



PRIME DUBLIN WAREHOUSE

Property:

- ±10,000 Sq. Ft. for sublease
- Divisible at ±3,535 Sq. Ft. & ±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

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Property Specifications:

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

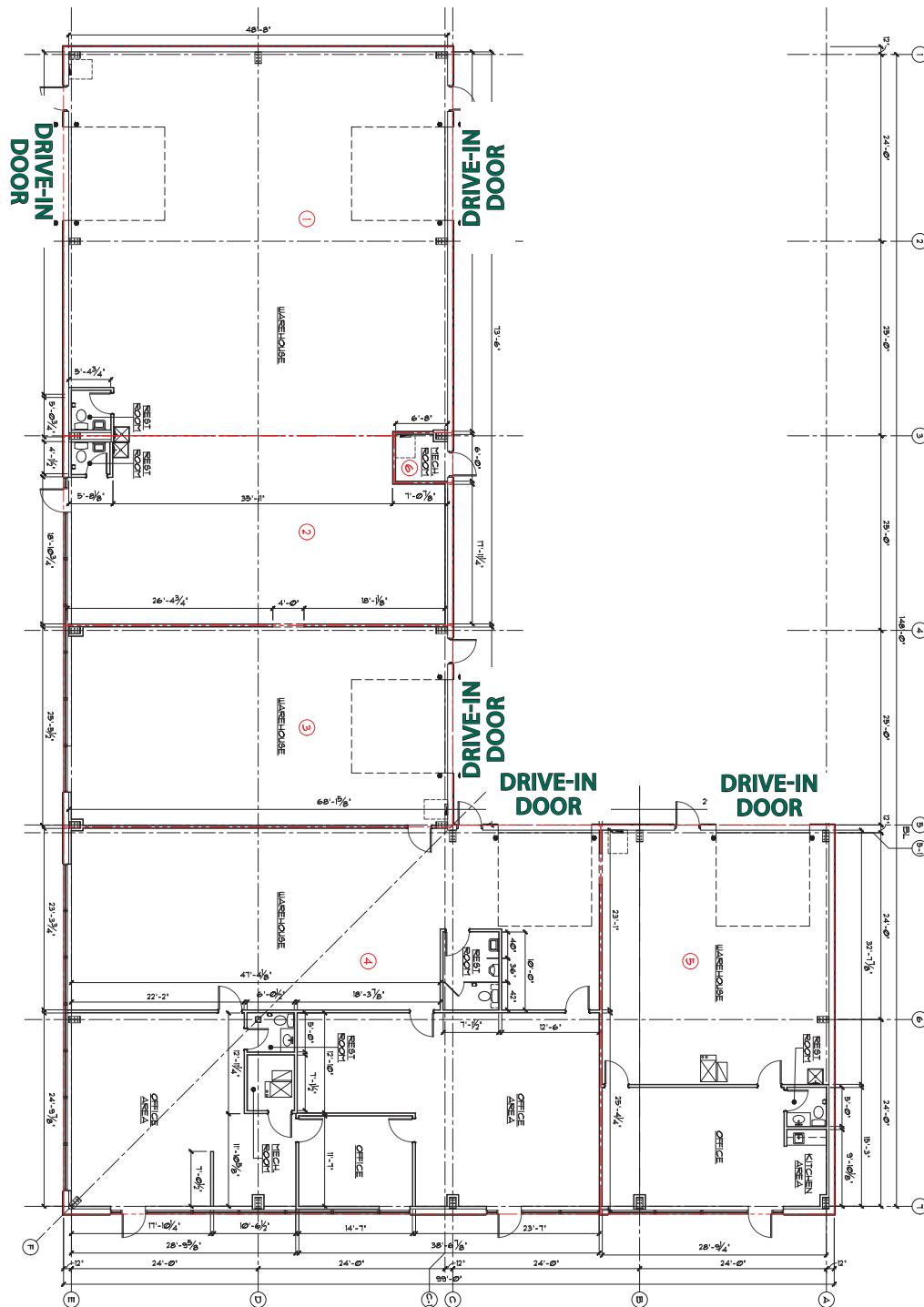
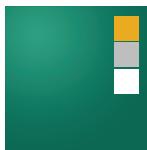
Rental Rate:

- \$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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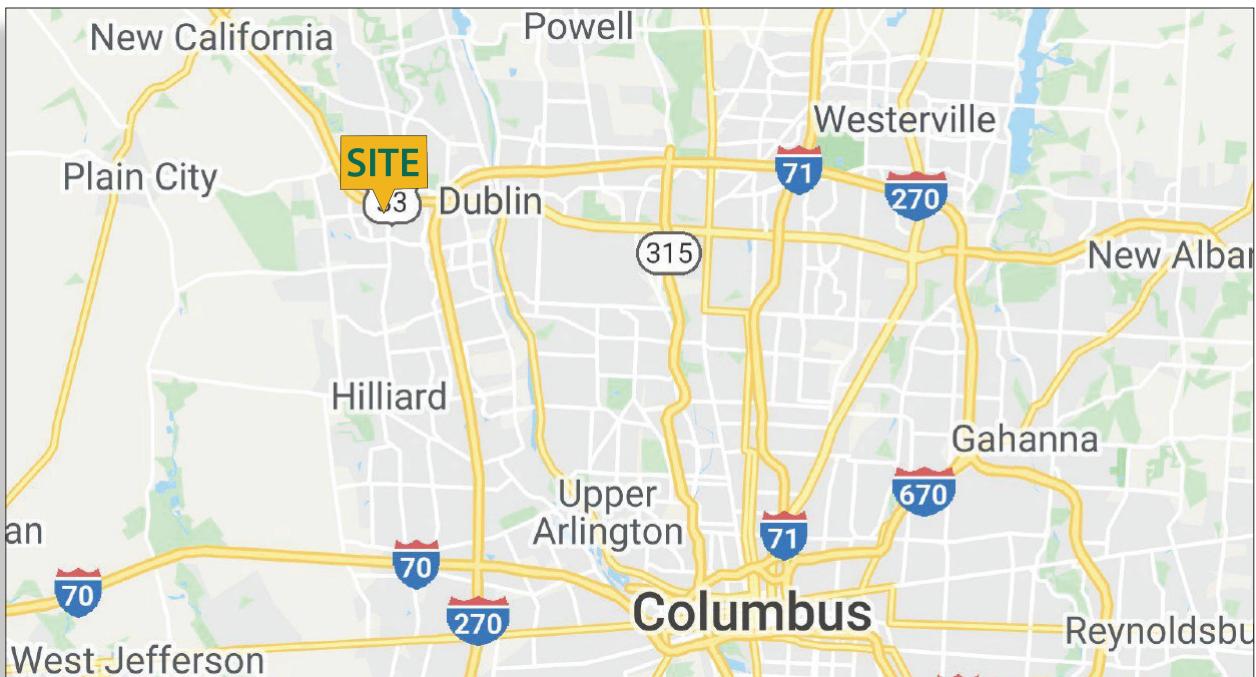
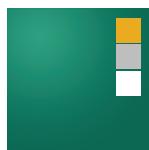
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