



Property:

- ±1,850 Sq. Ft. available
- One private office & reception area
- 18' clear height
- 1 drive-in door (12' x 14' w/ electric opener)
- Men's & women's restroom
- Exceptional quality building

Location:

- Central location
- Located 1/2 mile from I-71 and SR 104
- Less than 2 miles to downtown Columbus

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Property Specifications:

- ±58,450 Sq. Ft., three-building complex
- 18' clear height with 14' drive-in door
- 3 phase electrical
- Zoned CS
- 1.02 car parking spaces/1,000 Sq. Ft.

Rate:

- \$13.95/Sq. Ft. Modified Gross
- Tenant to pay own utilities, repairs and trash removal
- Available 3/1/26

Available Suites:

Unit	Size SF	Max Size	Rate	Office SF	Docks	Drive -Ins
1740-A	1,850	1,850	\$13.95 MG	350	-	1

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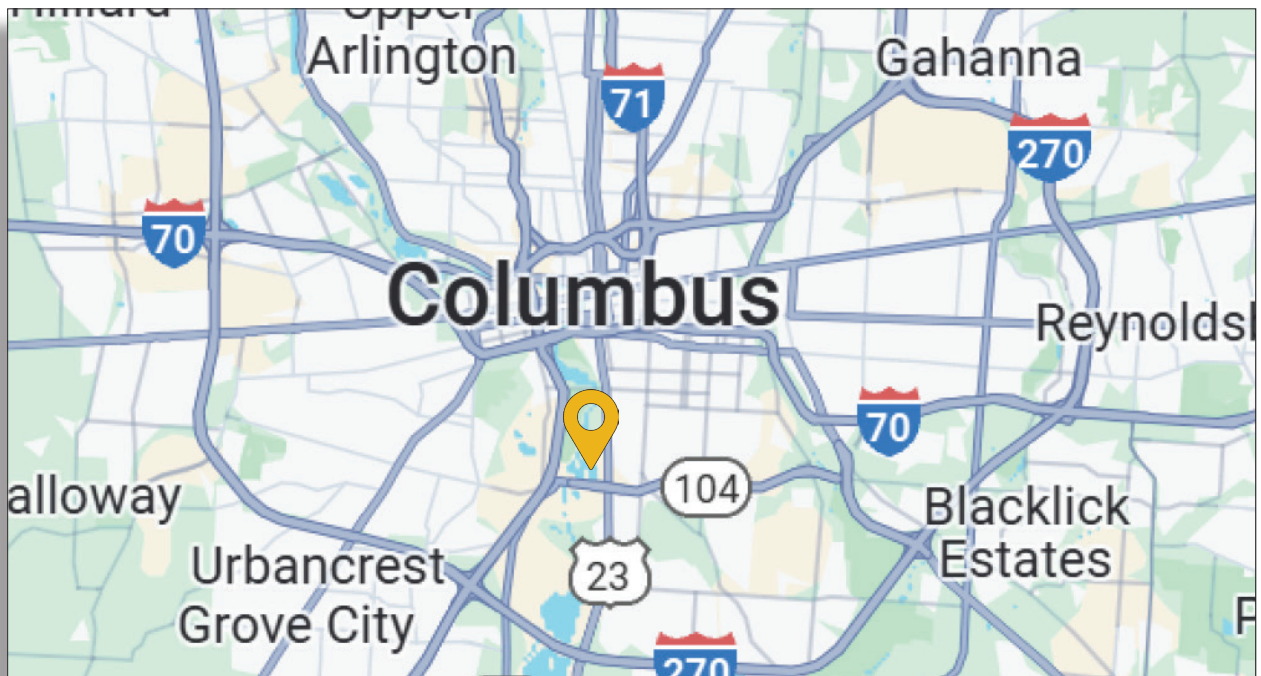
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