



Property:

- $\pm 21,023$ Sq.Ft. office/warehouse for lease
- Can subdivide into $\pm 11,965$ or $\pm 9,058$
- 100% air-conditioned facility
- Food-grade GDP audit certified warehouse
- 5 drive-in doors

Location:

- Located in the Industrial Parkway Corporate Estates Professional Park near Dublin
- Within 2 miles of US 33 & Post Rd. interchange
- Less than 5 miles to I-270

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Property Specifications:

- Min. available: ±9,058 Sq. Ft.
- Max. available: ±21,023 Sq. Ft.
- Clear height:18'
- Column spacing: clear span
- Depth: 60'
- Power: two 200 AMP 208/120 volt 3 phase
- Zoning: COM (commercial district)
- 36 parking spaces
- Year built: 2021 with 2022 expansion
- 5 drive-in doors

Rental Rate:

- \$10.95 - \$12.95/Sq. Ft. MG
- Rental rate includes operating expenses
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Max Avail	Rate	Office SF	Docks	Drive -Ins
8435-A	21,023	21,023	\$10.95 MG	±1,351	0	5
8435-B	11,965	21,023	\$12.95 MG	±1,351	0	4
8435-C	9,058	21,023	\$12.95 MG	TBD	0	1

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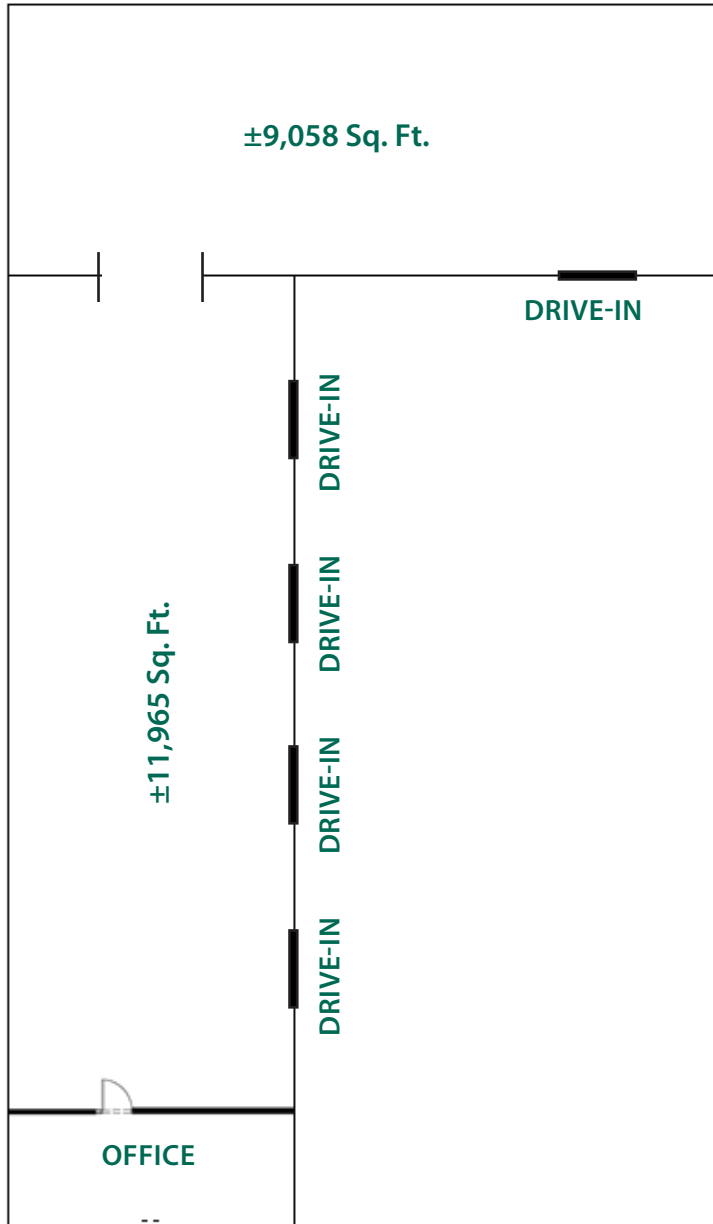
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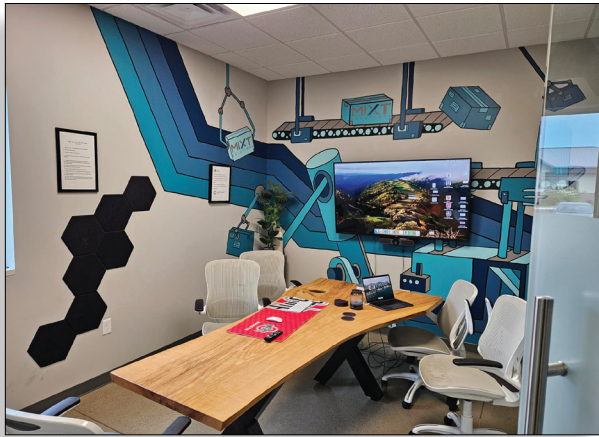




