



Property:

- ±19,992 Sq. Ft. multi-tenant building
- ±5,031 Sq. Ft. office/warehouse available
- Dock and 12'x14' drive-in door
- 19' - 20' clear height

Location:

- Directly off I-70 at Wilson Rd.
- ±1.3 miles to I-270
- ±10 minutes to Downtown Columbus



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Property Specifications:

- ±19,992 Sq. Ft. multi-tenant building
- ±5,031 Sq. Ft. office/warehouse available
- Includes ±1,009 Sq. Ft. office (two private offices plus open office)
- Dock and 12'x14' drive-in door
- 19'- 20' clear height
- Zoned M
- Built 2001

Rental Rate:

- \$11.00/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$3.36/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash, and janitorial

Available Suites:

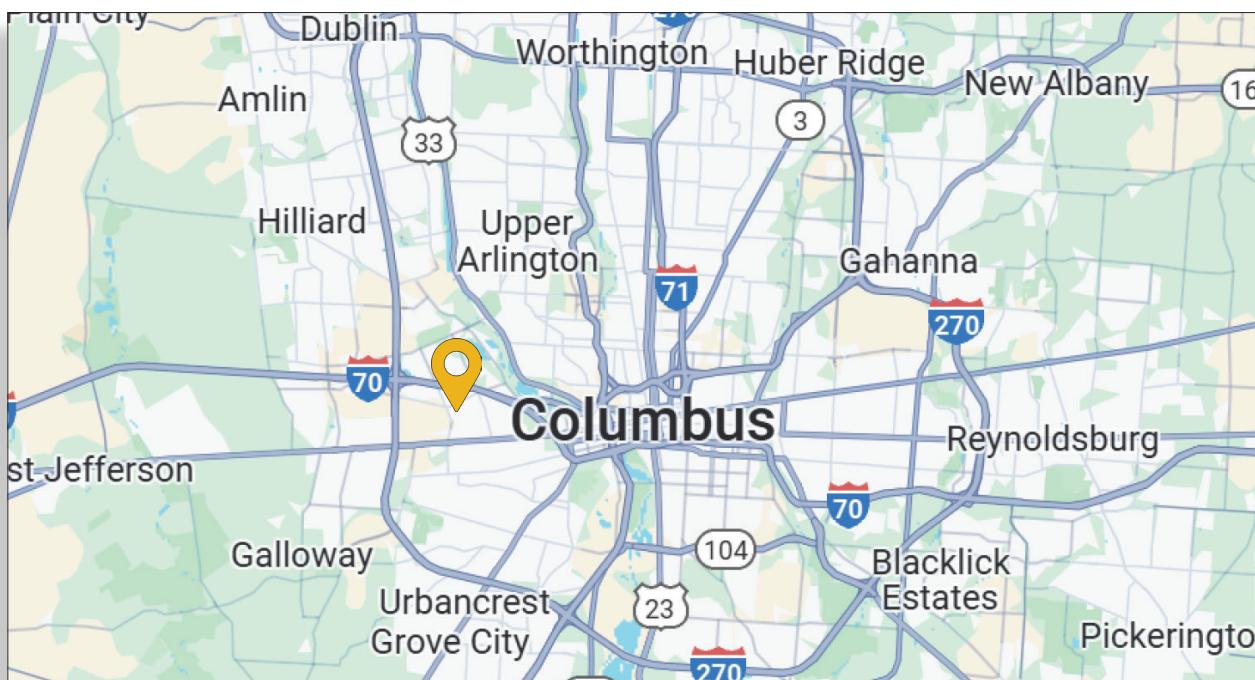
Unit	Size SF	Office Sq. Ft.	Docks	Drive - Ins
715	5,031	1,009	1	1

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