



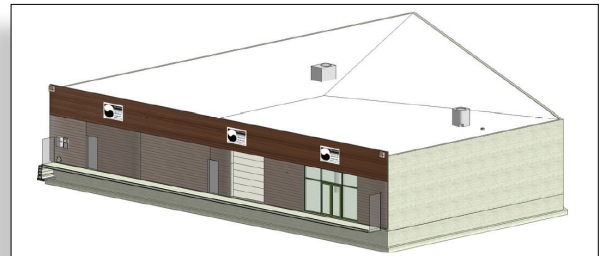
### RARE GRANDVIEW STANDALONE BUILDING

#### Property:

- ±8,200 Sq. Ft. standalone building for lease
- ±4,800, 6,100, up to 8,200 Sq. Ft. available
- Office build to suit
- Front loaded with one 10'x10' drive-in door
- New parking lot, roof, front facing building façade, and glass storefront
- M-1 zoning

#### Location:

- Less than ½ mile from the I-670 & Grandview Ave. interchange
- Near Grandview Yard
- 5 minutes to downtown Columbus



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**Rj BOLL Realty, Ltd.**

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

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**Property Specifications:**

- ±8,200 Sq. Ft. standalone building for lease
- ±4,800, 6,100, up to 8,200 Sq. Ft. available
- In whitebox condition with open layout office BTS
- 12' clear height
- Front loaded with one 10'x10' drive-in door
- M-1 zoning
- Building signage available with exposure to Goodale

**Rental Rate:**

- \$10.50-12.00/Sq. Ft. NNN
- 2026 Est. Operating Expenses:  
\$3.74/Sq. Ft. (RE taxes, ins., CAM)
- Tenant to pay own utilities and janitorial

