



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



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:

- ±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.

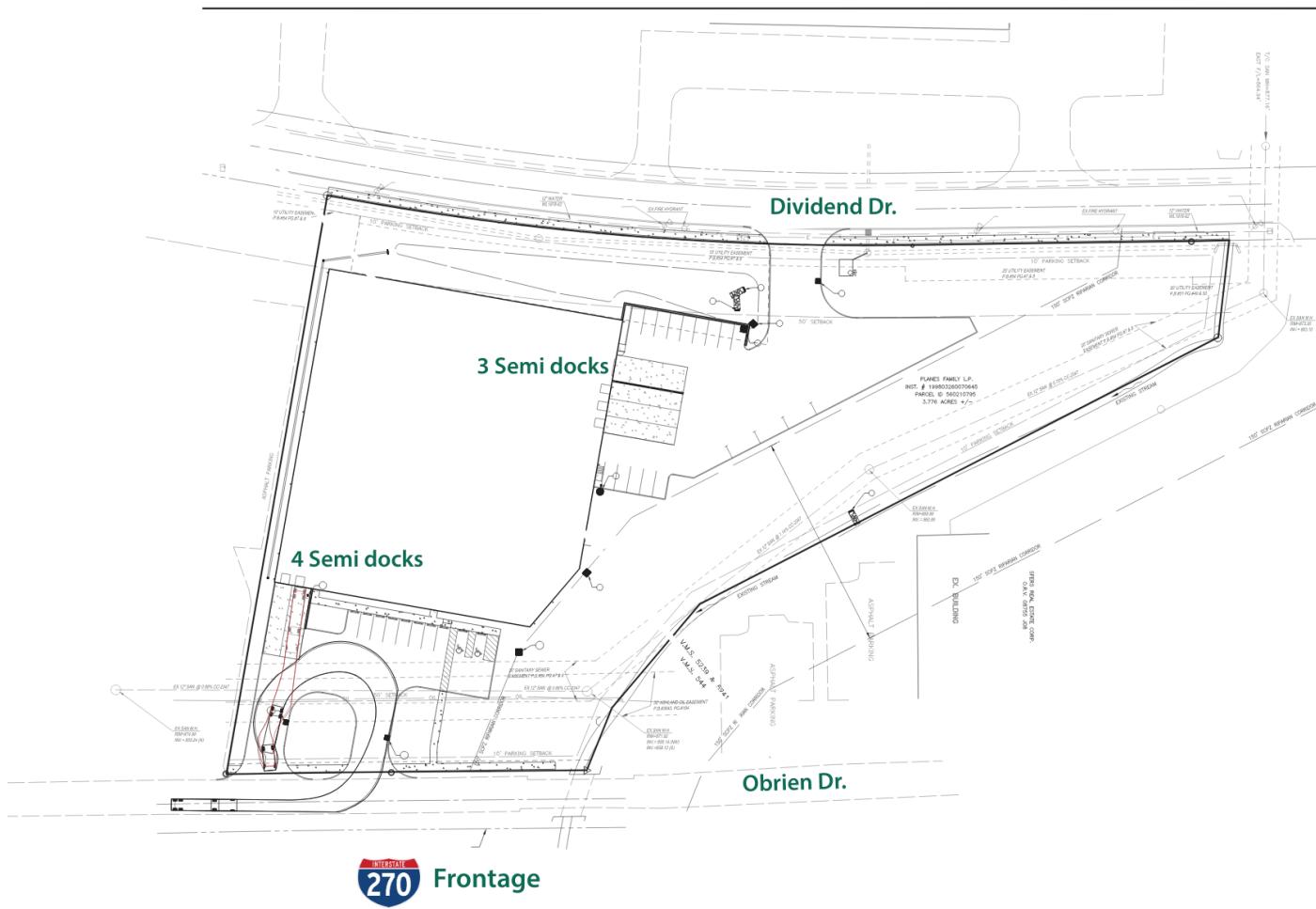
Rental Rate:

- \$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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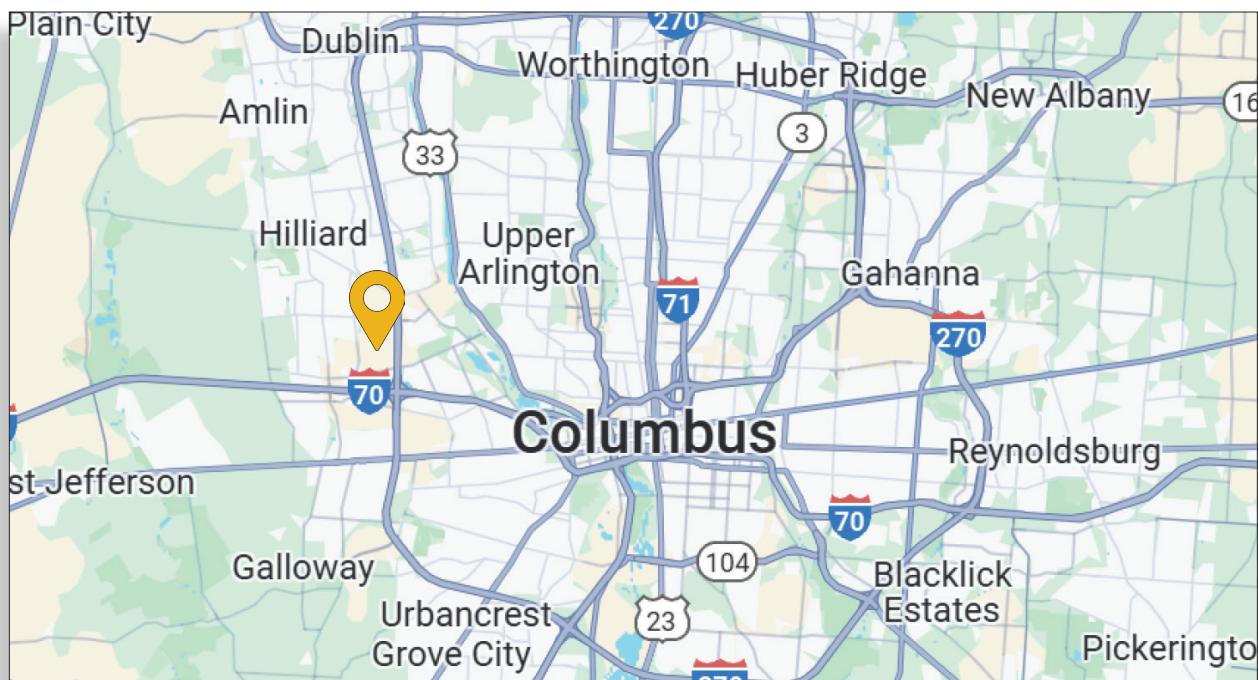




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