

FOR LEASE

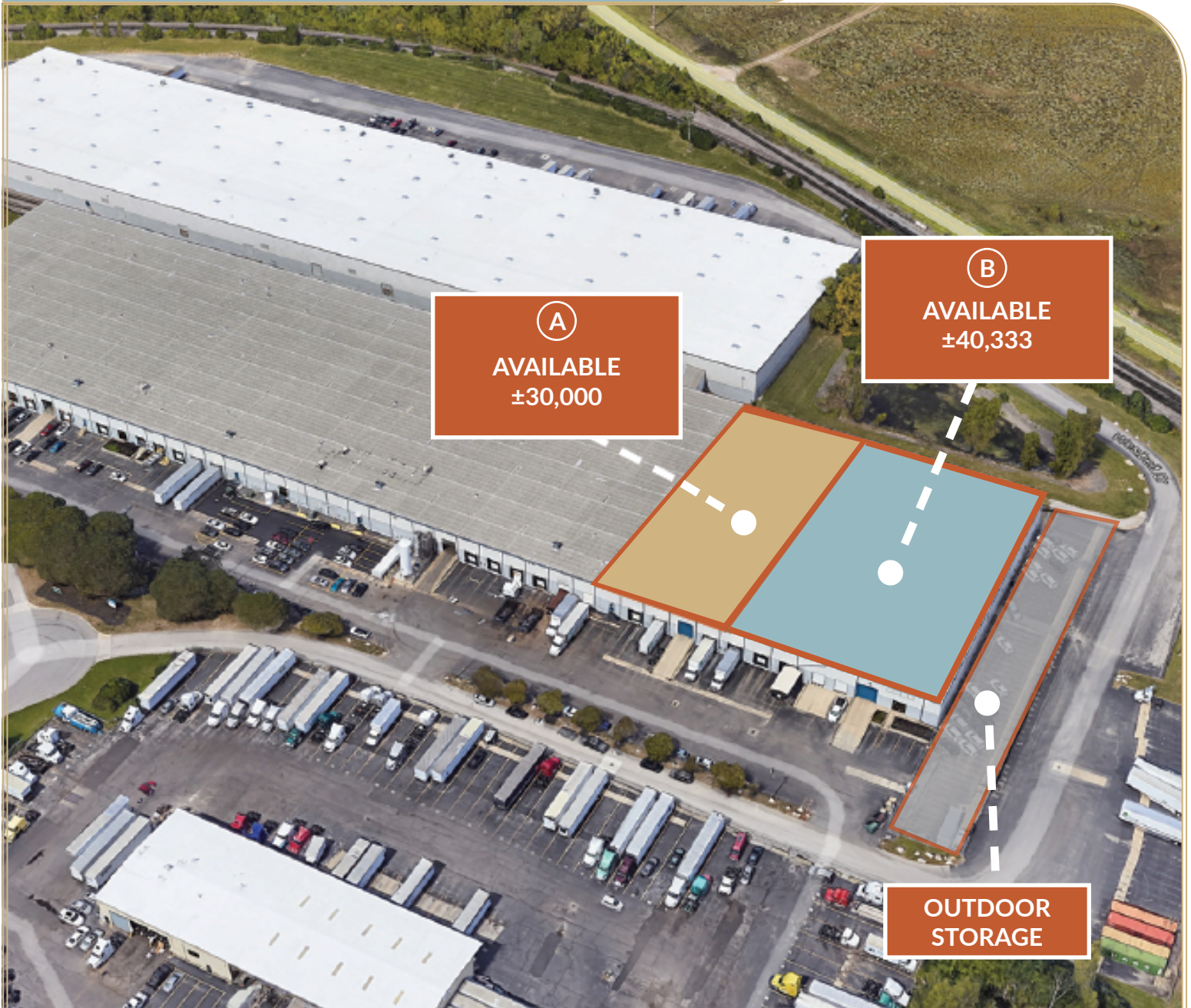
Owned and Operated by



2771 Westbelt Drive

Columbus, OH 43228

±30,000 - ±70,333 SF AVAILABLE



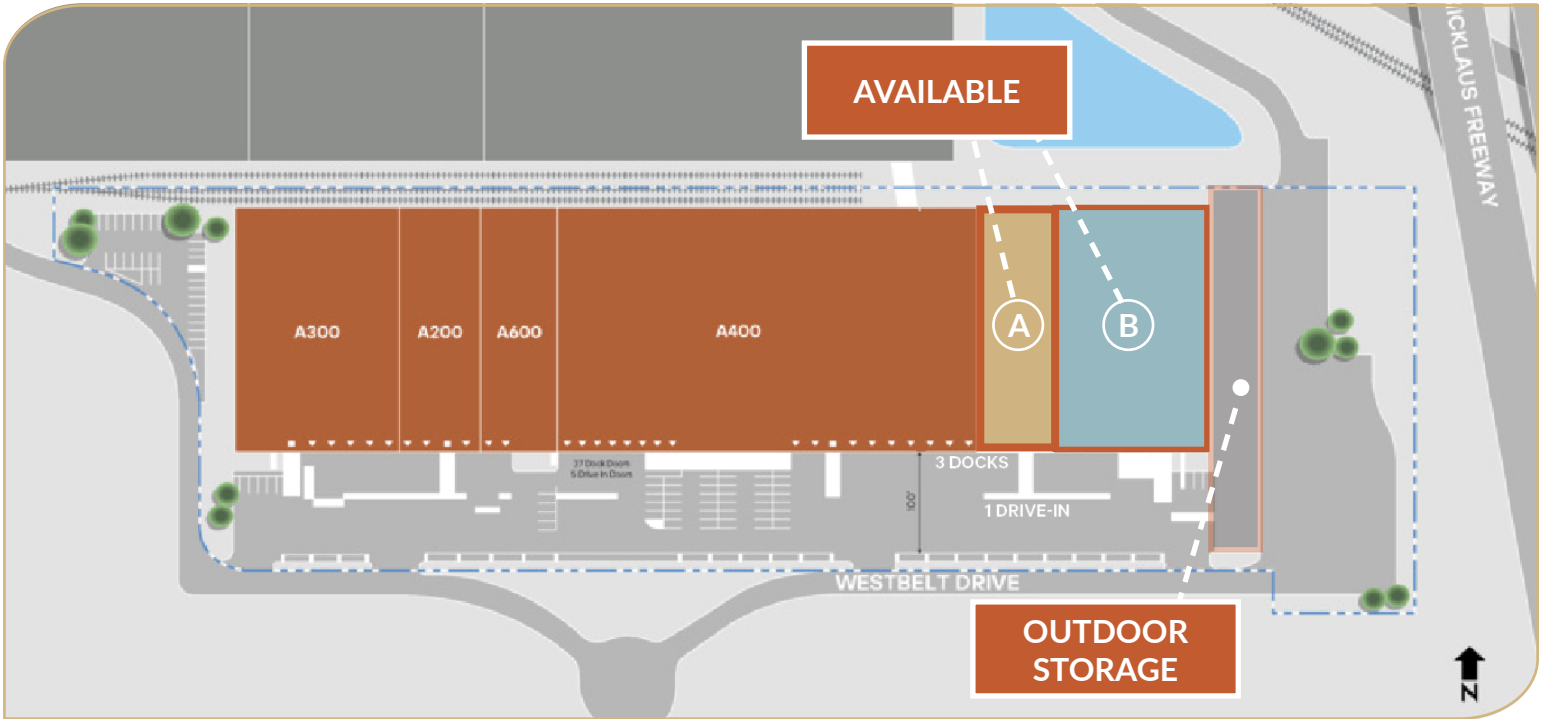
**LEASING INFO
& CONTACT**

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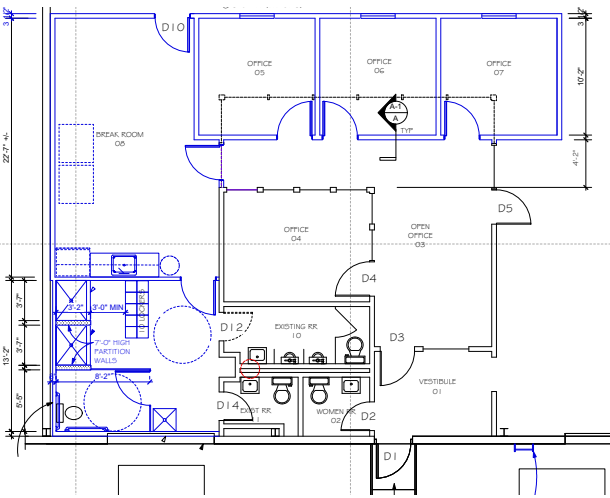
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CBRE

