



WESTBROOKE CORPORATE CENTER

Property:

- ±6,528 Sq. Ft. office/warehouse unit available
- Semi dock w/pit levelers
- ±22' clear
- Zoned I-Industrial
- Building & exterior monument signage
- Abundant parking
- One 150 amp & one 225 amp electrical service; 480 volt/3 phase

Location:

- Roberts Rd. & Wilson Rd. Interchange
- 15 minutes to downtown Columbus
- High exposure corridor
- 2 miles from I-70



Ray C. Boll, SIOR

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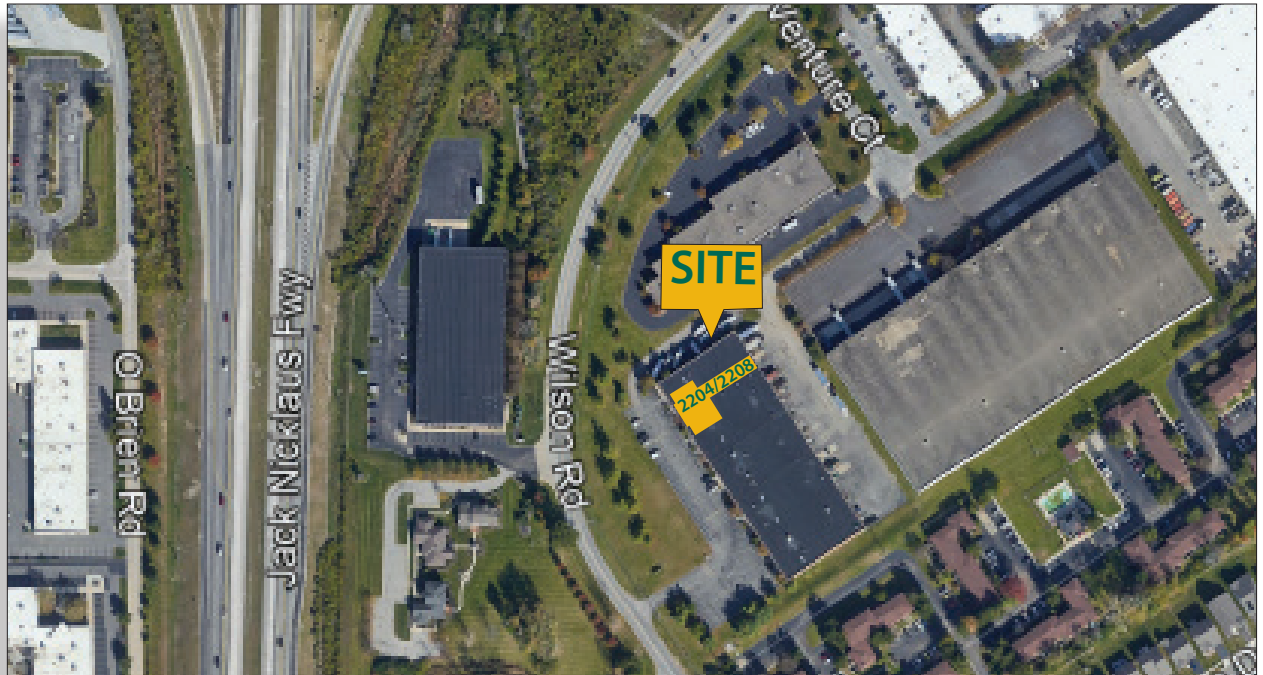
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Property Specifications:

- ±64,000 Sq. Ft. multi tenant warehouse
- Rear-loaded
- Clear Height: 22' clear
- Column Spacing: 40'x40'
- Depth: 160'
- Sprinkled: yes, wet
- Zoning: I-Industrial
- Year Built: 1981
- Parcel size: ±5.047 acres
- One 150 amp & one 225 amp electrical service; 480 volt/3 phase

Rental Rate:

- \$6.25/Sq. Ft. NNN
- 2021 Estimated Operating Expenses: \$3.20/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Max Avail	Rate	Office SF	Docks
2204/2208	6,528	6,528	\$6.25 NNN	4,000	1

