

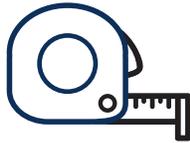
**FOR LEASE • 3322 E. 11<sup>TH</sup> AVENUE**



**PROPERTY INFORMATION**



**3322 E. 11<sup>th</sup> Avenue**  
Columbus, OH 43219



**Approximately**  
1,500 SF



**\$10.00**  
/SF NNN



**Negotiable**  
Term

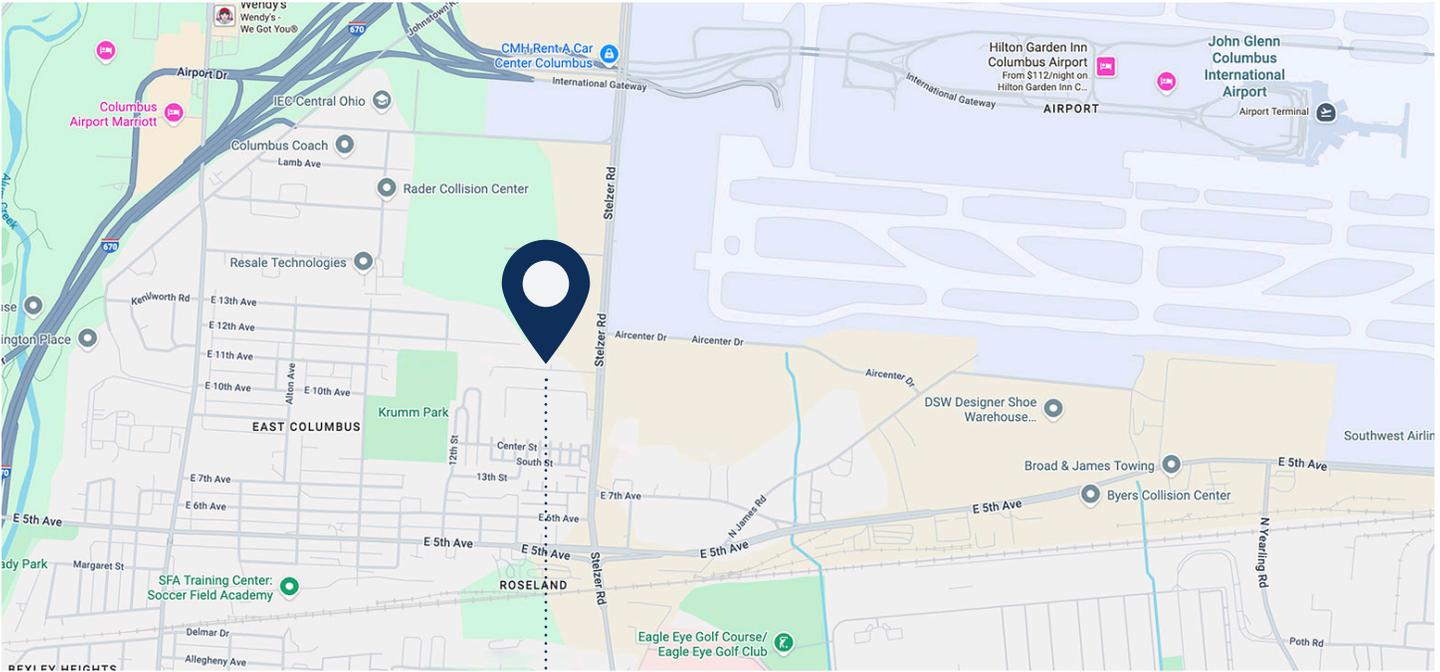
**PROPERTY HIGHLIGHTS**

- Property has an efficient mix of office (65%) and warehouse space (35%)
- Space includes a partially fenced 40' x 40' outside storage area
- 10' x 10' Drive-In Door
- 12' Clear Height
- Close proximity to John Glenn Columbus International Airport
- Easy access to all of Central Ohio via I-670, I-270, and I-71