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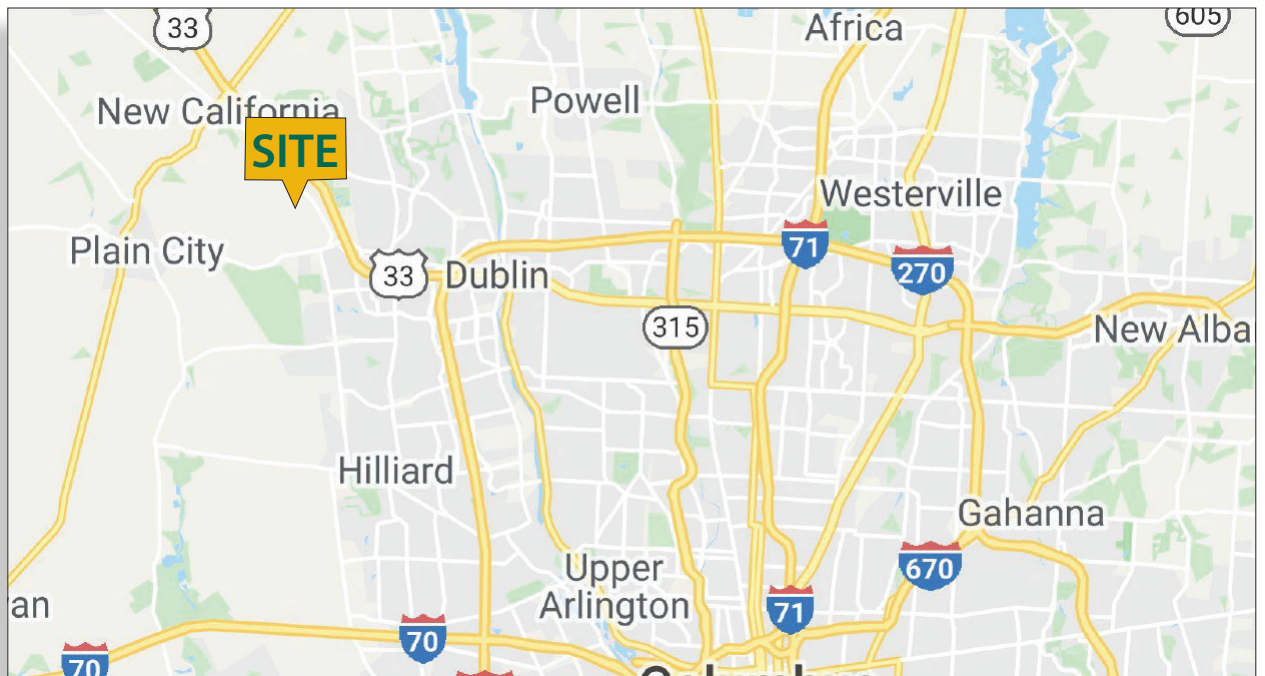




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