



WESTBELT COMMERCE CENTER

Property:

- Multi-tenant, office/warehouse building
- ± 3,375 Sq. Ft. suite available
- Includes ± 1,332 Sq. Ft. warehouse and ±2,043 Sq. Ft. of office/showroom
- 18' clear height
- Professional management and property maintenance staff overseeing building
- One semi-dock
- Zoned M-2
- Ample parking

Location:

- Excellent location on the west side of Columbus
- Less than 1 mile south of Roberts Rd.
- ± 1.25 miles to I-270 at Roberts Rd.
- Within 10 minutes to downtown Columbus



Jeffrey A. Boll, SIOR

T 614.799.2100 x212

C 614.402.0373

jboll@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





Property Specifications:

- ±114,750 Sq. Ft. multi-tenant building
- 18' clear height
- 45' x 53' column spacing
- Fully sprinkled
- 200 amp - 277/480 volt electrical
- 1.25 parking spaces/1,000 Sq. Ft.

Rate:

- \$10.95/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$3.16/Sq. Ft. (Taxes, Insurance, CAM)

Available Suites:

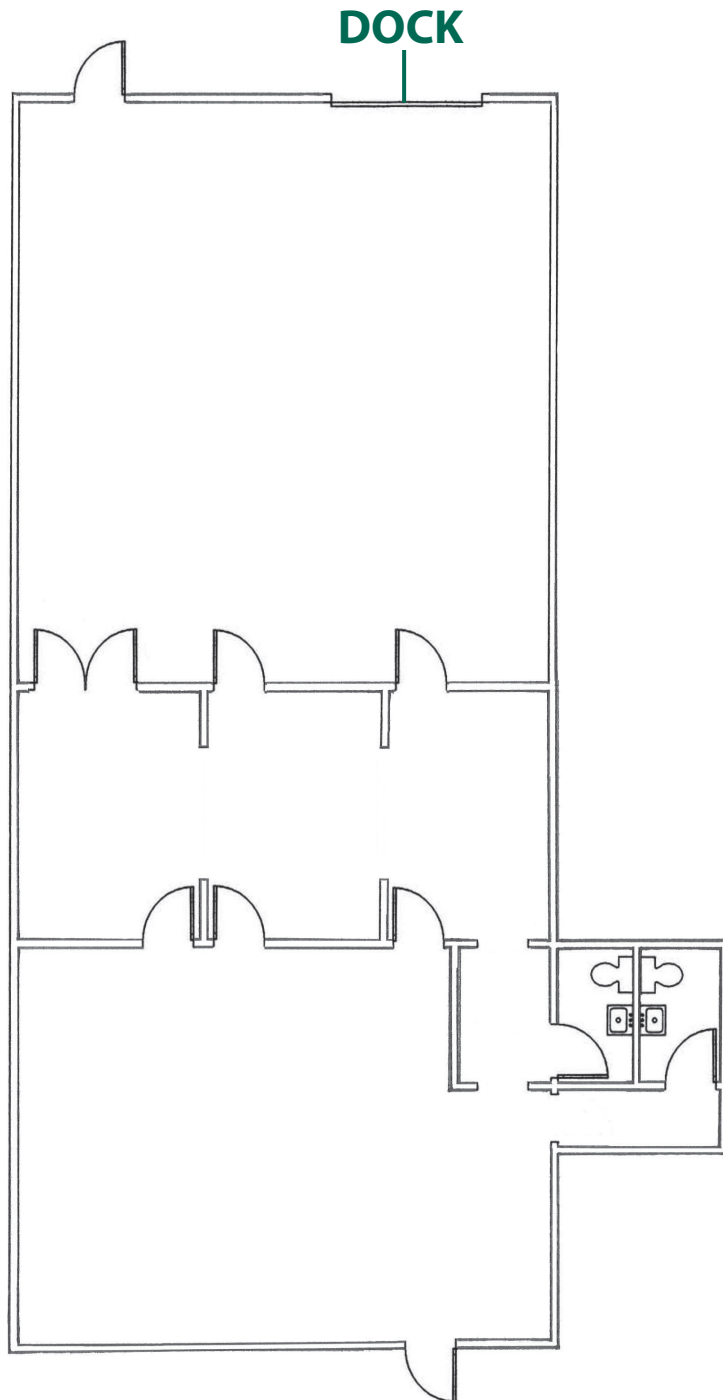
Unit	Total SF	Office/Showroom SF	Rate	Docks
1757	3,375	2,043	\$10.95 NNN	1

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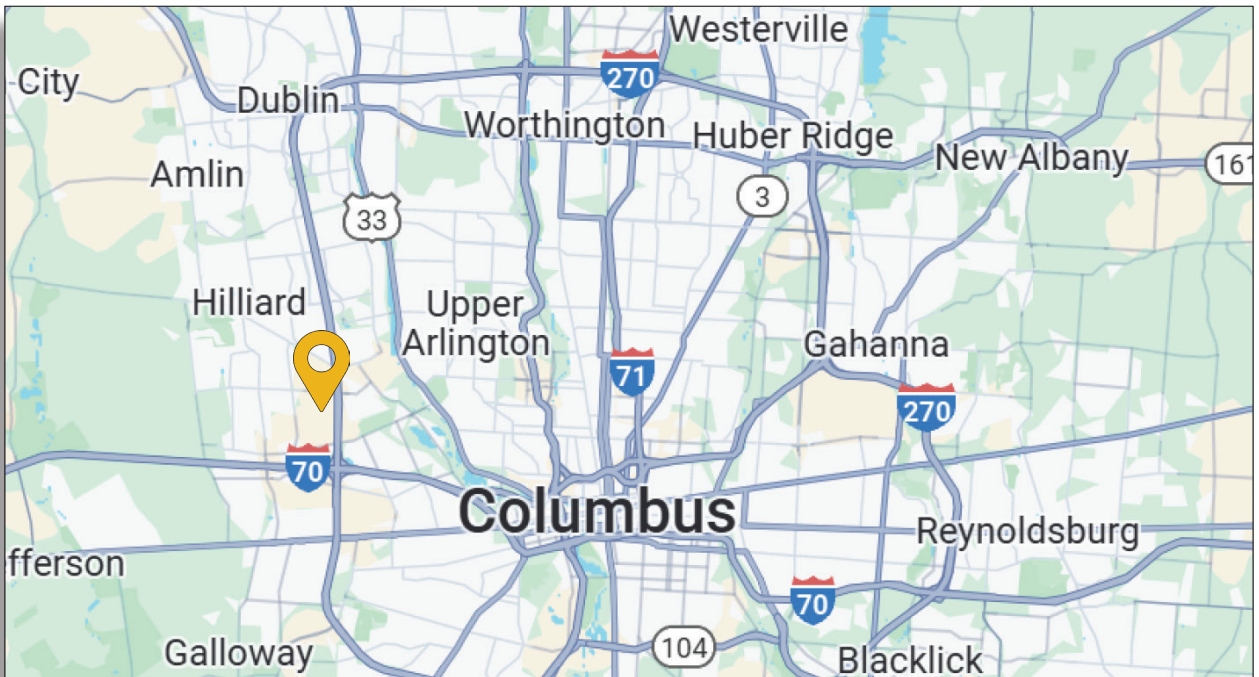
± 3,375 Sq. Ft.
AVAILABLE



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