



PRIME EAST SIDE WAREHOUSE

Property:

- +/-28,800 Sq. Ft. unit available for lease
- 7 semi docks (9'x10'), 2 w/pit levelers
- 2 drive-in doors (14'x14' and 8'x10')
- 20' clear height
- Built in 1974
- Rear loaded; zoned M1

Location:

- Located on the east side of Columbus
- Easy access to I - 70 at S. Hamilton Rd.
- ±2 miles to I - 270



OWNED & OPERATED BY:

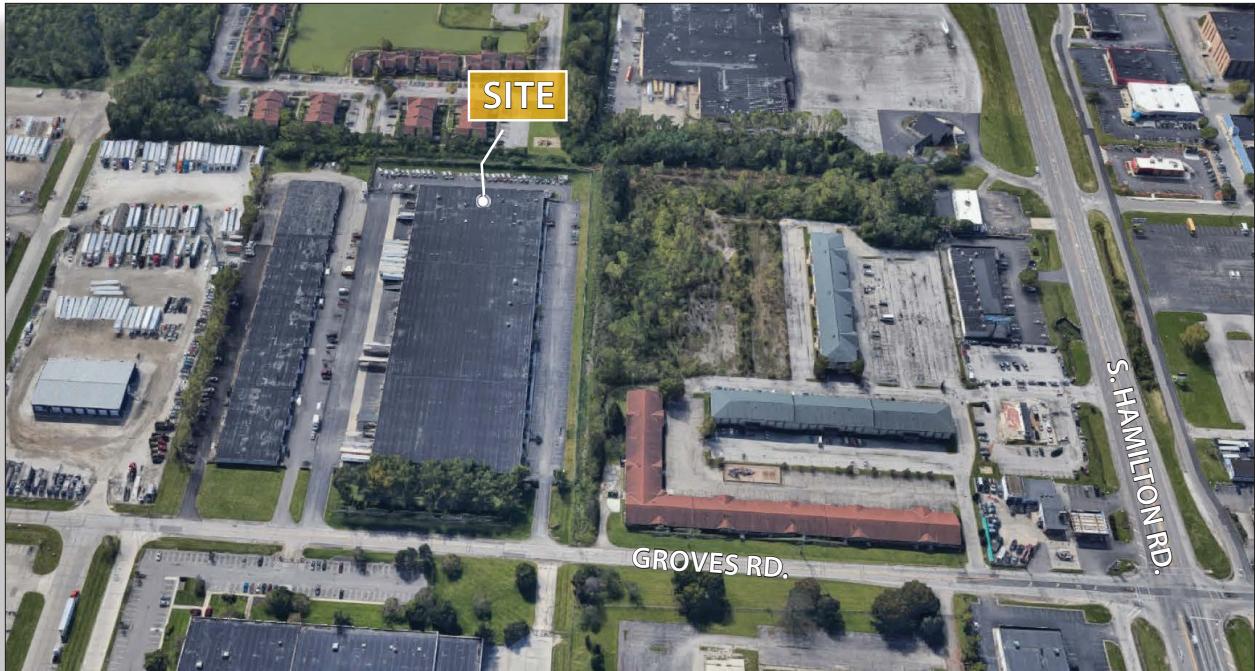


**DIAMOND
PROPERTIES**

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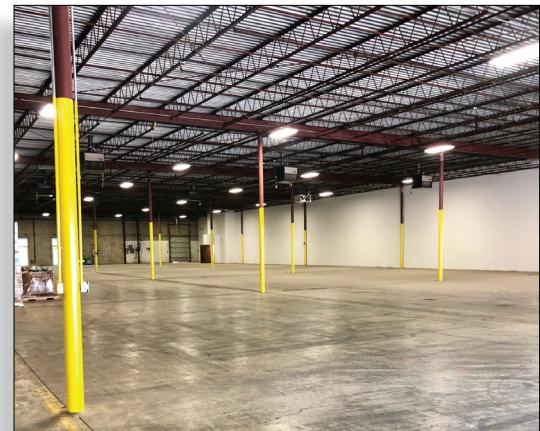


Property Specifications:

- +/-28,800 Sq. Ft. unit available for lease
- 20' clear height
- 40'x 30' column spacing
- Steel Ramp
- Sprinkler: wet
- Built in 1974

Rental Rate:

- \$6.95 Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$1.84/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial