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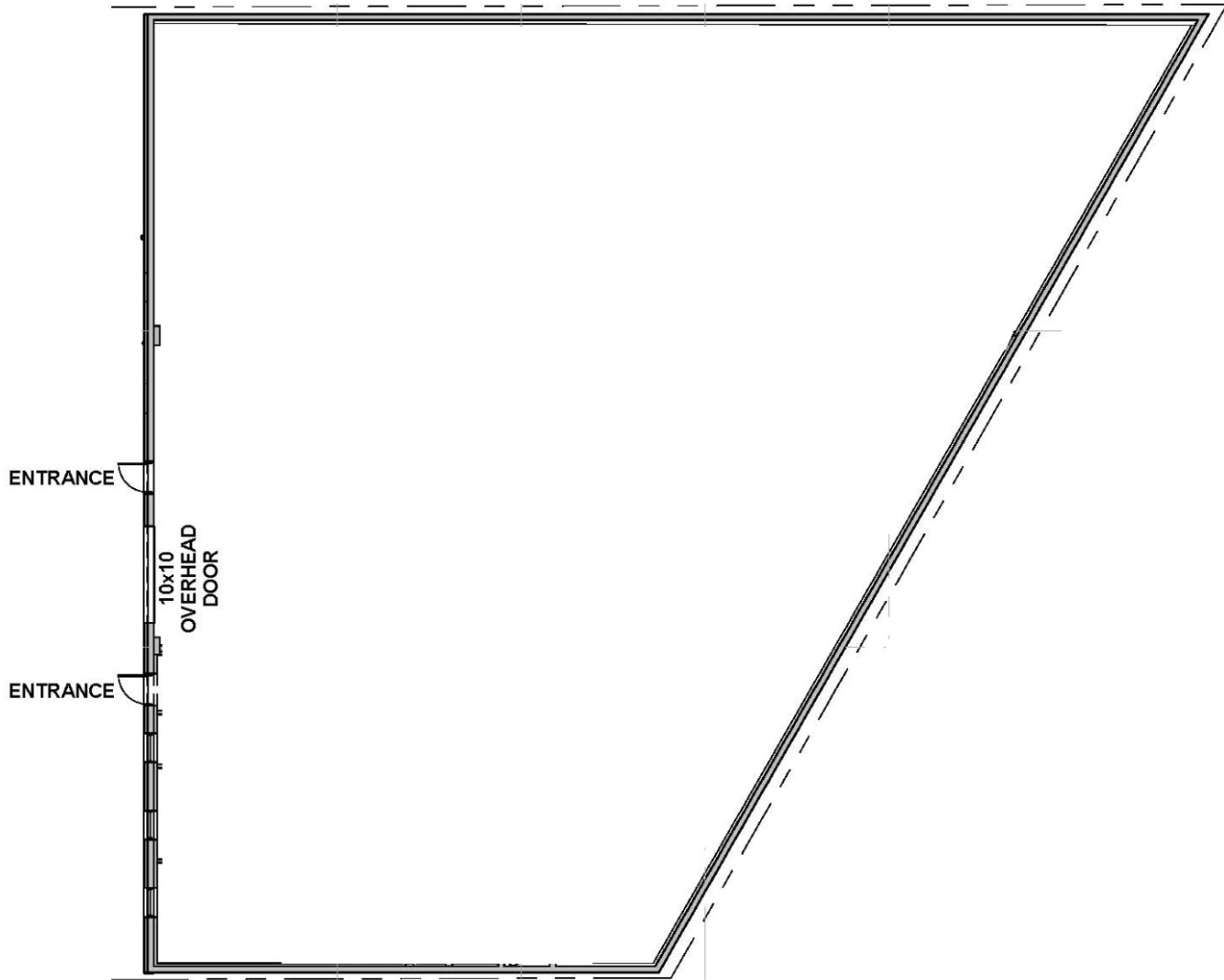
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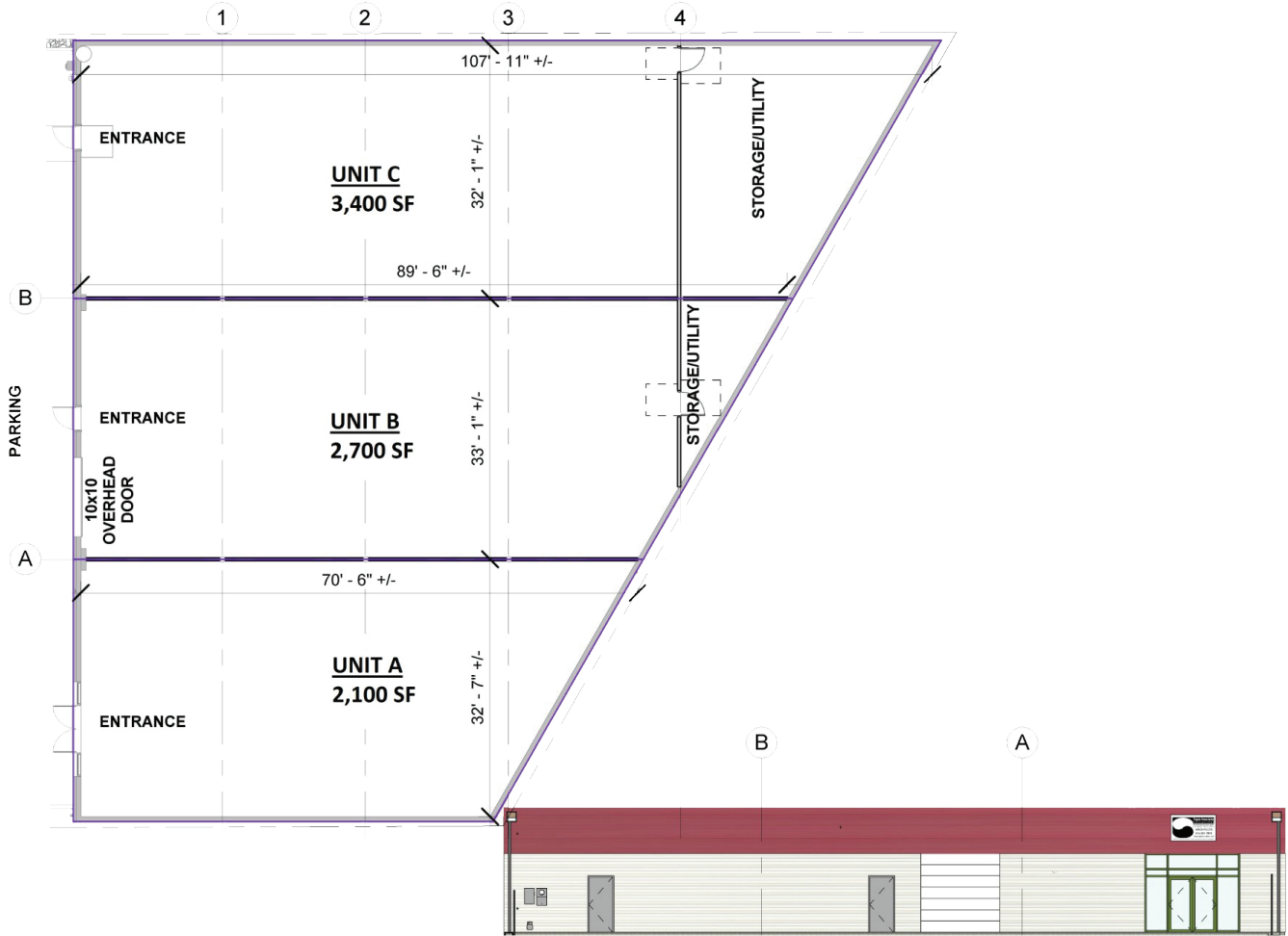


