



HIGH EXPOSURE/CENTRAL GRANDVIEW AREA

Property:

- ±20,590 Sq. Ft. available
- ±6,870 Sq. Ft. office/showroom/assembly
- ±13,720 Sq. Ft. warehouse
- LED lighting in warehouse
- 16' clear height
- 2 dock doors; 1 drive-in door
- Building and monument signage
- 21 car parking

Location:

- Convenient location; close to Grandview Ave. and Northwest Blvd.
- Less than 1 mile to SR 315
- Easy access to I-670



Jeffrey A. Boll, SIOR

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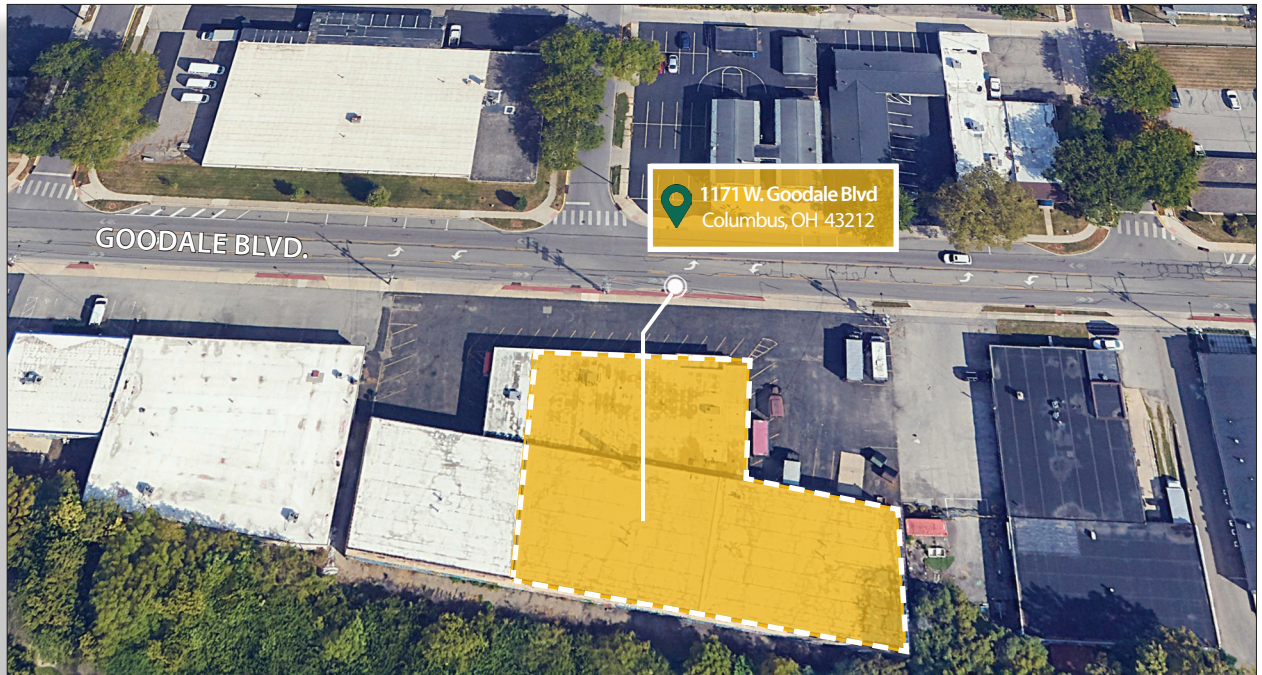
Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

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Property Specifications:

- ± 20,590 Sq. Ft. available
- ± 6,870 Sq. Ft. office/showroom/assembly
- ± 13,720 Sq. Ft. warehouse
- LED lighting in warehouse
- 16' clear height
- 2 dock doors
- 1 drive-in door
- 72' depth
- Zoned M-1: Light Industrial in Grandview Heights
- 1.11/1,000 car parking

Rate:

- \$9.50/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$1.96/Sq. Ft. (taxes and insurance)
- Tenant to pay own CAM, utilities, trash removal and janitorial

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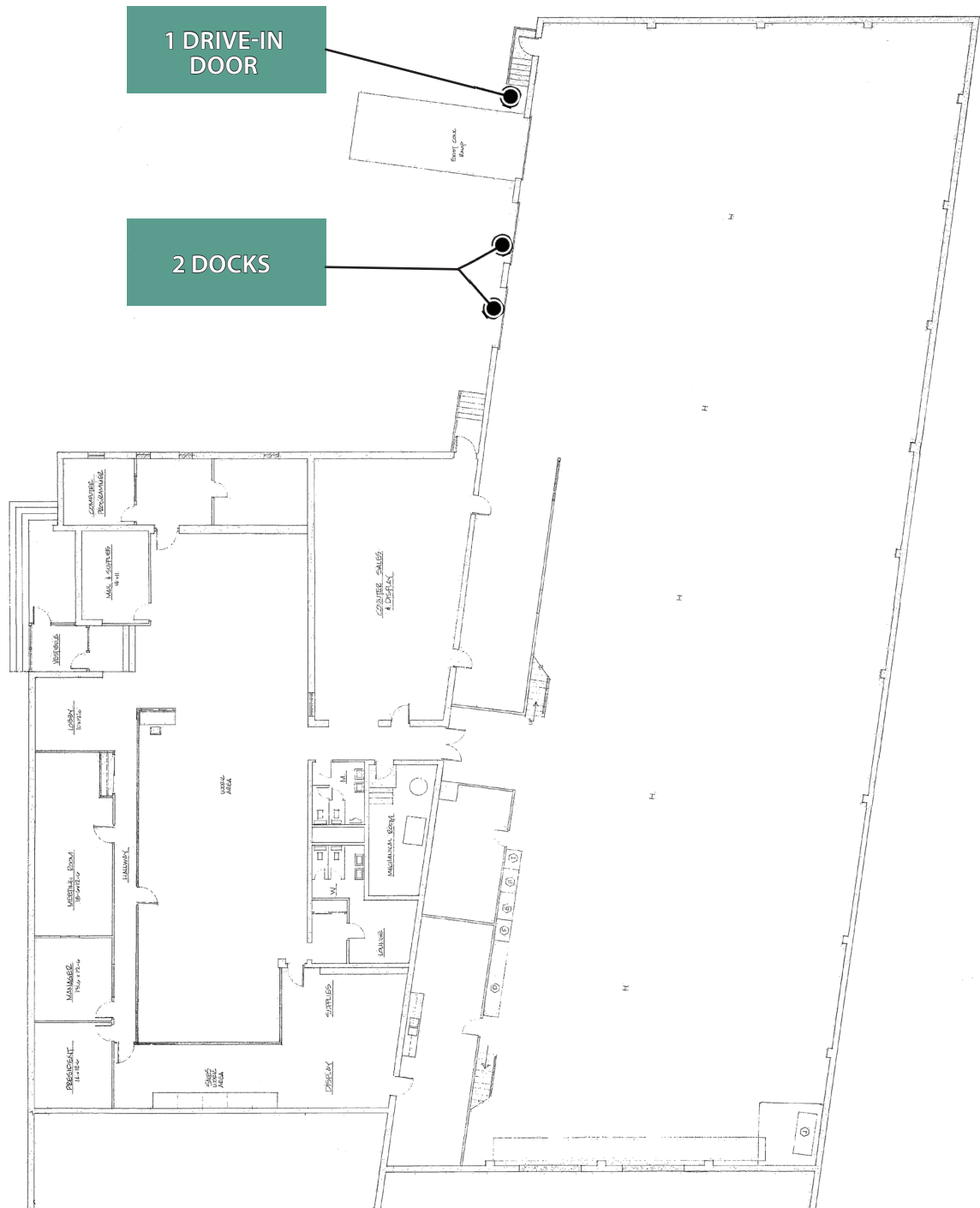
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