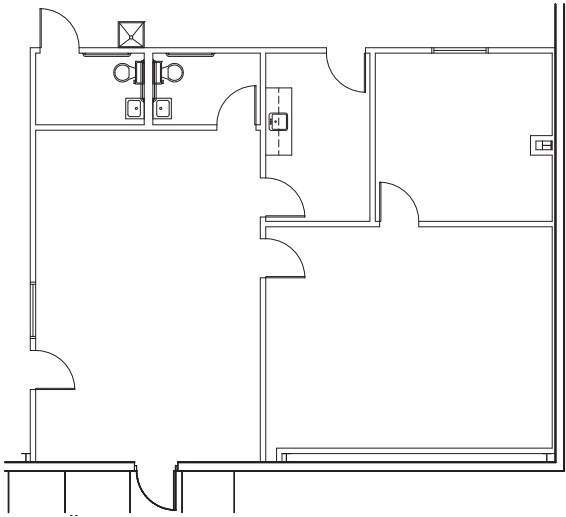
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



Office Plan - A



Office Plan - B



PROPERTY DETAILS

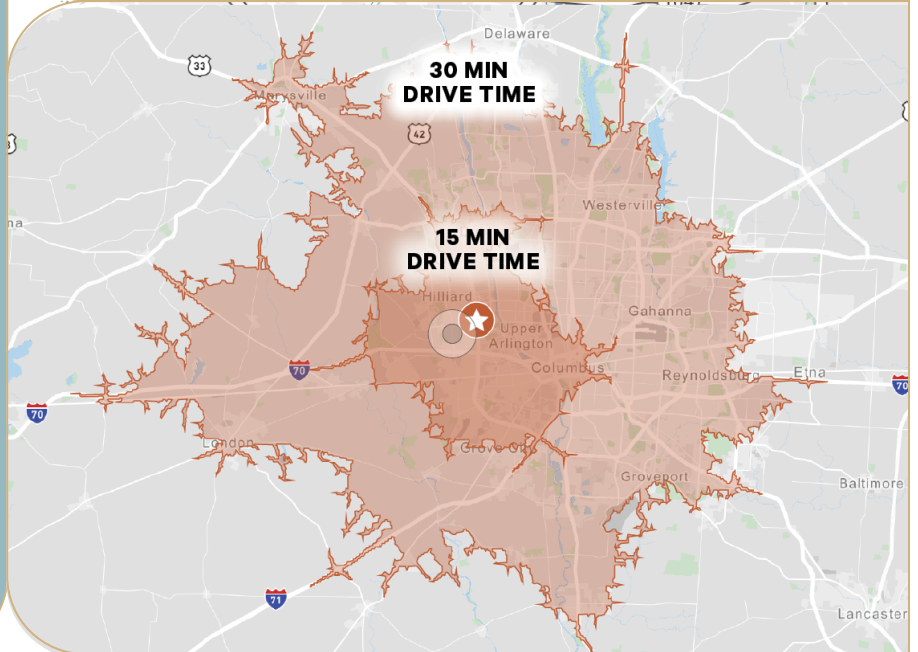
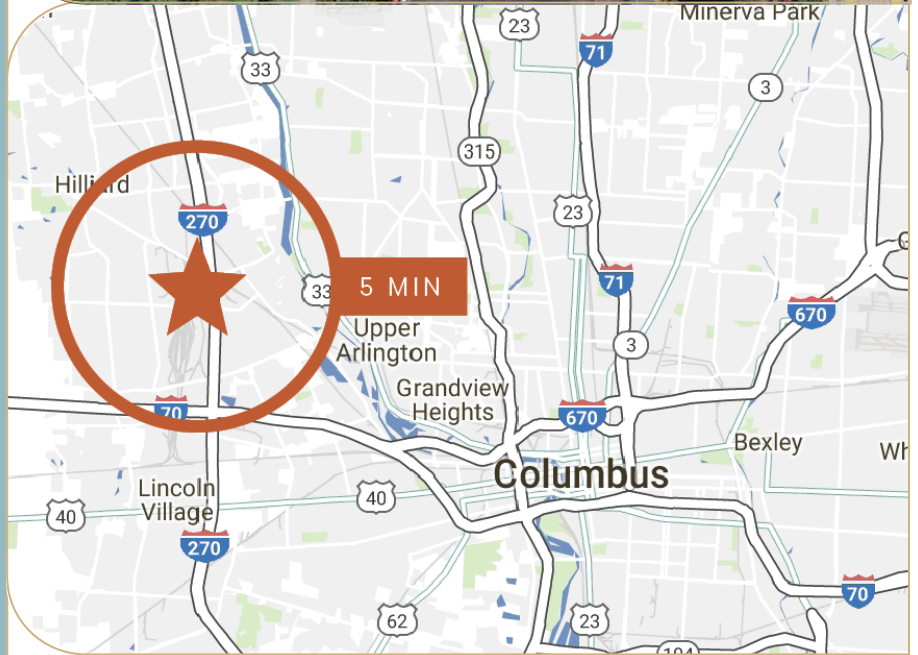
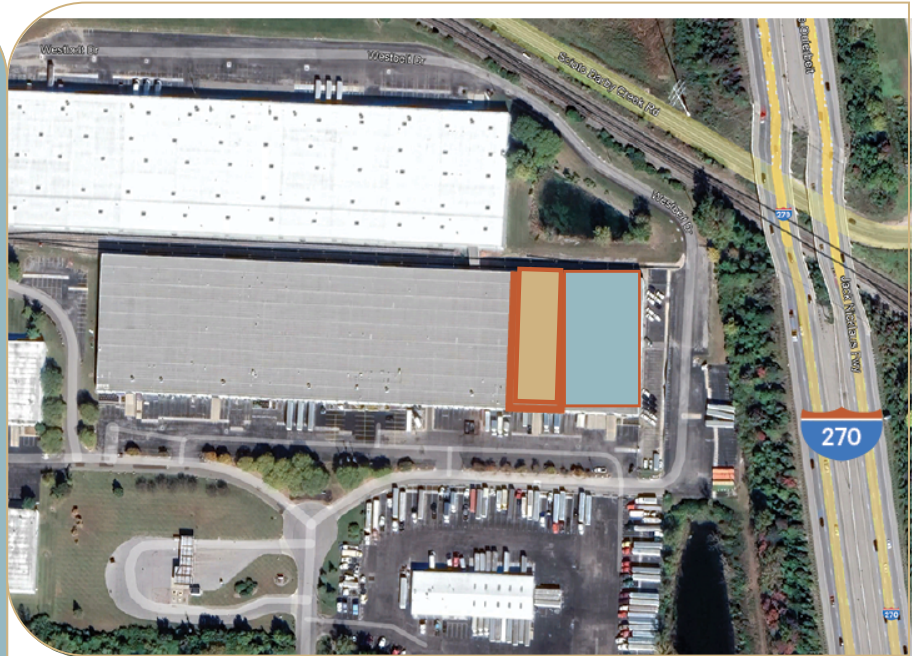
| | |
|---------------|---------------------------|
| BUILDING SIZE | ±252,666 SF |
| AVAILABLE | ±70,333 SF |
| LOT SIZE | 28.05 Acres |
| CLEAR HEIGHT | 26' |
| YEAR BUILT | 1980 |
| OFFICE | A: ±1,500 SF B: ±1,500 SF |

| | |
|-----------------|--|
| EST. OPEX | \$1.68/SF |
| LIGHTING | LED |
| FIRE SYSTEM | ESFR |
| DOCKS/DRIVE-INS | A: 3/1 (12'x14') B: 4/1 (12'x14'), 2 Ramped Service Doors |
| PARKING | Ample & Outdoor Storage |

HIGHLIGHTS

Located off I-270 and Roberts Road, this multi-tenant industrial facility is situated on ± 28.05 Acres with newly paved truck courts and LED lighting.

Originally built in 1980 with 26' clear heights, the building has great access and secure trailer storage with multiple truck cab outlets.



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