



CORPORATE PARK WEST 1

Property:

- ± 44,000 Sq. Ft. available for lease
- ± 1,039 Sq. Ft. of office
- 5 total dock doors, 4 w/pit levelers
- 1 12'x14' drive-in door
- 22' clear height
- 40'x 40' typical column spacing

Location:

- Just east of I-270 and Roberts Rd. interchange
- Easy access to the freeway; ± 1 mile to I-270
- Less than 5 minutes to I-70



Jeffrey A. Boll, SIOR
T 614.799.2100 x212
C 614.402.0373
jboll@rjboll.com

Dylan Boll Kaczinski
T 614.799.2100 x210
C 614.307.3019
dylan@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100




Property Specifications:

- ± 98,500 Sq. Ft. building
- ± 44,000 Sq. Ft. available for lease
- 22' clear height
- 40'x 40' typical column spacing
- 293' depth
- Fully sprinkled - wet system
- 225 amp - 277/480 volt electrical
- Zoned M-2
- 5 total dock doors (four 8'x10' dock doors w/pit levelers, one 8'x8' dock door)
- One 12'x14' drive-in
- 18 car parking spots

Rental Rate:

- \$7.50/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$2.20/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

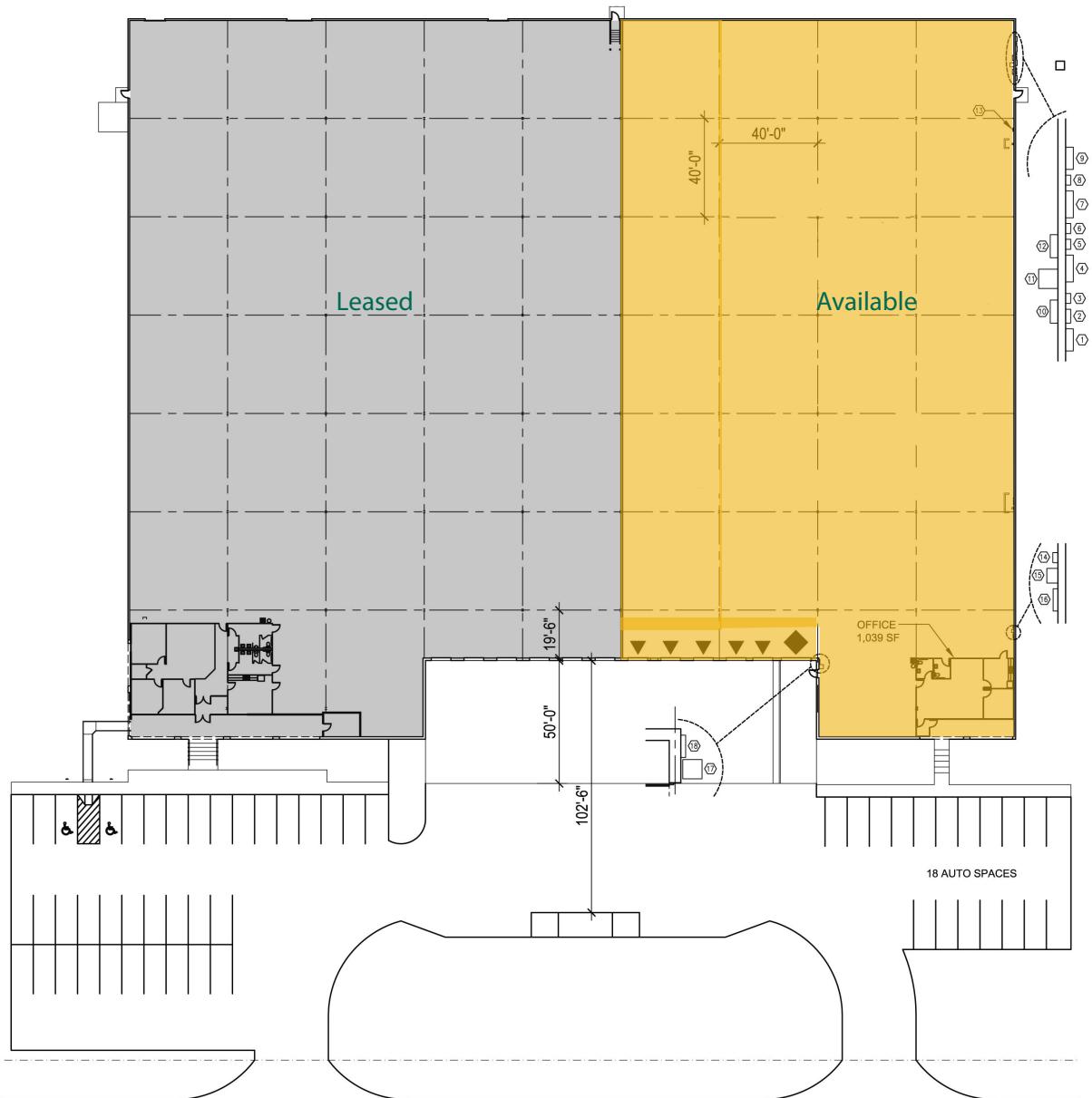
Unit	Total SF	Office SF	Rate	Docks	Drive-in
3834	± 44,000	± 1,039	\$7.50 NNN	5	1

