



**Property:**

- $\pm 19,992$  Sq. Ft. multi-tenant building
- $\pm 4,982$ , 5,031, up to 10,013 Sq. Ft. available
- Docks and 12'x14' drive-in doors
- 19' - 20' clear height

**Location:**

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



**Jacob A. Boll**

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**Property Specifications:**

- ±19,992 Sq. Ft. multi-tenant building
- ±4,982, 5,031, up to 10,013 Sq. Ft. available
- Docks and 12'x14' drive-in doors
- 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.	Max. Cont.	Docks	Drive - Ins
715	5,031	1,009	10,013	1	1
717	4,982	860	10,013	1	1

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