

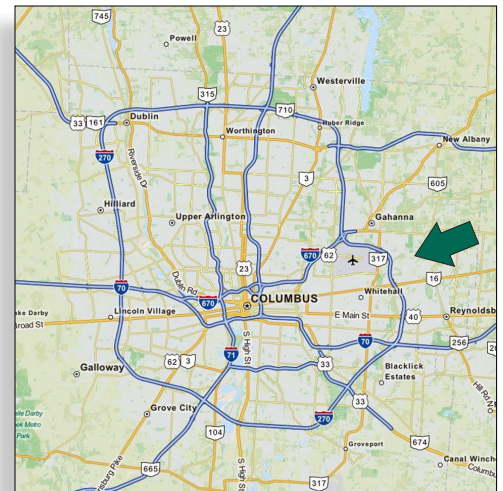


Property:

- Multi-tenant office/warehouse building
- ± 5,000 Sq. Ft. warehouse available with 50% of warehouse air-conditioned
- 1 drive-in door with electric opener
- 16' clear height
- Rear-loaded building with brick front offices
- Ample parking

Location:

- Great NE location in a professional business park
- Property between S. Hamilton Rd. and E. Broad St.
- ± 2 miles to I-270 via E. Broad St.
- Less than 3 miles to I-270 via Hamilton Rd.
- ± 4 miles to Port Columbus Airport



Michael D. Grenert, SIOR

T 614.799.2100 x203

C 614.348.3309

mgrenert@rjboll.com

Rj BOLL Realty, Ltd.

485 Metro Place S, Ste 205

Dublin, OH 43017

614.799.2100





Property Specifications:

- ± 16,000 Sq. Ft., multi-tenant building
- Situated on 2.55 acres
- 16' clear height
- 100' depth
- 2.5/1,000 Sq. Ft. car parking
- Built in 2002
- Zoned OCT: Office, Commerce, and Technology

Rate:

- \$6.25/Sq. Ft. NNN
- 2018 Estimated Operating Expenses: \$2.50/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Max Size	Rate	Office SF	Docks	Drive -Ins
B	5,000	5,000	\$6.25 NNN	500	--	1

Michael D. Grenert, SIOR

T 614.799.2100 x203

C 614.348.3309

mgrenert@rjball.com

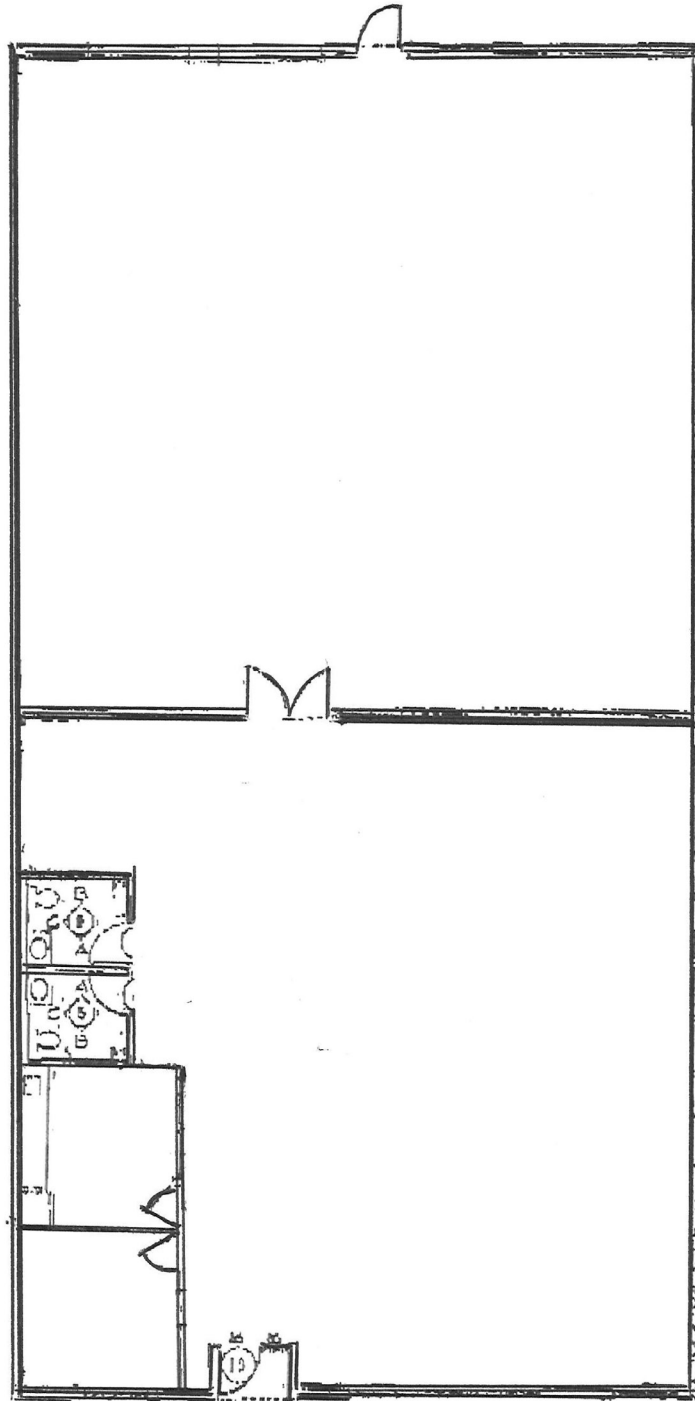
Rj BOLL Realty, Ltd.

485 Metro Place S, Ste 205

Dublin, OH 43017

614.799.2100





Michael D. Grenert, SIOR

T 614.799.2100 x203

C 614.348.3309

mgrenert@rjboll.com

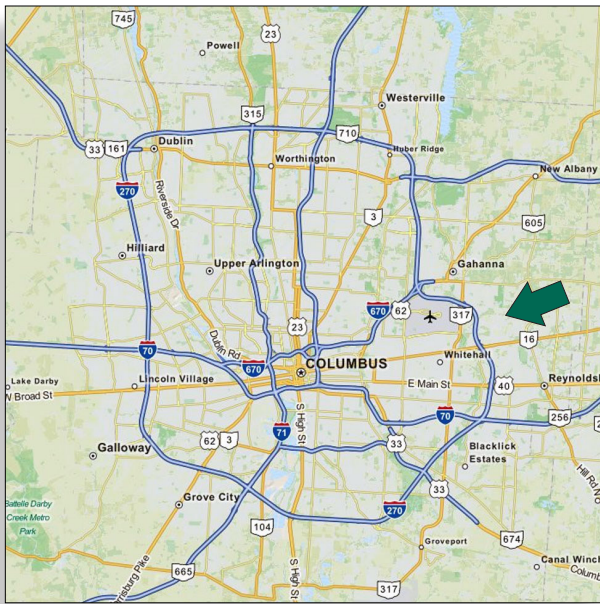
Rj BOLL Realty, Ltd.

485 Metro Place S, Ste 205

Dublin, OH 43017

614.799.2100





Location:

- Located in a professional business park
- Property between S. Hamilton Rd. and E. Broad St.
- ± 2 miles to I-270 via E. Broad St.
- Less than 3 miles to I-270 via Hamilton Rd.
- ± 4 miles to Port Columbus Airport

Michael D. Grenert, SIOR

T 614.799.2100 x203

C 614.348.3309

mgrenert@rjball.com

Rj BOLL Realty, Ltd.

485 Metro Place S, Ste 205

Dublin, OH 43017

614.799.2100

