



Rj BOLL Realty
Corporate Real Estate Services

2161 Dividend Dr.

Columbus, OH 43228

FREE-STANDING WAREHOUSE FOR SUBLEASE



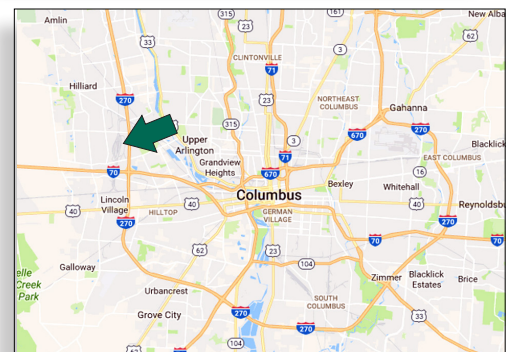
WESTBELT BUSINESS PARK

Property:

- ± 52,000 Sq. Ft. office/warehouse for sublease
- ± 16,169 Sq. Ft. office/lab/research
- Situated on ± 2.64 acres of land
- Tilt-up exterior concrete panel construction
- Free-standing building with secure fenced truck court
- Sublease expires May 31st, 2019
- Exterior monument signage
- 5 docks
- 1 drive-in door

Location:

- Less than 1 mile to I-270
- ± 15 minutes to downtown
- CSX intermodal yard within park



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XXI | 1996-2018
CELEBRATING twenty-two years

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Property Specifications:

- ± 52,000 Sq. Ft. office/warehouse for sublease
- ± 16,169 Sq. Ft. office/lab/research
- Sublease expires May 31st, 2019
- 22' clear height
- Sprinkled- fully wet
- 3 phase: 480 volts/2400 amps
- Tilt-up exterior concrete panel construction
- Free-standing building with secure fenced truck court
- Exterior monument signage
- 5 docks
- 1 drive-in door
- Zoned M-2
- 58 parking spaces

Rate:

- \$3.25/Sq. Ft. NNN
- 2018 Estimated Operating Expenses: \$1.50/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

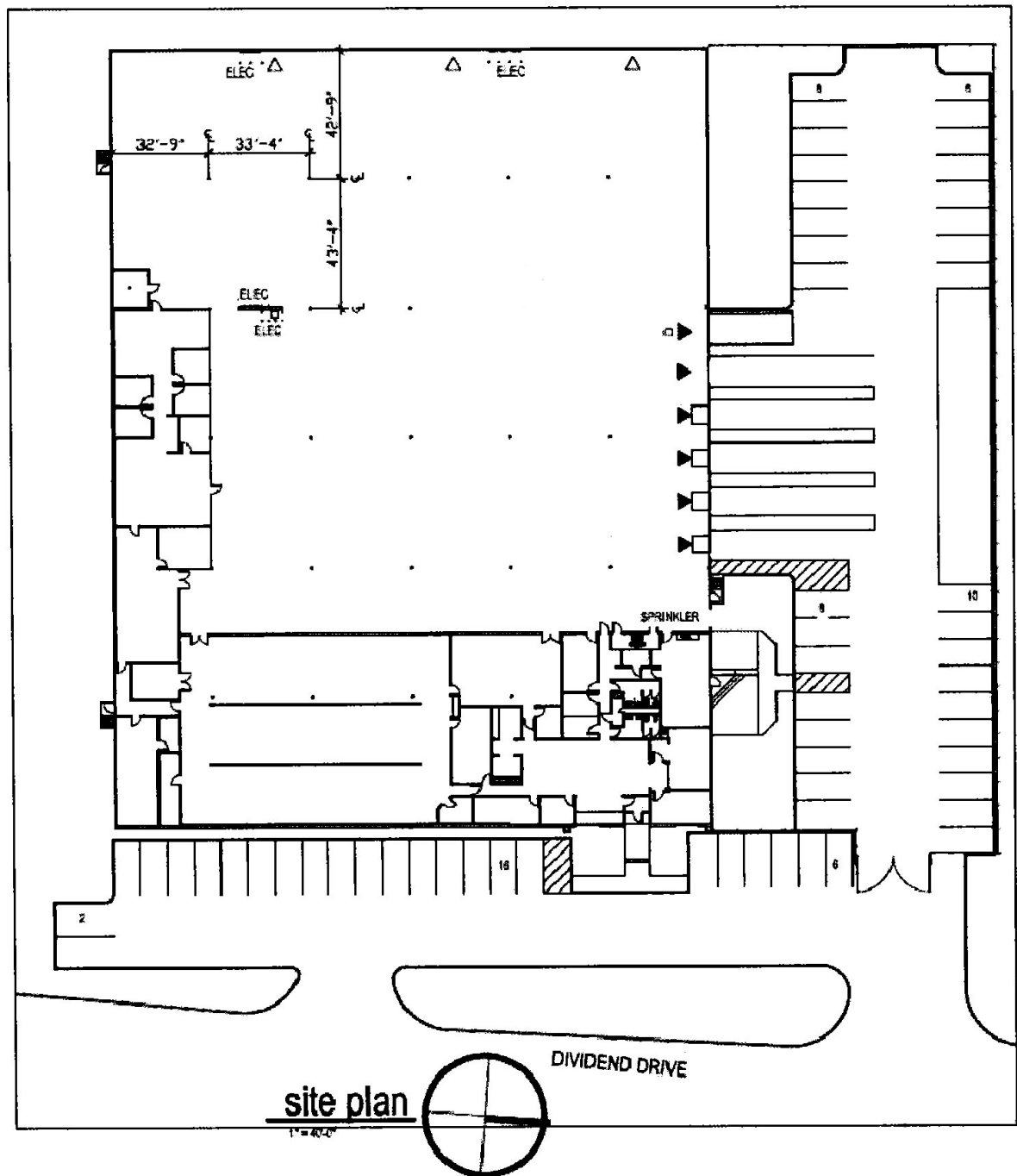
Suite	Size SF	Min Size	Max Size	Rate	Office SF	Docks	Drive -Ins
A	20,000	20,000	20,000	\$3.25 NNN	2,000	5	1
B	32,000	32,000	32,000	\$3.25 NNN	2,000	5	1
A/B	52,000	20,000	52,000	\$3.25 NNN	16,169	5	1

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