Jeffrey A. Boll, SIOR
 T 614.799.2100 x212
 C 614.402.0373
 jboll@rjboll.com

Dylan Boll Kaczinski
 T 614.799.2100 x210
 C 614.307.3019
 dylan@rjboll.com

Rj BOLL Realty, Ltd.
 5115 Parkcenter Ave., Ste. 275
 Dublin, OH 43017
 614.799.2100



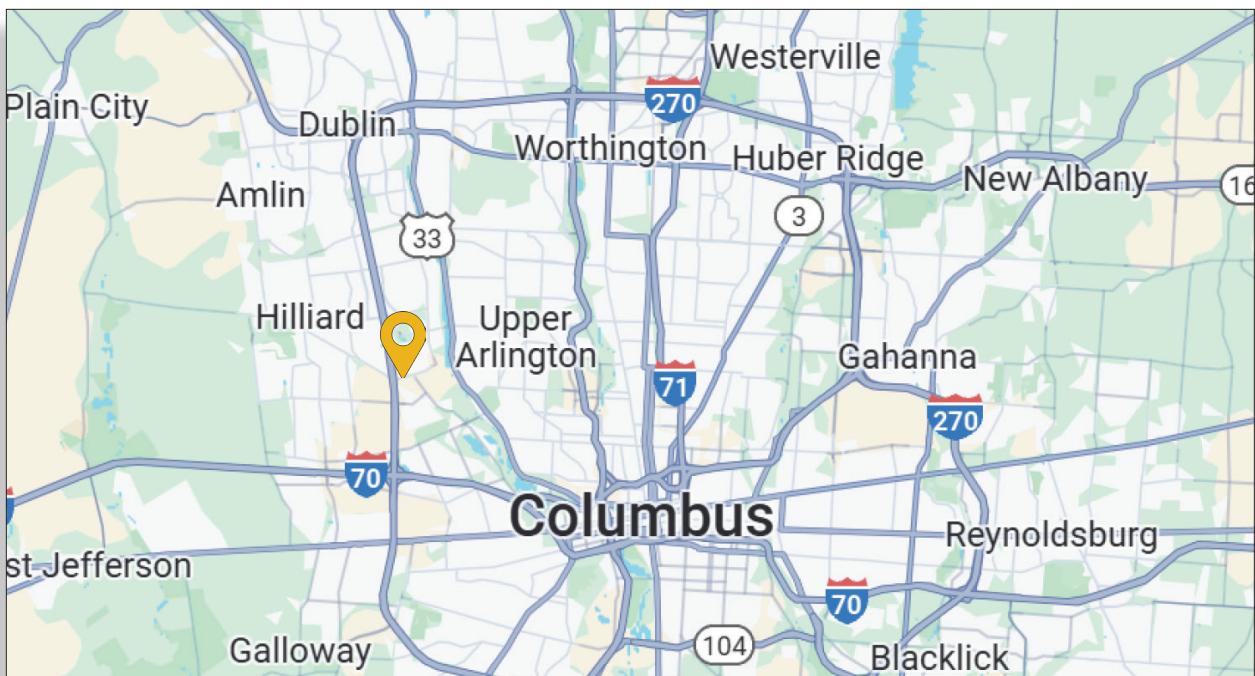
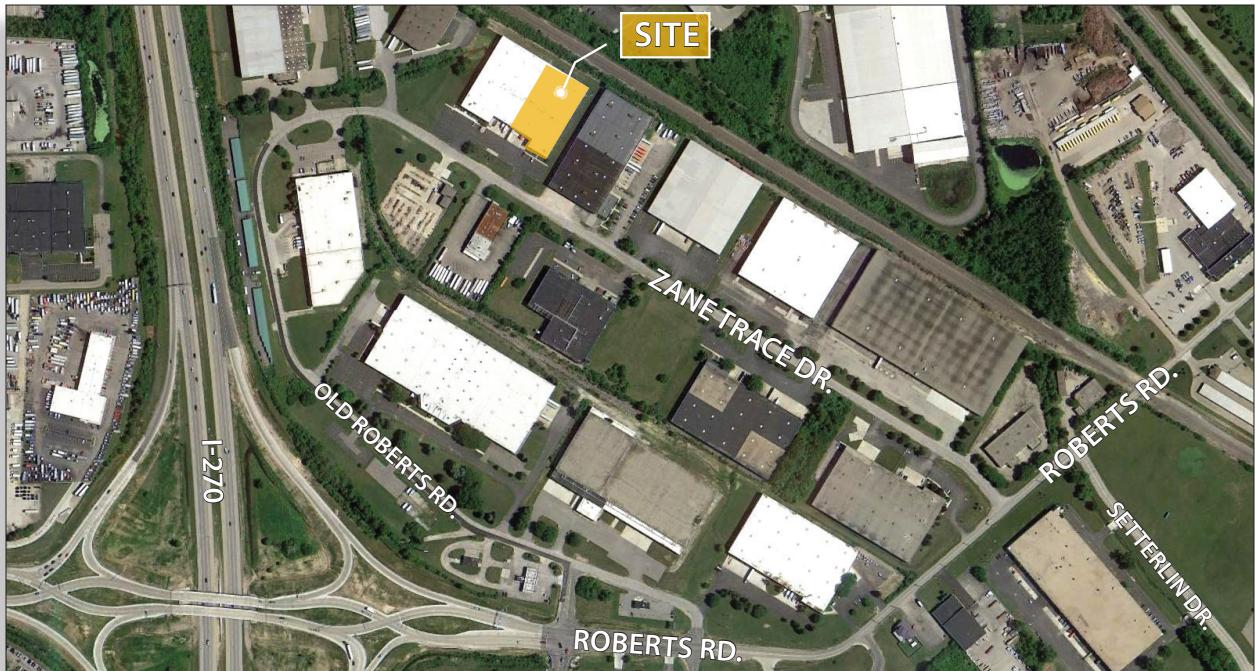


Jeffrey A. Boll, SIOR
T 614.799.2100 x212
C 614.402.0373
jboll@rjboll.com

Dylan Boll Kaczinski
T 614.799.2100 x210
C 614.307.3019
dylan@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100





Jeffrey A. Boll, SIOR
T 614.799.2100 x212
C 614.402.0373
jboll@rjboll.com

Dylan Boll Kaczinski
T 614.799.2100 x210
C 614.307.3019
dylan@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100

