

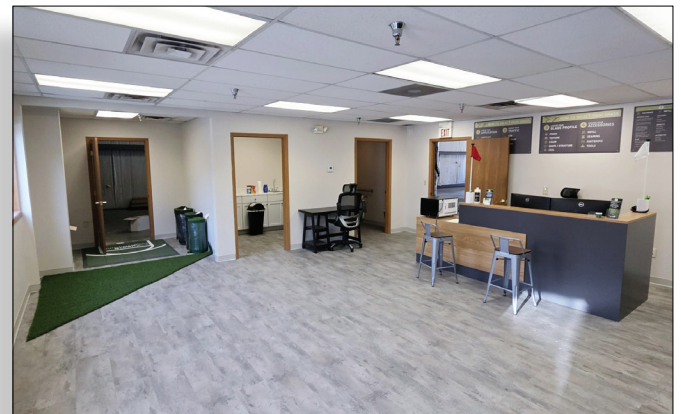


Property:

- ±5,000 Sq. Ft. office/warehouse
- Sublease available through May 2029
- 22' clear height
- Wet sprinkler system
- Building & suite signage available

Location:

- North of East Broad
- ±2 miles to I-270
- ±5 miles to John Glenn International Airport
- ±20 minute to Columbus Central Business District



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Property Specifications:

- ±5,000 SF office/warehouse space available
- One (1) 12' x 12' drive-in door
- One (1) 9' x 12' dock door with pit leveler
- 22' clear height
- 25'W x 50'D column spacing
- Wet sprinkler system
- 30,000 LB mechanical dock levelers with seals & vision panels
- 100' building depth
- 100' concrete paved truck court
- Building & suite signage available
- Municipality: Blacklick (Columbus), OH 43004
- Zoning: City of Columbus M-2r

Rental Rate:

- \$10.35/Sq. Ft. NNN
- 2026 Estimated Operating Expenses:
\$2.42/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

