



28,300 SF FOR SUBLEASE

5193 SINCLAIR ROAD

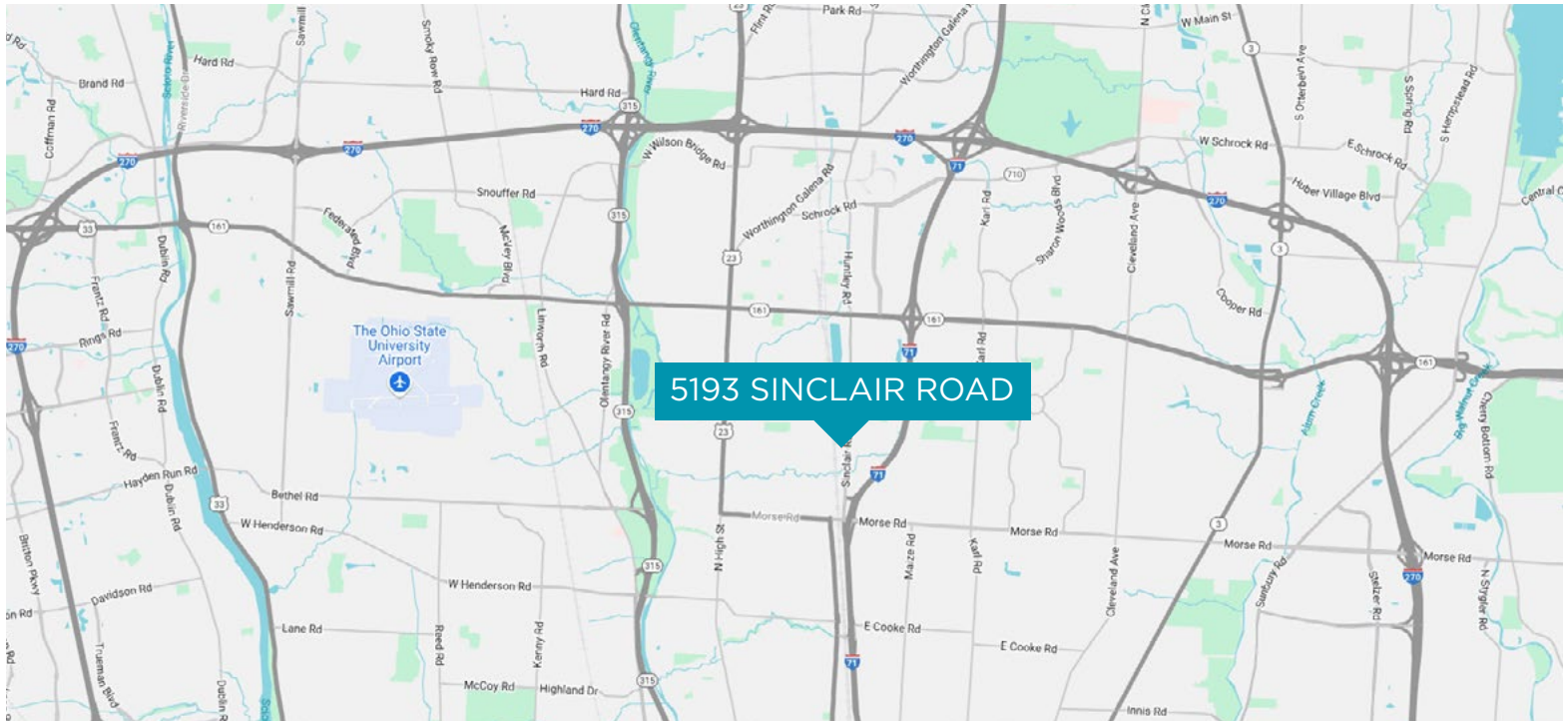
Columbus, Ohio 43229



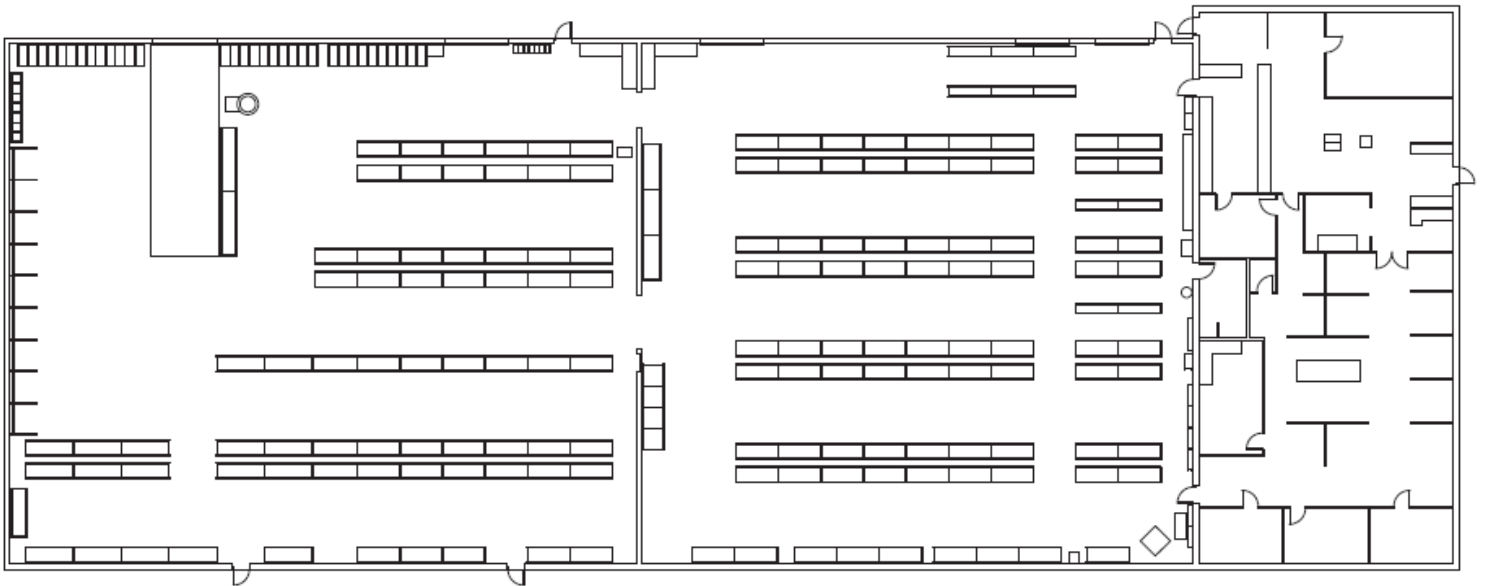
PROPERTY HIGHLIGHTS

Building SF:	± 28,300
Lease Rate:	\$7.25/SF NNN
Lease Expires:	March 31, 2027
Office SF:	± 5,250 SF office/showroom
Clear Height:	17'-18' (front warehouse); 24'-26' (rear warehouse)
Overhead Doors:	(3) 10'x10' (step-van high, exterior platform) (1) 12'x14' (exterior dock high with pit levelers) (1) 12'x16' (interior dock well)
Column Spacing:	27'x50' (front warehouse); 25'x60' (rear warehouse)
HVAC:	Office – Gas forced air split systems Warehouse – gas forced air Reznor heaters
Roof:	Standing seam metal roof + exterior gutters/downspouts
Parking:	25 spaces

LOCATION MAP



FLOOR PLAN



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