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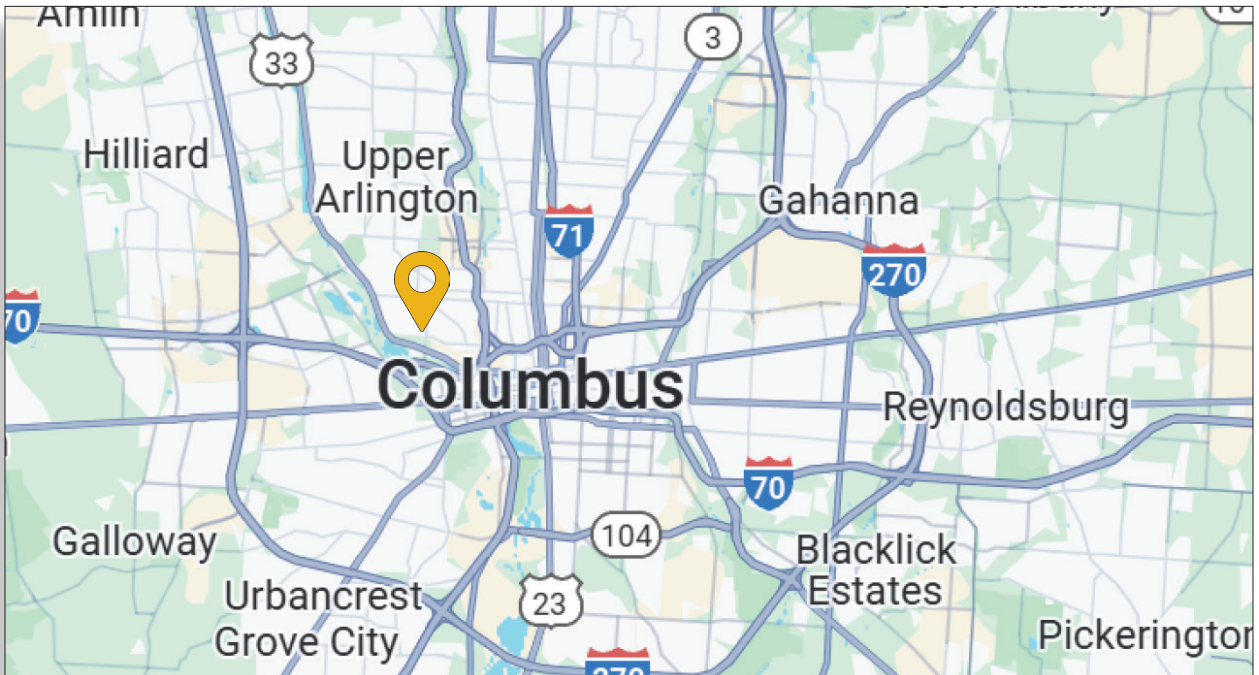
**POTENTIAL MULTI-TENANT FLOOR PLAN**



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