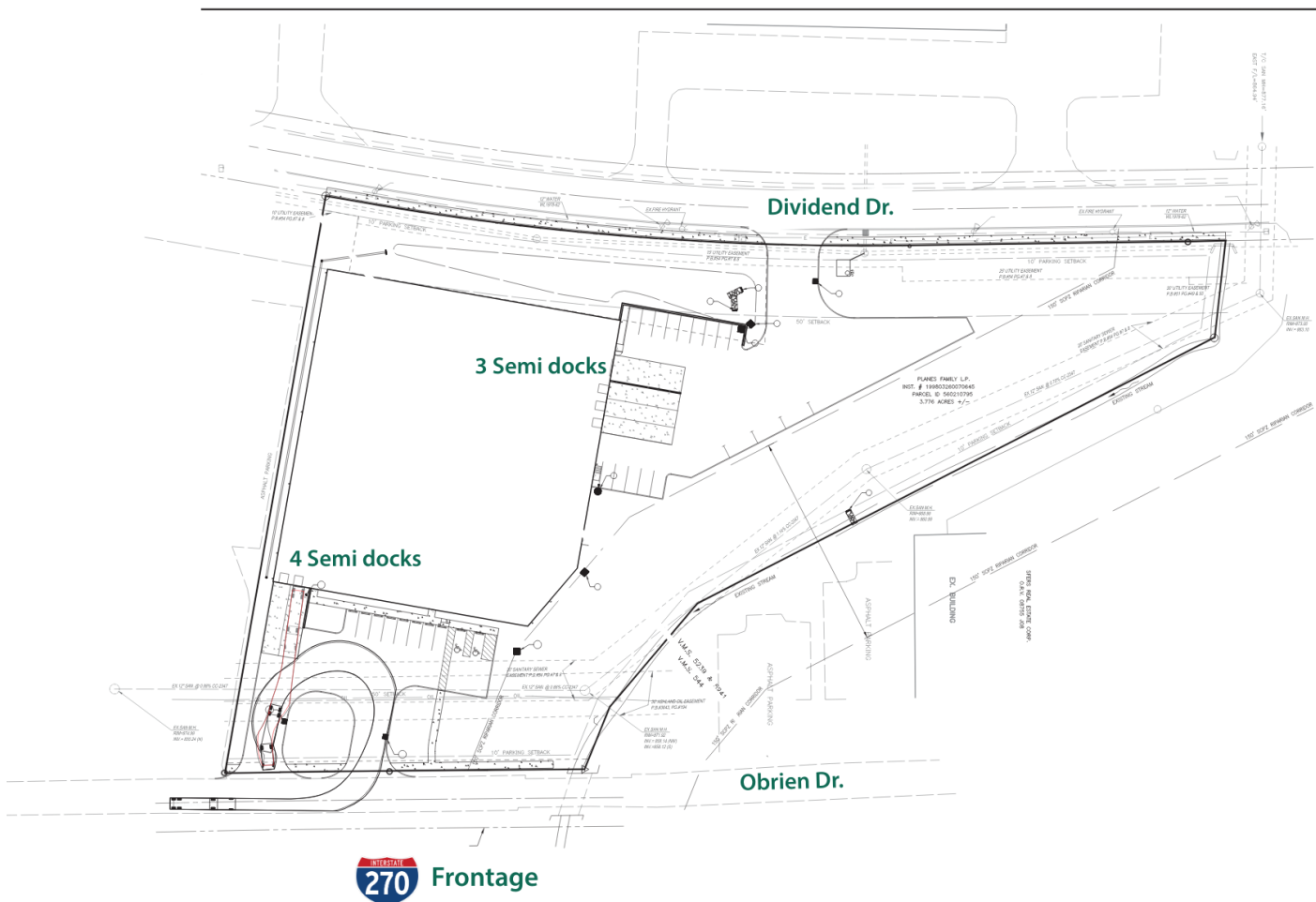
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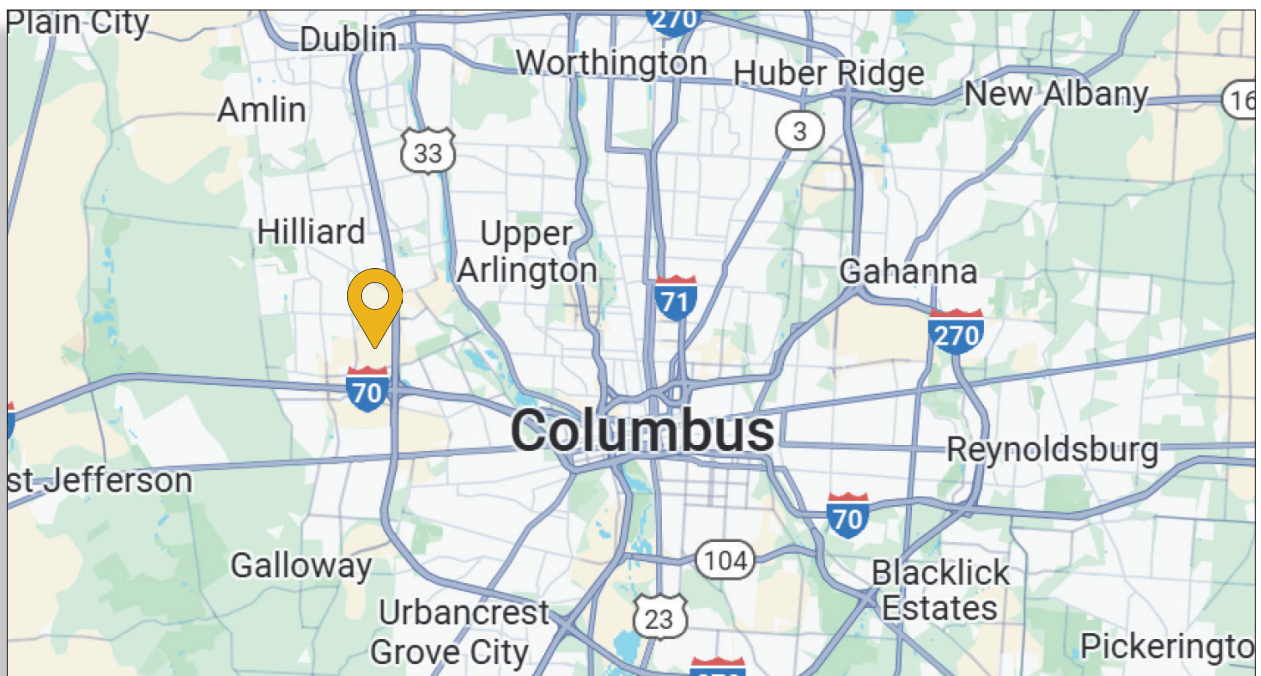




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