

OFFICE/WAREHOUSE FOR LEASE



Property:

- Units from $\pm 2,560$ to 5,500 Sq. Ft.
- 14' clear height
- Professional business park setting
- Ample parking
- Zoned M

Location:

- Conveniently located at the corner of Fisher Rd. and Phillipi Rd.
- Easy access in and out of park
- ± 1.5 miles from I-70 at Wilson Rd.
- Less than 3 miles from I-270
- Minutes from downtown Columbus

LEASING INCENTIVE:

39-Month Lease Executed in September
Includes 3 Months Free Base Rent

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5115 Parkcenter Ave., Ste. 275
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614.799.2100




Property Specifications:

- Four buildings totaling $\pm 120,679$ Sq. Ft.
- Situated on 7.8 acres
- Dock door(s) available
- 14' clear height
- Zoned M

Rate:

- Negotiable
- 2026 Estimated Operating Expenses:
\$2.99/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

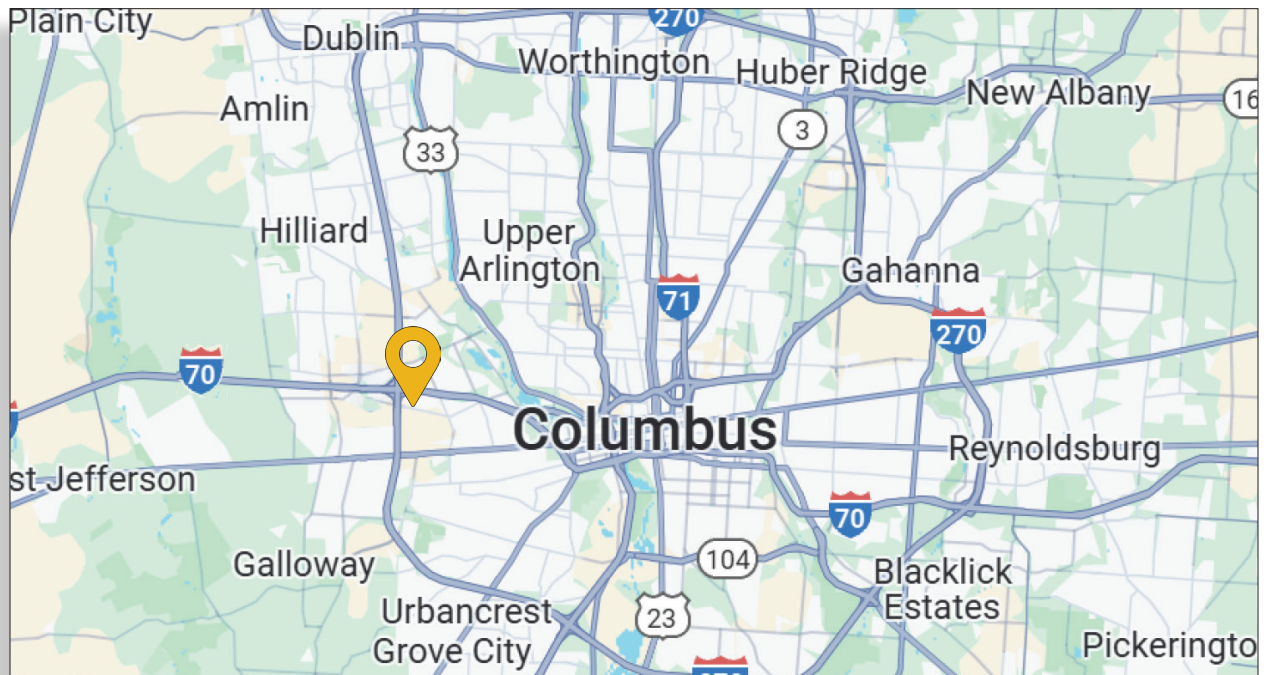
Available Suites:

Units	Size SF	Max Size	Rate	Office SF	Docks
4164 Fisher Rd.	4,480	4,480	Negotiable	10%	1
4186 Fisher Rd.	5,500	5,500	Negotiable	10%	1
817 Phillipi Rd.	2,560	5,347	Negotiable	10%	1
819 Phillipi Rd.	2,787	5,347	Negotiable	10%	2
4170 Fisher Rd.	3,360	3,360	Negotiable	10%	1

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