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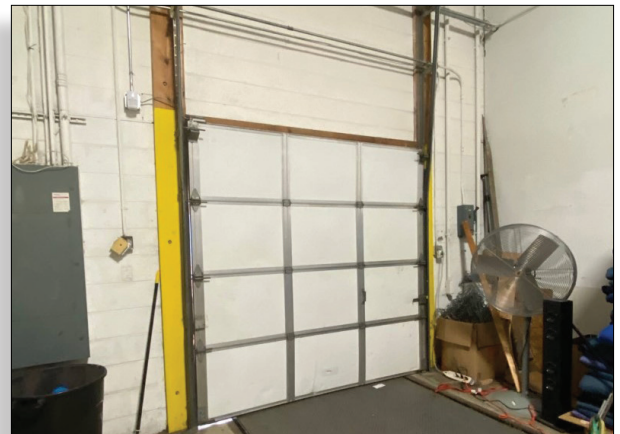
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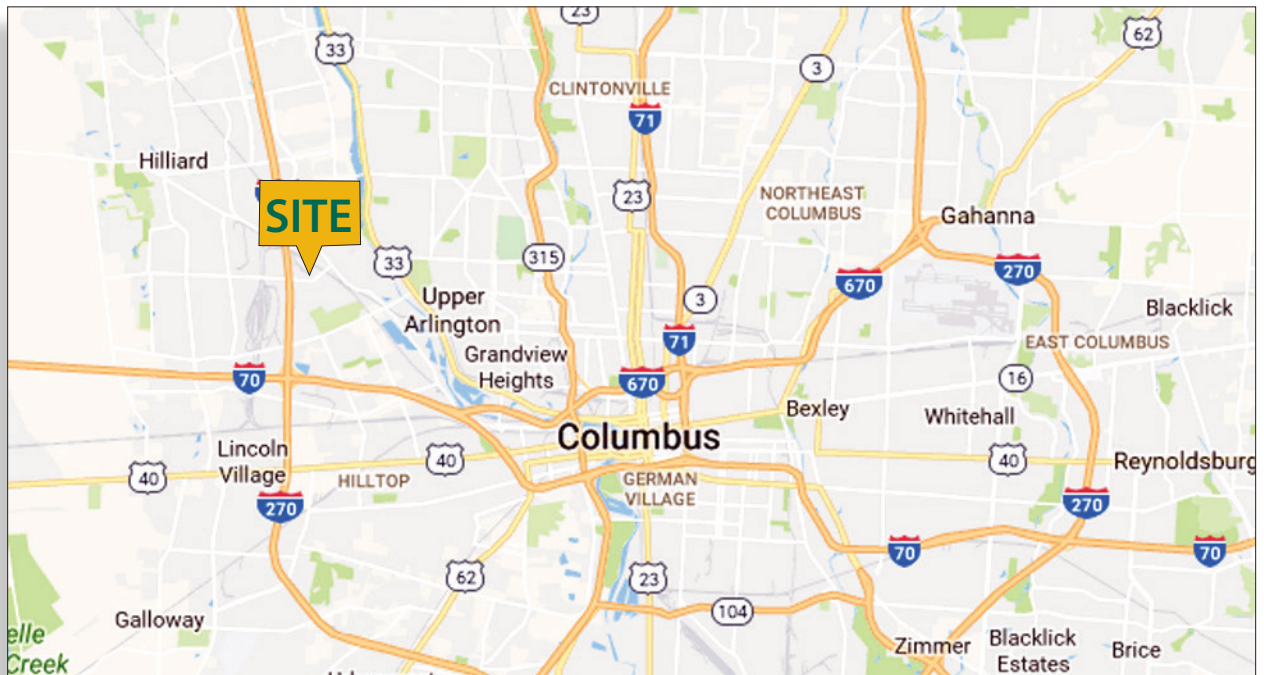
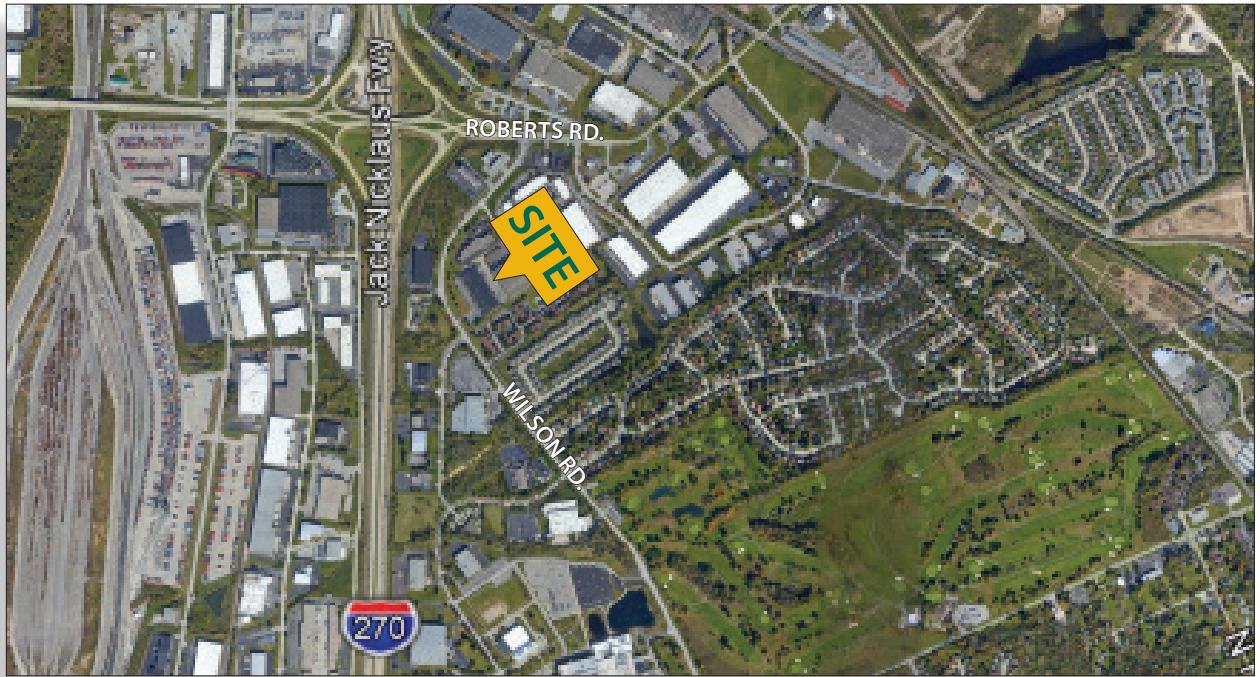


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