



PRIME EAST SIDE WAREHOUSE

Property:

- +/-14,400 & 28,800 Sq. Ft. units available for lease
- Various semi-dock & drive-in door access
- 18.5' clear height
- Built in 1974
- Rear loaded; zoned M1

Location:

- Located on the east side of Columbus
- Easy access to I - 70 at S. Hamilton Rd.
- ± 2 miles to I - 270



OWNED & OPERATED BY:



Jeffrey A. Boll, SIOR

T 614.799.2100 x210

C 614.402.0373

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Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





Property Specifications:

- +/-14,400 & 28,800 Sq. Ft. units available for lease
- 18.5' clear height
- 40' x 30' column spacing
- Sprinkler: wet
- Built in 1974

Rental Rate:

- \$6.25-\$6.75/Sq. Ft. NNN
- 2024 Estimated Operating Expenses: \$1.21/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial



Available Suites:

Unit	Size SF	Rate	Office	Docks	Drive -Ins
T/U	14,400	\$6.75 NNN	30%	3	1
D1, D2, E & F	28,800	\$6.25 NNN	min.	7	1

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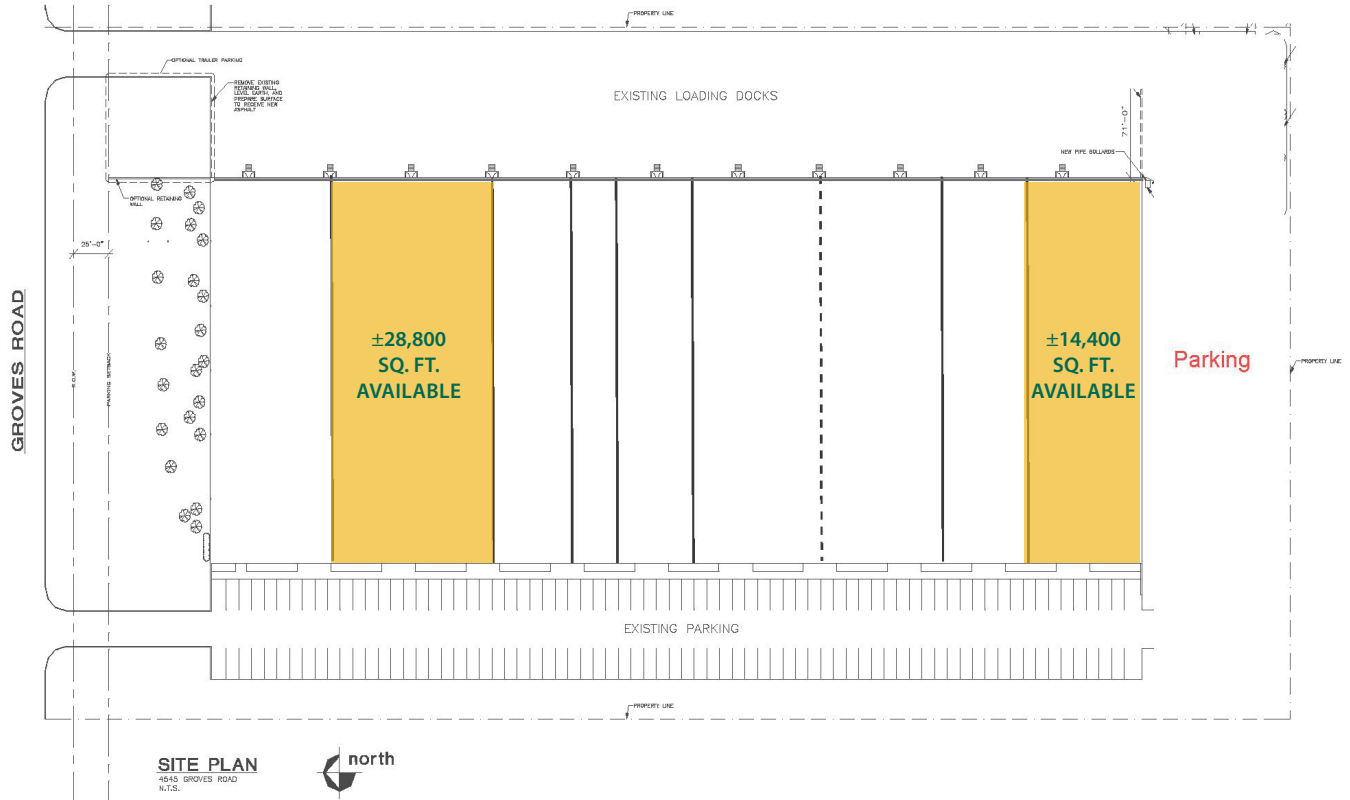
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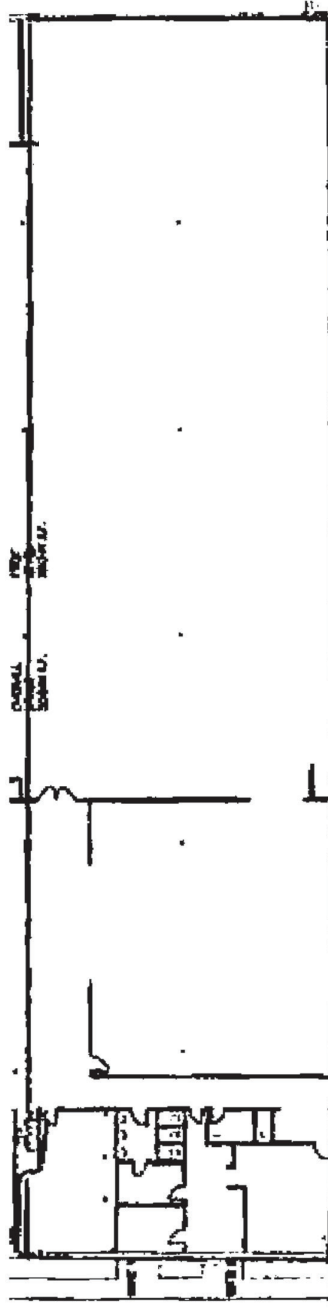
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FLOOR PLAN



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