**DOUG FALOR, SIOR** | Vice President - Principal  
369 East Livingston Ave, Columbus, OH 43215  
Direct: 614.715.8599 | Mobile: 614.937.5710  
dfalor@provident-realty.com

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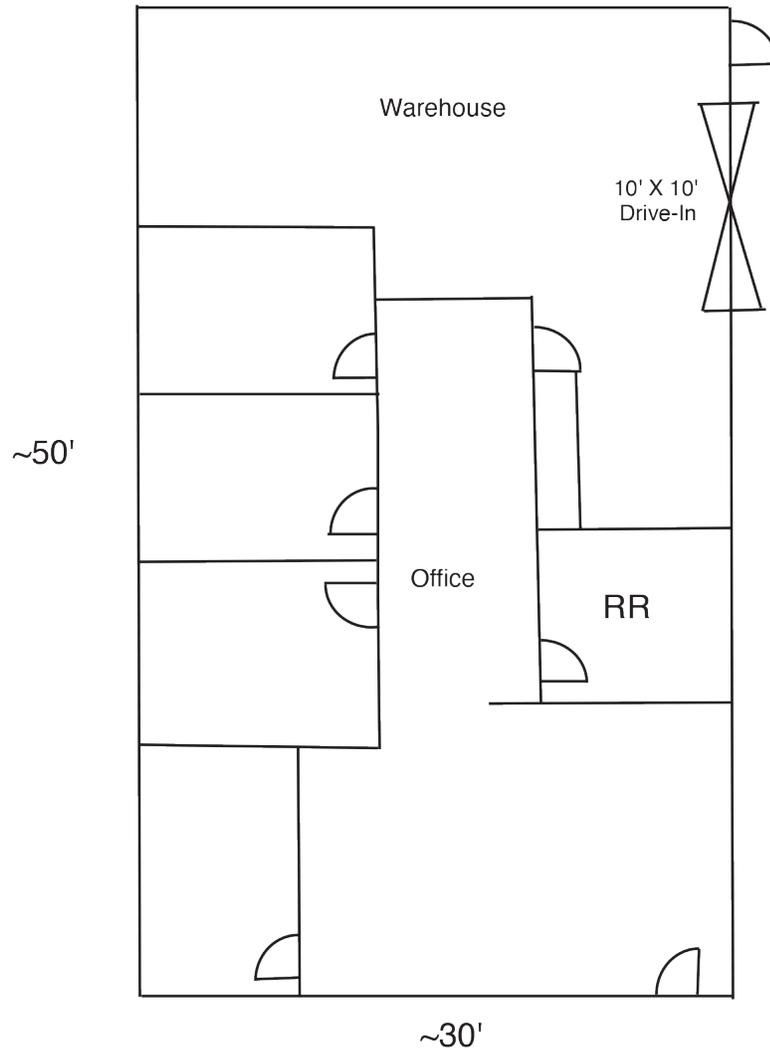


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## FLOOR PLAN



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## MEET WESTON, INC.



At Weston Inc., we dedicate ourselves to providing homes for businesses by finding innovative solutions that create lasting value in the industrial real estate market. With over 50 years of experience, we strive for excellence by going above and beyond as strategic business partners committed to the success and growth of our clients. Our mission remains unchanged: to be “The Best Landlord in Town.”

### THE WESTON WAY

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#### EXCELLENT LONG-TERM REPUTATION

With a solid track record spanning over several decades, we have established an outstanding reputation in the industry.

#### ENTREPRENEURIAL DEALMAKERS

We approach each opportunity with an entrepreneurial spirit, continuously seeking creative solutions that benefit both tenants and landlords.

#### MANAGED BY OWNERS

With over 50 years of proud ownership management, we prioritize the long-term success of our clients and companies in every decision we make.

#### WESTON INC.

4760 Richmond Road, Suite 200, Cleveland, OH 44128

440.349.9000

Visit our website at [teamweston.com](http://teamweston.com) and find out what our customers are saying about us at [westonsuccessstories](http://westonsuccessstories)

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