



**Property:**

- $\pm 2,502$  and  $\pm 5,500$  Sq. Ft. units available immediately
- 14' clear height
- Professional business park setting
- Ample parking
- Zoned M

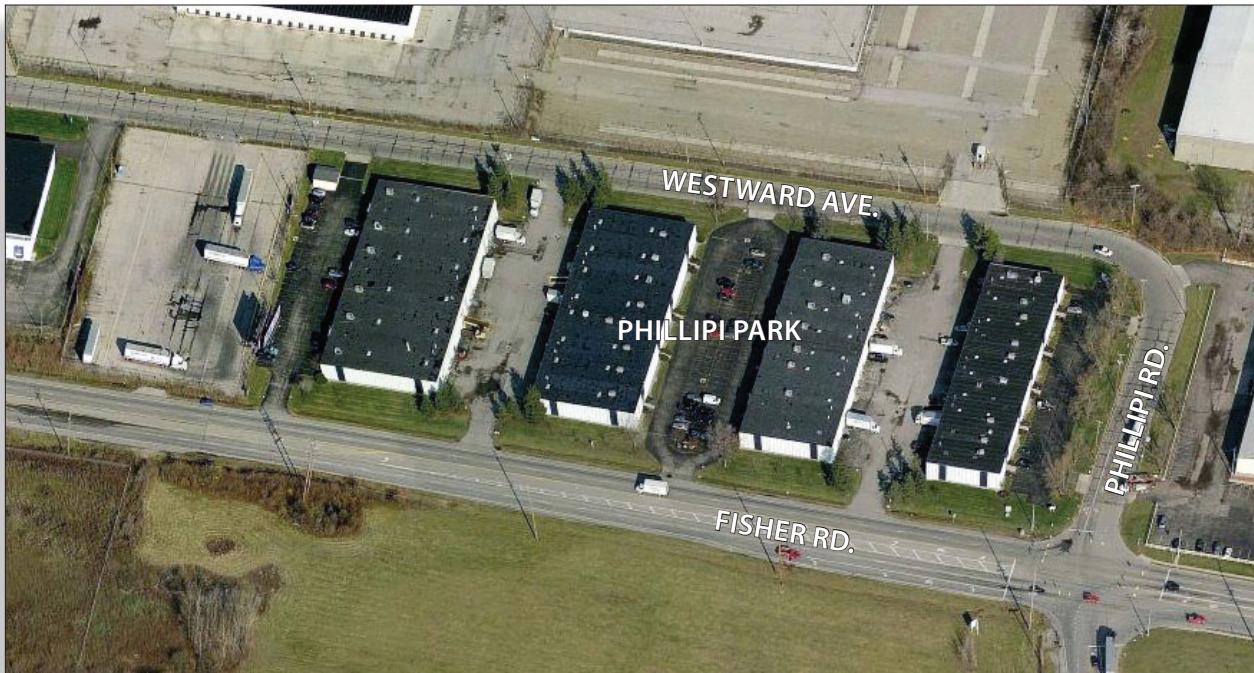
**Location:**

- Conveniently located at the corner of Fisher Rd. and Phillipi Rd.
- Easy access in and out of park
- $\pm 1.5$  miles from I-70 at Wilson Rd.
- Less than 3 miles from I-270
- Minutes from downtown Columbus

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**Property Specifications:**

- Four buildings totaling  $\pm 120,679$  Sq. Ft.
- Situated on 7.8 acres
- Dock door(s) available
- 14' clear height
- Zoned M

**Rate:**

- Negotiable
- 2025 Estimated Operating Expenses: \$2.41/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

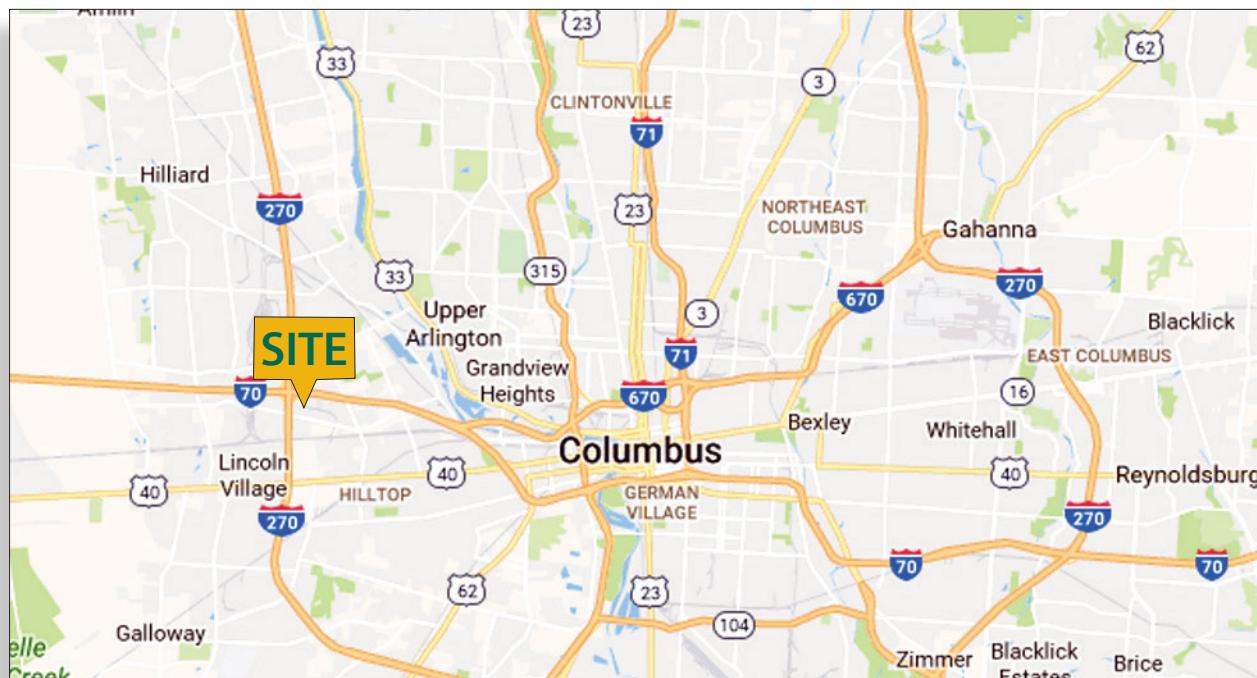
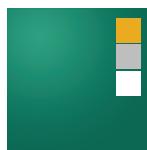
**Available Suites:**

Units	Size SF	Max Size	Rate	Office SF	Docks
803 Phillipi Rd.	2,502	2,502	Negotiable	10%	1
4186 Fisher Rd.	5,500	5,500	Negotiable	10%	1

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