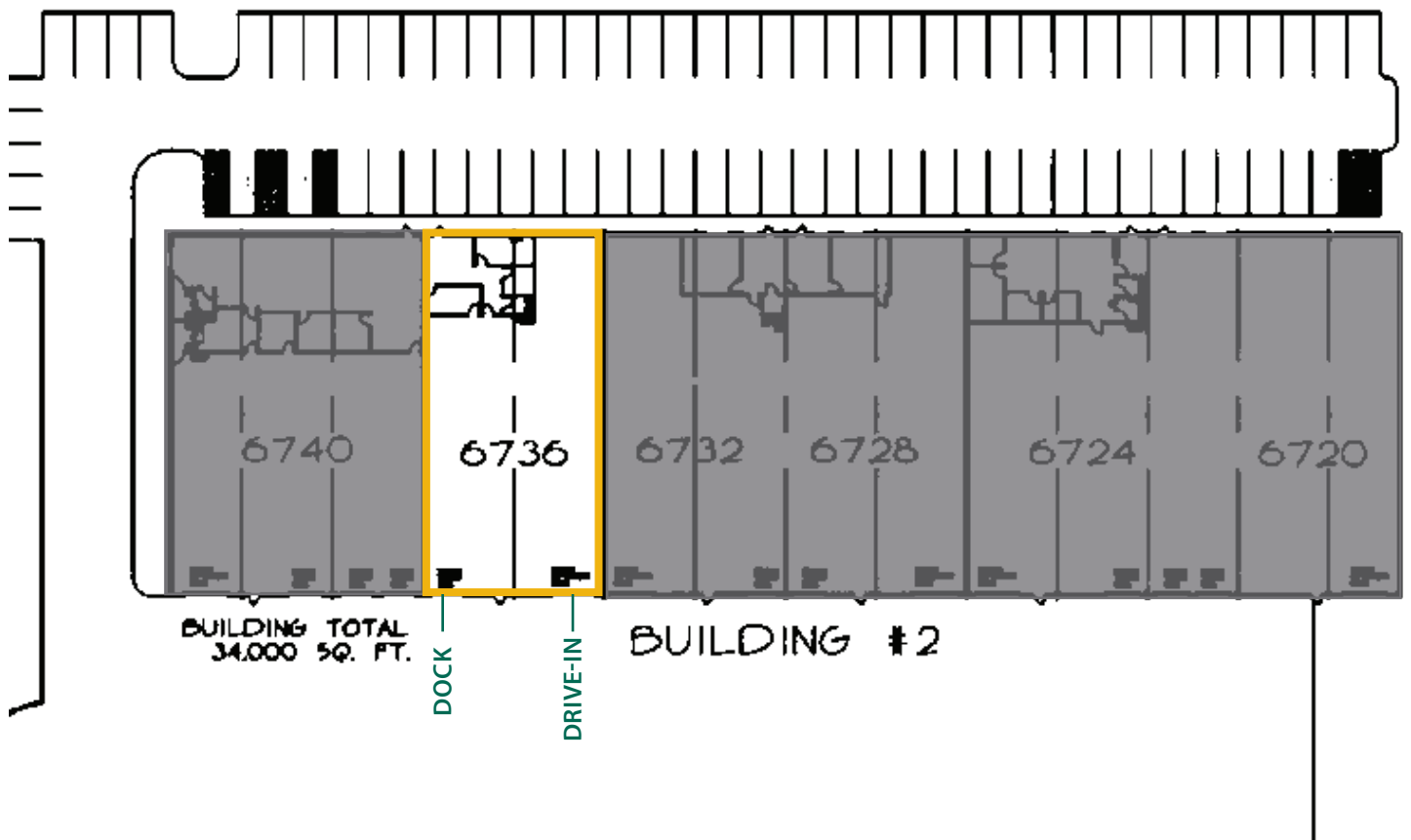
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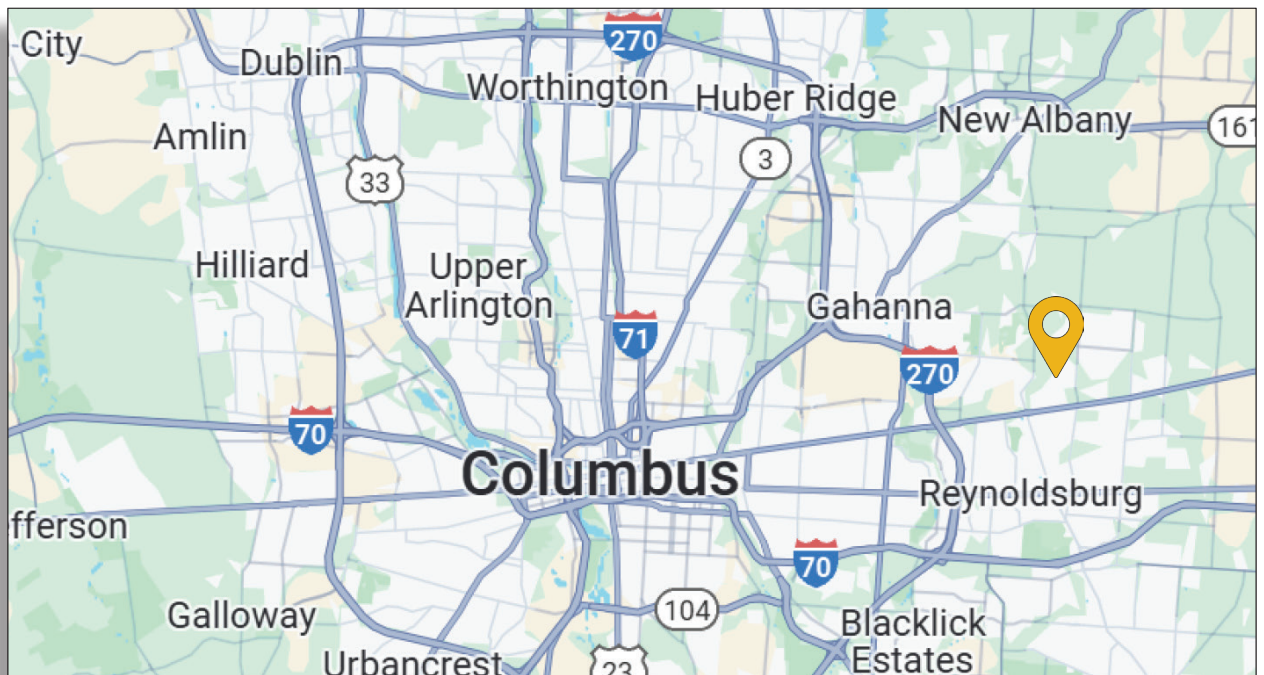
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