



Rj BOLL Realty
Corporate Real Estate Services

3834 Zane Trace Dr.

Columbus, OH 43228

WAREHOUSE FOR LEASE



CORPORATE PARK WEST 1

Property:

- \pm 44,000 Sq. Ft. available for lease
- \pm 1,039 Sq. Ft. of office
- 5 total dock doors, 4 w/pit levelers
- 1 12'x14' drive-in door
- 22' clear height
- 40' x 40' typical column spacing

Location:

- Just east of I-270 and Roberts Rd. interchange
- Easy access to the freeway; \pm 1 mile to I-270
- Less than 5 minutes to I-70



Jeffrey A. Boll, SIOR

T 614.799.2100 x212

C 614.402.0373

jboll@rjboll.com

Dylan Boll Kaczinski

T 614.799.2100 x210

C 614.307.3019

dylan@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100



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Property Specifications:

- ± 98,500 Sq. Ft. building
- ± 44,000 Sq. Ft. available for lease
- 22' clear height
- 40' x 40' typical column spacing
- 293' depth
- Fully sprinkled - wet system
- 225 amp - 277/480 volt electrical
- Zoned M-2
- 5 total dock doors (four 8'x10' dock doors w/pit levelers, one 8'x8' dock door)
- One 12'x14' drive-in
- 18 car parking spots

Rental Rate:

- \$7.50/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$2.20/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Total SF	Office SF	Rate	Docks	Drive-in
3834	± 44,000	± 1,039	\$7.50 NNN	5	1

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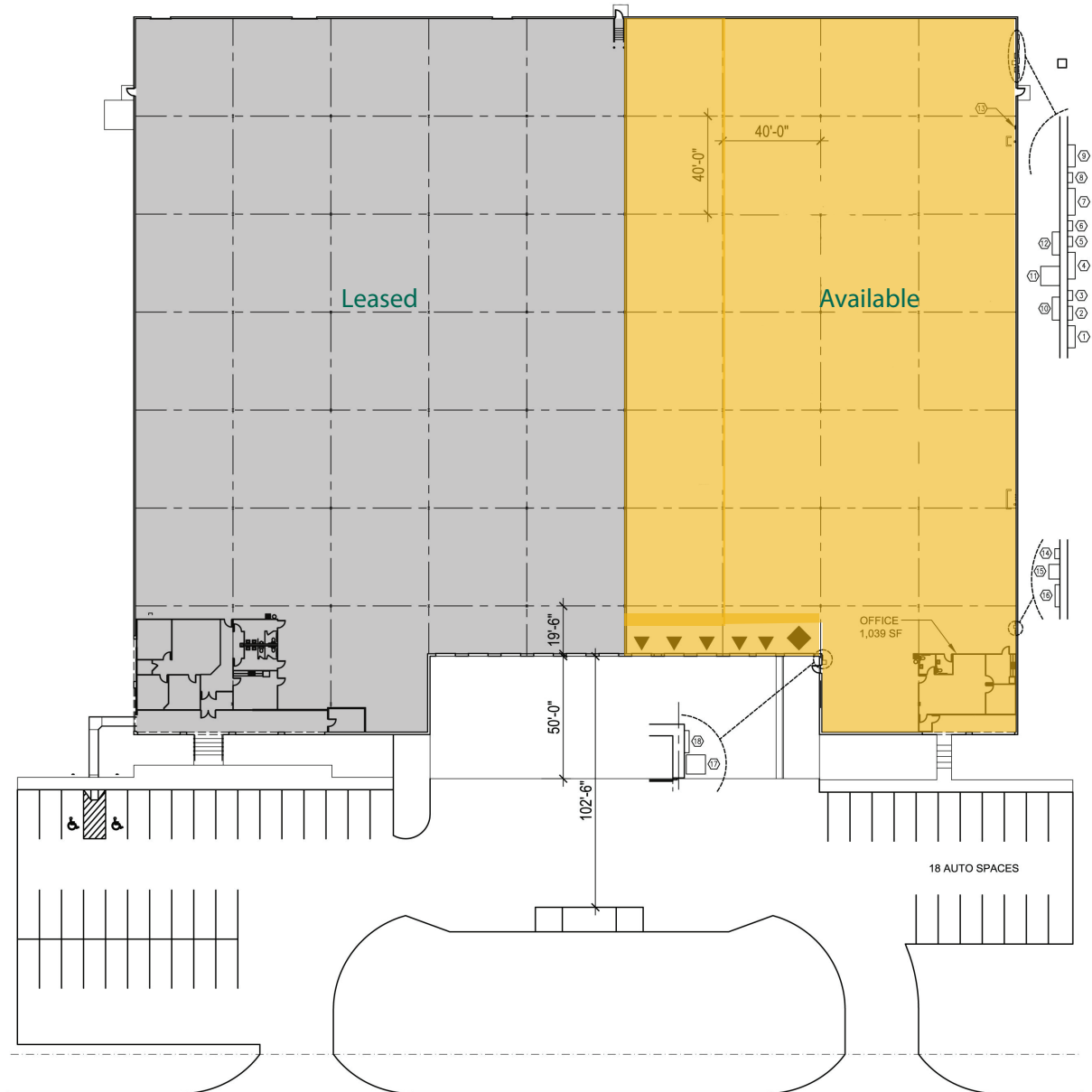


