

OFFICE/WAREHOUSE FOR LEASE



Property:

- $\pm 19,992$ Sq. Ft. multi-tenant building
- $\pm 5,031$ 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



Jacob A. Boll
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





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

Jacob A. Boll
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





Jacob A. Boll
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100

