



Property:

- ± 27,125 Sq. Ft. freestanding office/warehouse
- ±2,250 Sq. Ft. office
- Three (3) 8'x8' dock doors
- Plus one (1) 12'x14' interior dock
- Zoned "M"- Manufacturing; 220/440 3-phase power
- Situated on 1.54 acres of land
- Ideal for light manufacturing, assembly, or warehousing
- Radiant heat in warehouse

Location:

- ± 1 mile from I-270 & Fisher Rd.
- Less than 5 minutes from I-70



Ray C. Boll, SIOR

T 614.799.2100 x212

C 614.989.8600

RBoll@rjboll.com

Jeffrey A. Boll, SIOR

T 614.799.2100 x210

C 614.402.0373

JBoll@rjboll.com

Rj BOLL Realty, Ltd.

485 Metro Place S, Ste 205

Dublin, OH 43017

614.799.2100



1996-2018

CELEBRATING twenty-two years



Property Specifications:

- ± 27,125 Sq. Ft. office/warehouse
- ± 18' to 20' clear height
- ±125' warehouse depth
- Wet sprinkler
- 220/440/3 phase
- Zoned manufacturing
- 18 car parking
- Built in 1969

Rental Rate:

- \$4.50/Sq. Ft. NNN
- 2018 Estimated Operating Expenses: \$1.05/Sq. Ft. (taxes & insurance)
- Tenant to pay own utilities, trash removal, common area maintenance and janitorial

Available Suites:

Unit	Size SF	Max Avail	Rate	Office SF	Docks
1	27,125	-	\$4.50 NNN	2,250	4

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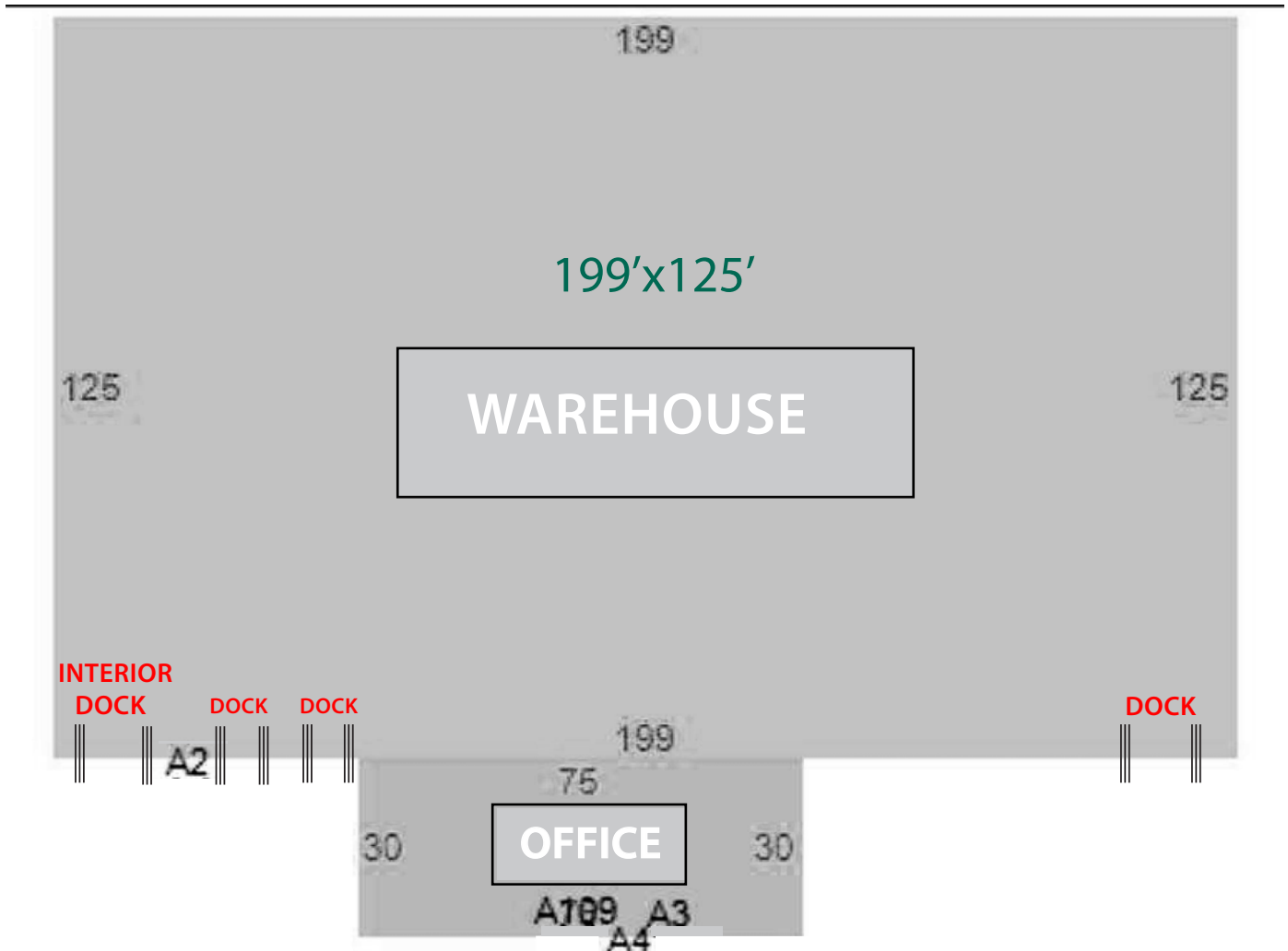
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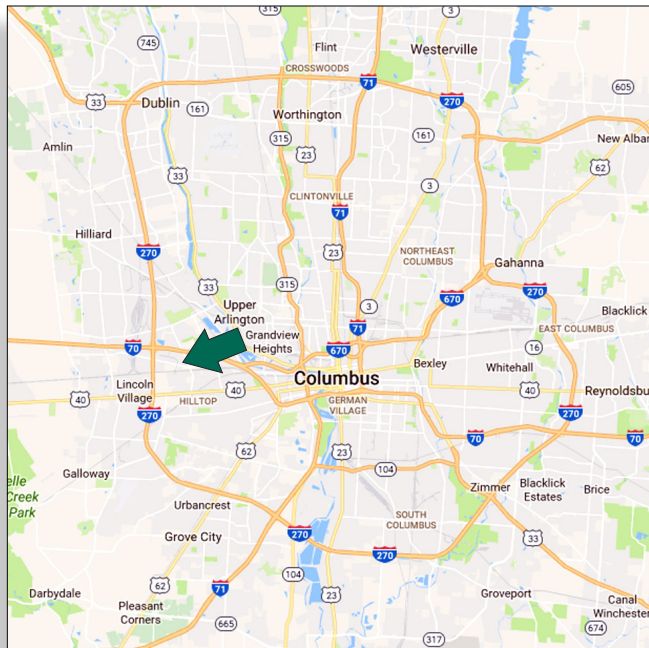


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Location:

- ± 1 mile from I-270 & Fisher Rd.
- Less than 5 minutes from I-70
- 15 minutes to downtown CBD

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