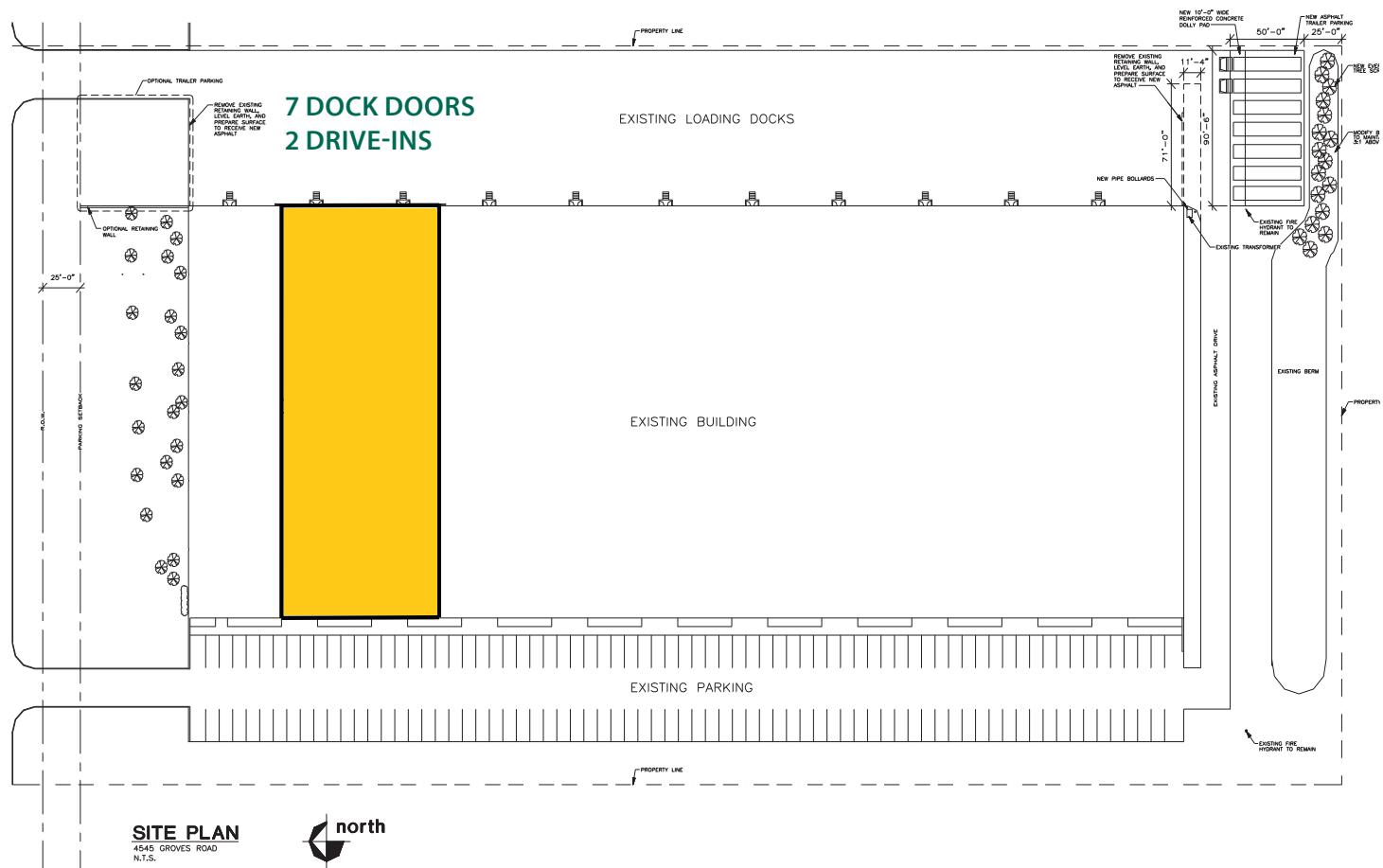
Available Suites:

Unit	Size SF	Rate	Docks	Drive-Ins
D-F	28,800	\$6.95 NNN	7	2

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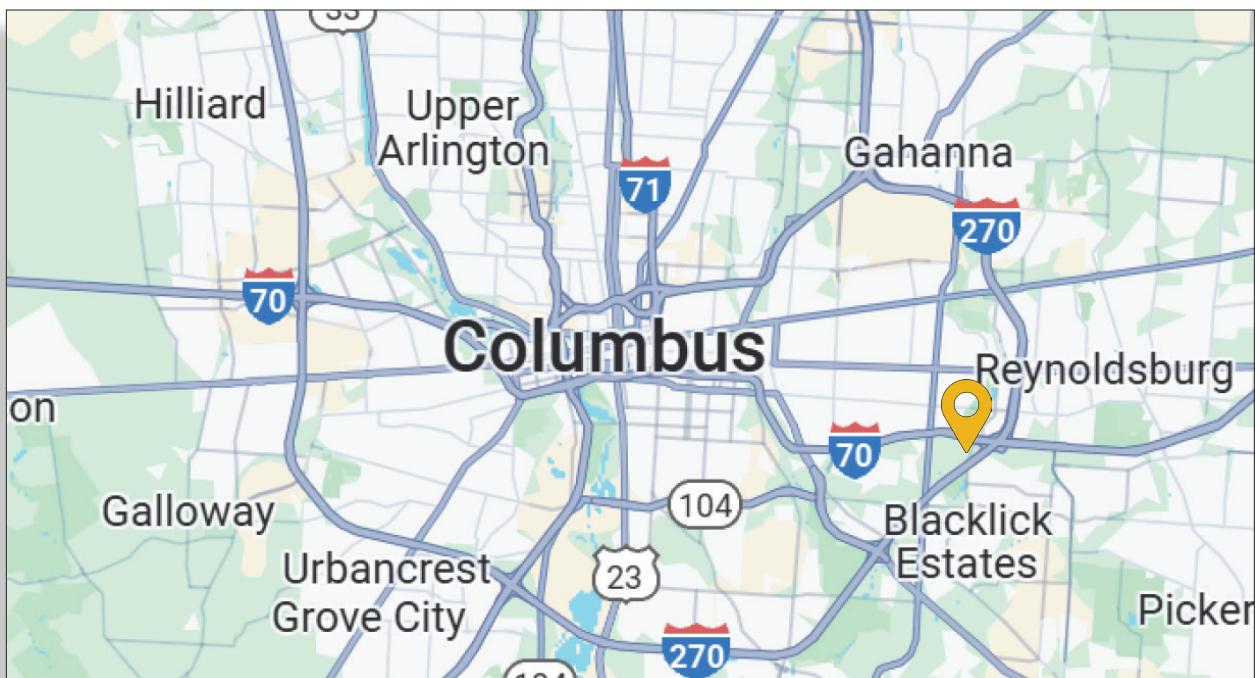




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