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FLOOR PLAN



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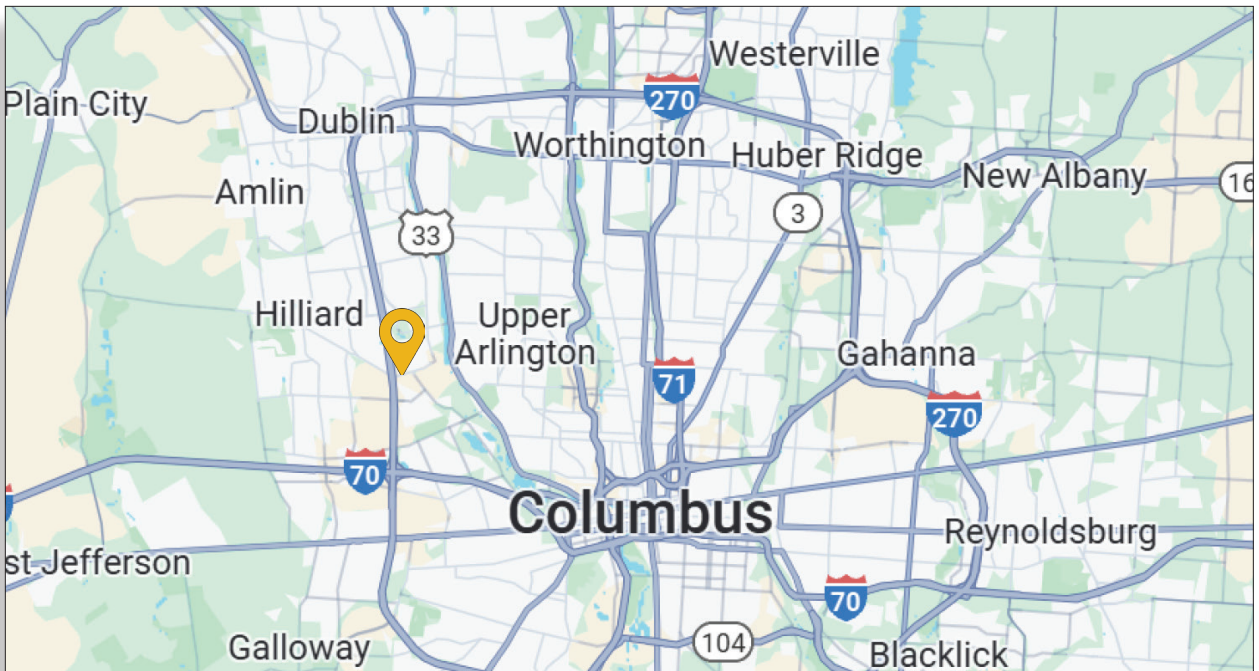
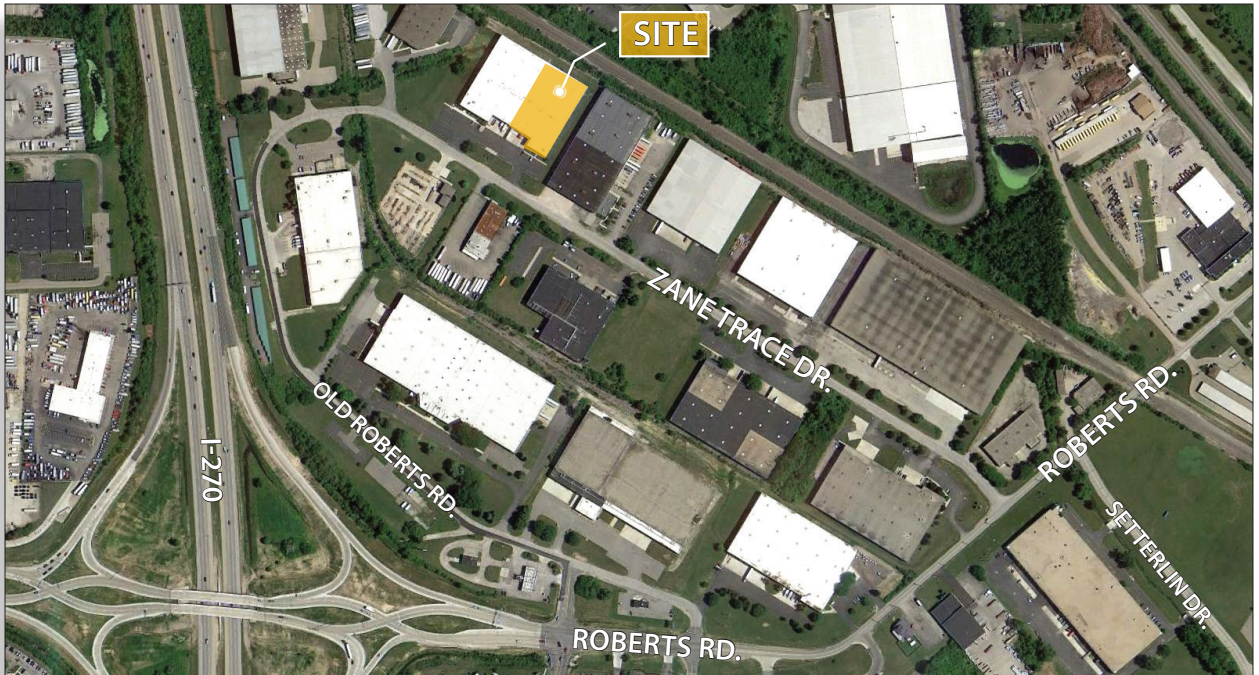


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MAPS



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