



Rj BOLL Realty
Corporate Real Estate Services

6375 Old Avery Rd.

Dublin, OH 43016

OFFICE/WAREHOUSE FOR SUBLEASE



PRIME DUBLIN WAREHOUSE

Property:

- $\pm 10,000$ Sq. Ft. for sublease
- Divisible at $\pm 3,535$ Sq. Ft. & $\pm 7,070$ Sq. Ft.
- 5 (12'x12') drive-in doors
- Zoned ID-1 (Research Office District)
- Sublease term expires 12/31/29

Location:

- Shier Rings Rd. & Avery Rd. interchange
- Rt. 33 & I-270 immediate access
- 20 minutes to downtown Columbus

Jeffrey A. Boll, SIOR

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5880 Sawmill Road, Ste.150

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Property Specifications:

- Min. Available: $\pm 3,535$ Sq. Ft.
- Max. Available: $\pm 10,000$ Sq. Ft.
- Clear span
- Power: 3-phase
- Zoning: ID-1 (Research Office District)
- Year Built: 1987

Rental Rate:

- \$12.00/Sq. Ft. NNN
- 2025 Estimated Operating Expenses:
\$3.35/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

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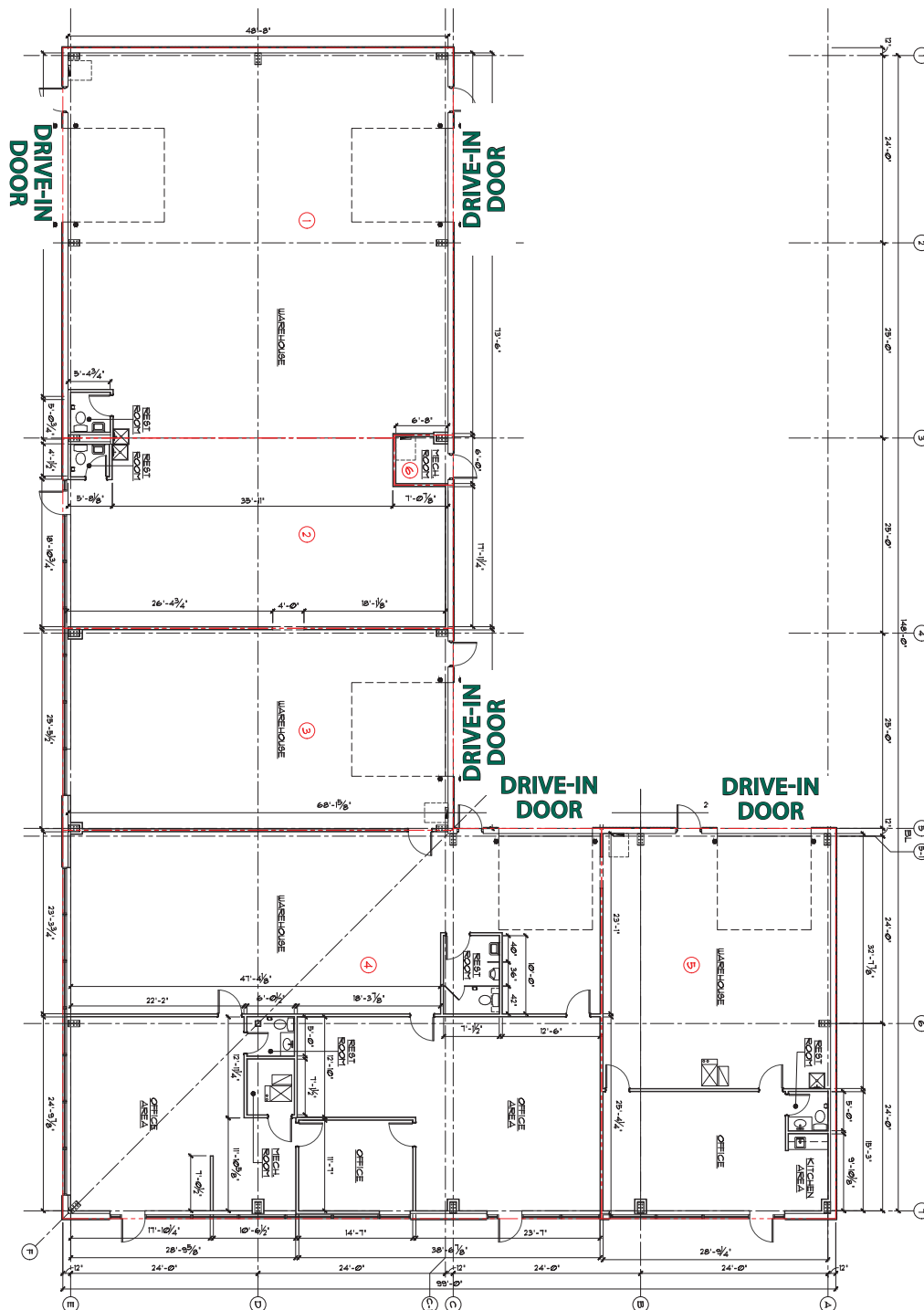
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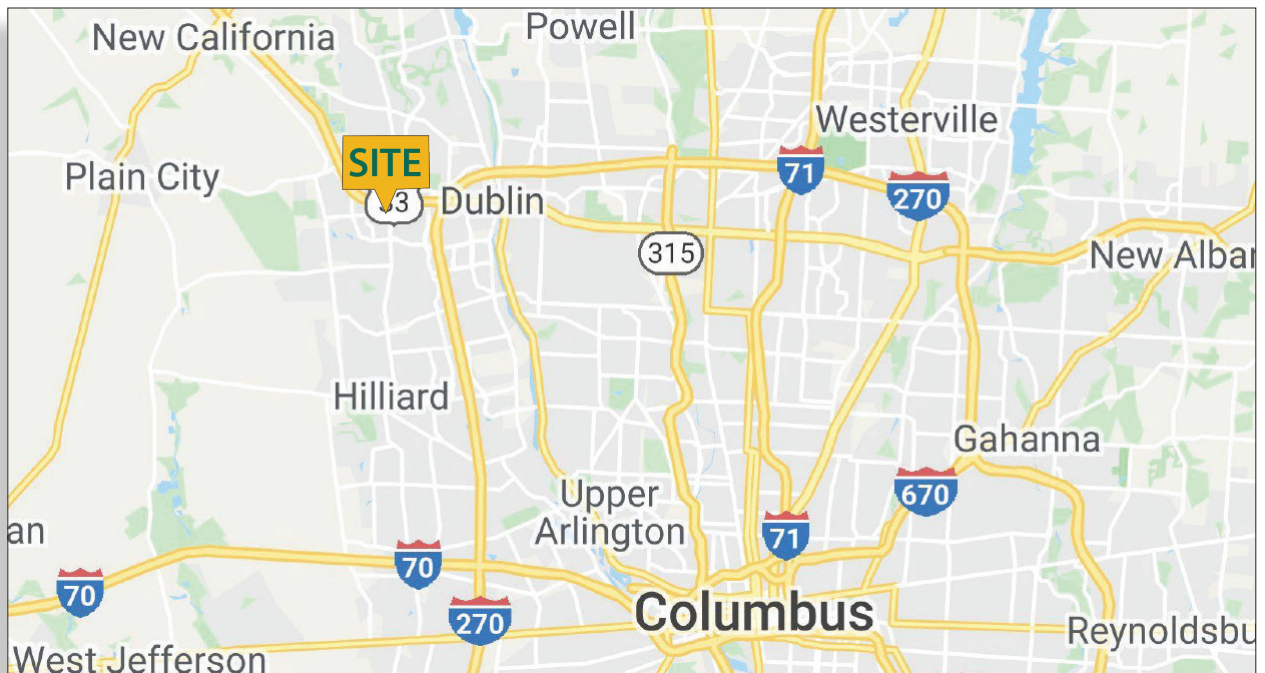


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MAPS



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