



Property:

- ± 9,703 Sq. Ft. unit available 5/1/25 through 5/31/28
- 14' clear height
- Professional business park setting
- Ample parking
- Zoned M

Location:

- Conveniently located at the corner of Fisher Rd. and Phillipi Rd.
- Easy access in and out of park
- ± 1.5 miles from I-70 at Wilson Rd.
- Less than 3 miles from I-270
- Minutes from downtown Columbus

Michael D. Grenert, SIOR
C 614.348.3309
mgrenert@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





Property Specifications:

- Four buildings totaling $\pm 120,679$ Sq. Ft.
- Situated on 7.8 acres
- Dock door(s) available
- 14' clear height
- Zoned M

Rate:

- \$9.04/Sq. Ft. NNN
- 2025 Estimated Operating Expenses:
\$2.41/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

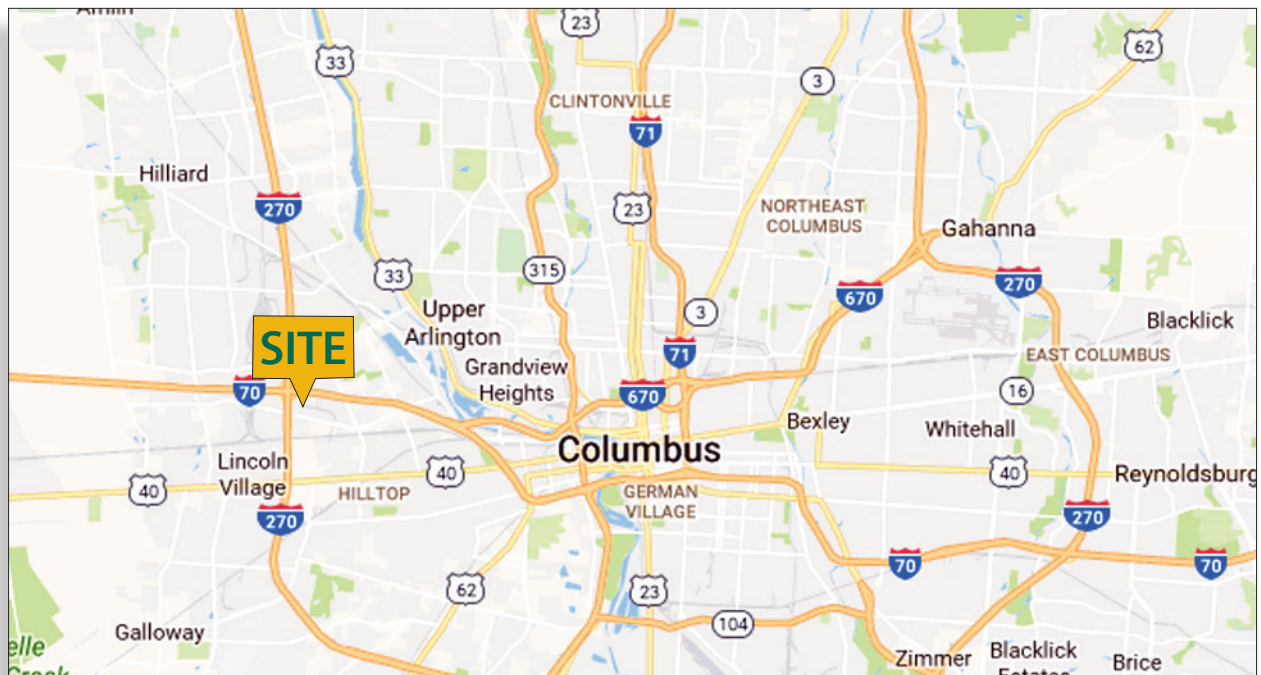
Available Suite:

Unit	Size SF	Max Size	Rate	Office SF	Docks
4180-4182 Fisher Rd.	9,703	9,703	\$9.04 NNN	10%	2

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