



Property:

- +/-29,268 Sq. Ft. available
- +/-10,874 Sq. Ft. office & +/-18,394 Sq. Ft. warehouse
- Situated upon +/-3.98 acres
- +/-85 car parking
- High visibility location
- Exterior monument signage
- Two (2) docks & two (2) drive-in doors
- Zoned B-4: General Business District

Location:

- +/-27,122 average daily traffic count
- 5 minutes to downtown Delaware
- 10 minutes to I-71
- Near new shopping area, restaurants - high growth corridor



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.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





Property Specifications:

- +/-29,268 Sq. Ft. available
- +/-10,874 Sq. Ft. office & +/-18,394 Sq. Ft. warehouse
- Situated upon +/-3.98 acres
- +/-85 car parking
- High visibility location
- Exterior monument signage
- Two (2) docks & two (2) drive-in doors
- Zoned B-4: General Business District
- 14' - 16' clear height

Rental Rate:

- \$6.25/Sq. Ft. NNN
- In addition, tenant pays 2021 Estimated Operating Expenses:
Real Estate Taxes: \$0.82/Sq. Ft.
Insurance: \$0.21/Sq. Ft.
- Also, tenant to pay own utilities, trash removal, common area maintenance and janitorial

Ray C. Boll, SIOR

T 614.799.2100 x212
C 614.989.8600
rboll@rjboll.com

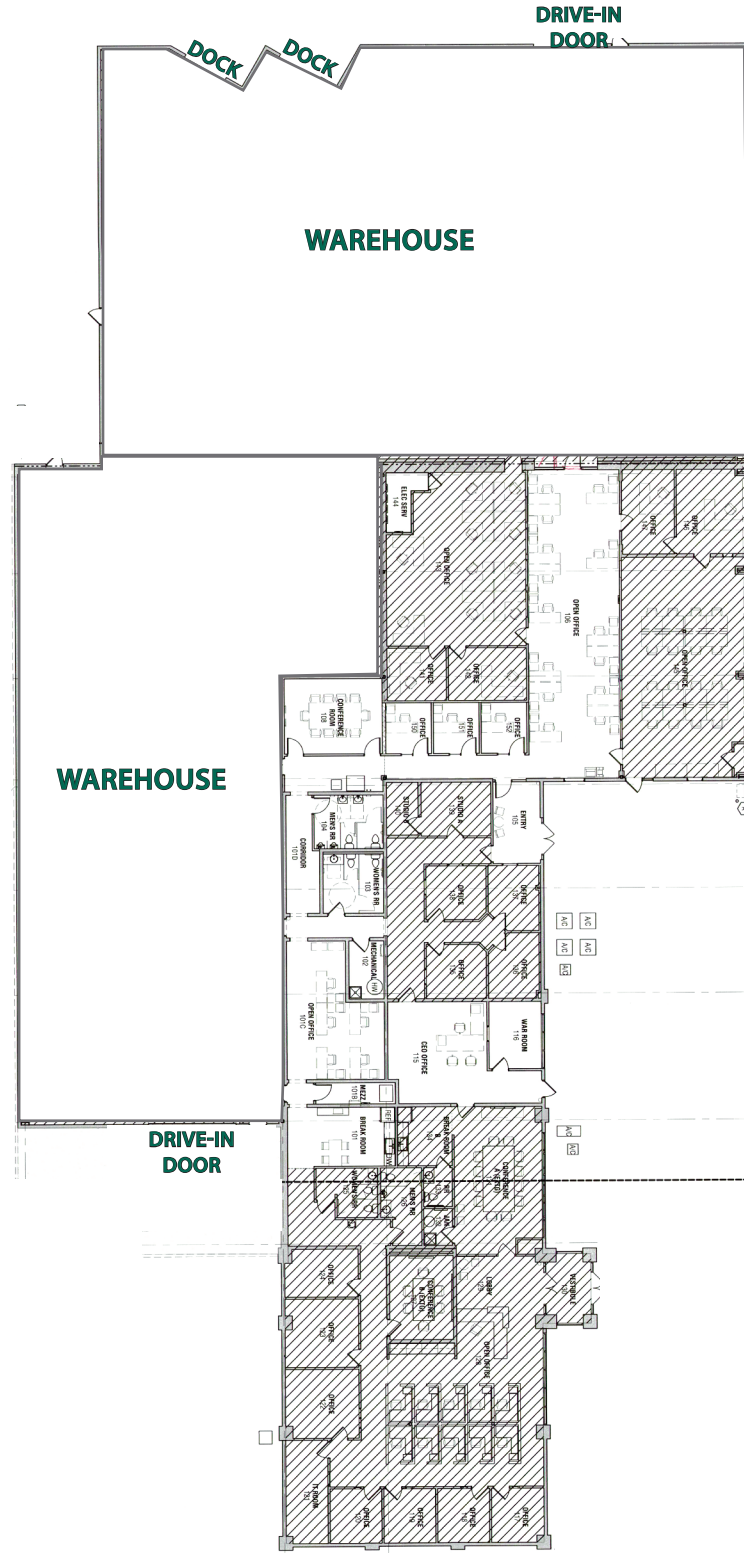
Jeffrey A. Boll SIOR

T 614.799.2100 x210
C 614.402.0373
jboll@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





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.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





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.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100



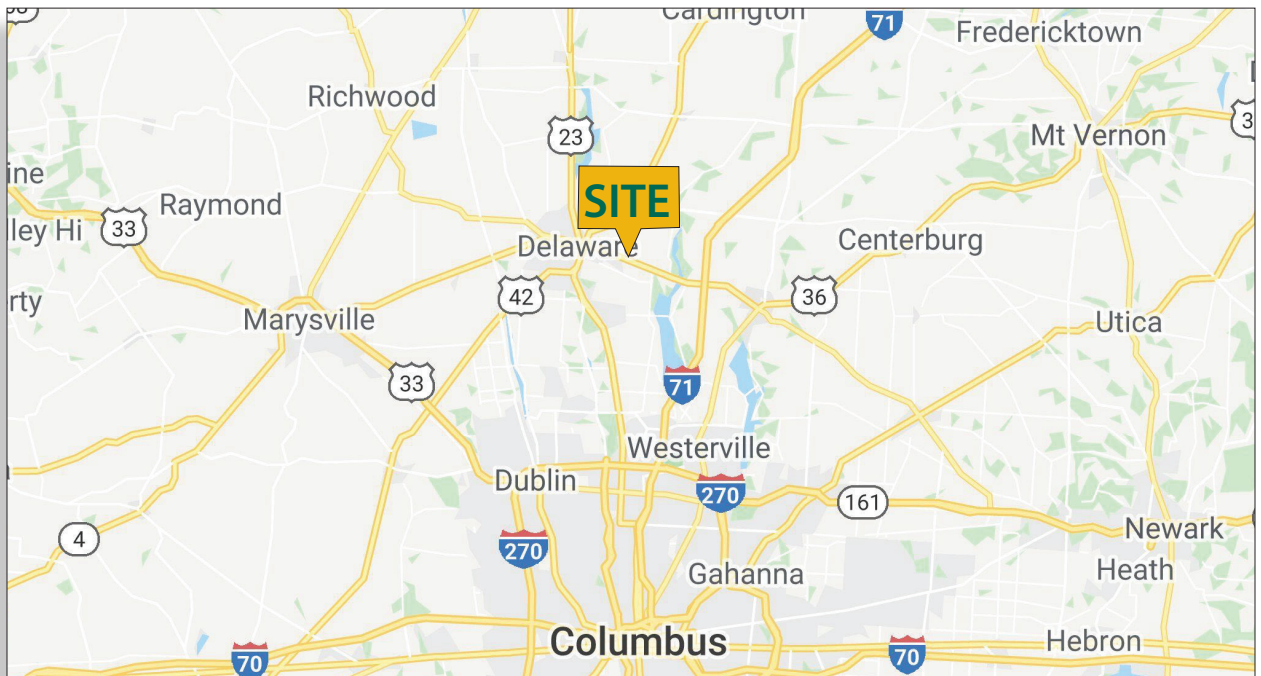


Ray C. Boll, SIOR
T 614.799.2100 x212
C 614.989.8600
rboll@rjboll.com

Jeffrey A. Boll SIOR
T 614.799.2100 x210
C 614.402.0373
jboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





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.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100

