



Property:

- ±19,992 Sq. Ft. multi-tenant building
- 715 Hadley Rd.: ±5,031 Sq. Ft. office/warehouse
- 721-723 Hadley Rd.: ±1,000, 4,030, up to 5,030 Sq. Ft. office/warehouse
- Docks and 12'x14' drive-in doors
- 19' - 20' clear height

Location:

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



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Property Specifications:

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- Zoned M
- Built 2001

Rental Rate:

- \$11.00-13.50/Sq. Ft. NNN
- 2026 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.	Rate	Docks	Drive - Ins
715	5,031	1,009	5,031	\$11.00	1	1
721	4,030	1,100	5,030	\$11.00	1	2
723	1,000	400	5,030	\$13.50	-	1

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