

STANDALONE OFFICE/WAREHOUSE FOR LEASE



SOUTHPARK BUSINESS CENTER

Property:

- ±10,556 Sq. Ft. office/warehouse on 2 acres
- 2/3 office, 1/3 warehouse
- Office remodeled 2025
- One semi-dock with pit-leveler
- 18' clear height
- 71 car parking or outdoor storage

Location:

- Located in the Southpark Business Center
- Convenient SW Columbus location
- Close to Stringtown Rd., I-71, & I-270



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5115 Parkcenter Ave., Ste. 275
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Property Specifications:

- $\pm 10,556$ Sq. Ft. office/warehouse on 2 acres
- 2/3 office, 1/3 warehouse
- Office remodeled 2025
- One semi-dock with pit-leveler
- $\pm 18'$ clear height
- ± 71 car parking or outdoor storage
- Office expandible; additional $\pm 1,564$ Sq. Ft. covered dock area

Rental Rate:

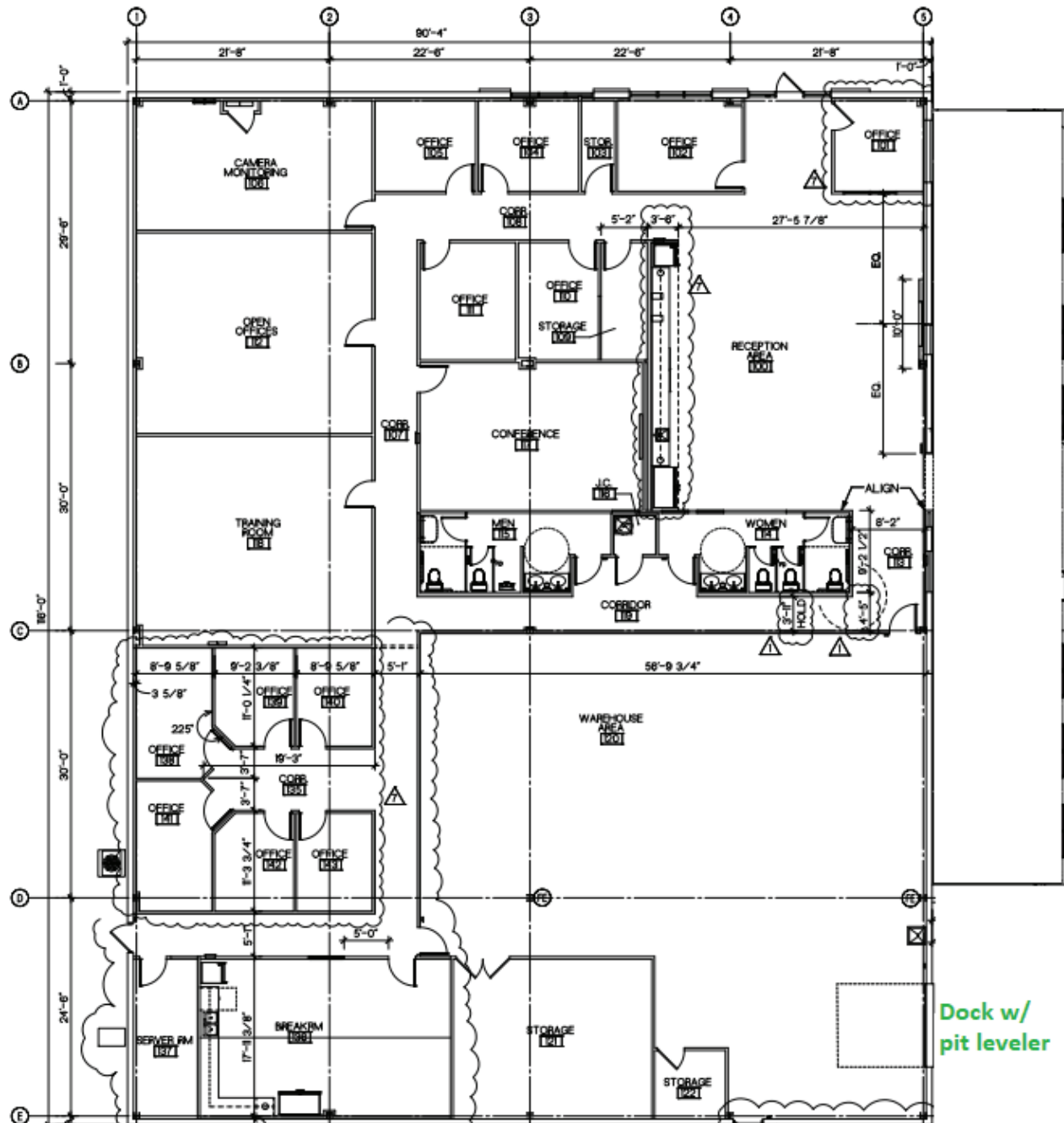
- \$15.00/Sq. Ft. NNN
- 2026 Est. Operating Expenses:
 - RE Taxes: \$2.47/Sq. Ft.
 - Ins.: TBD
 - CAM: TBD
- Tenant to pay own trash, utilities, and janitorial

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