



INTERCHANGE I

Property:

- Multi-tenant office/warehouse complex
- ±9,008 Sq. Ft. unit available
- Semi-dock & drive-in door access
- Rear-loaded building with professional glass store-front office
- Professional management and maintenance staff

Location:

- Located directly off I-70 at Wilson Rd.
- ±1.3 miles to I-270
- 10 minutes to downtown Columbus



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Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

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Property Specifications:

- ± 91,333 Sq. Ft., multi-tenant, office/warehouse building
- Situated on 3.71 acres
- 22' clear height
- 36' x 32' column spacing
- Depth: 144'
- Fully Sprinkled
- Zoned M
- 1.28 parking spaces/1,000 Sq. Ft.
- Built in 1989

Rate:

- \$10.95/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$2.06/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

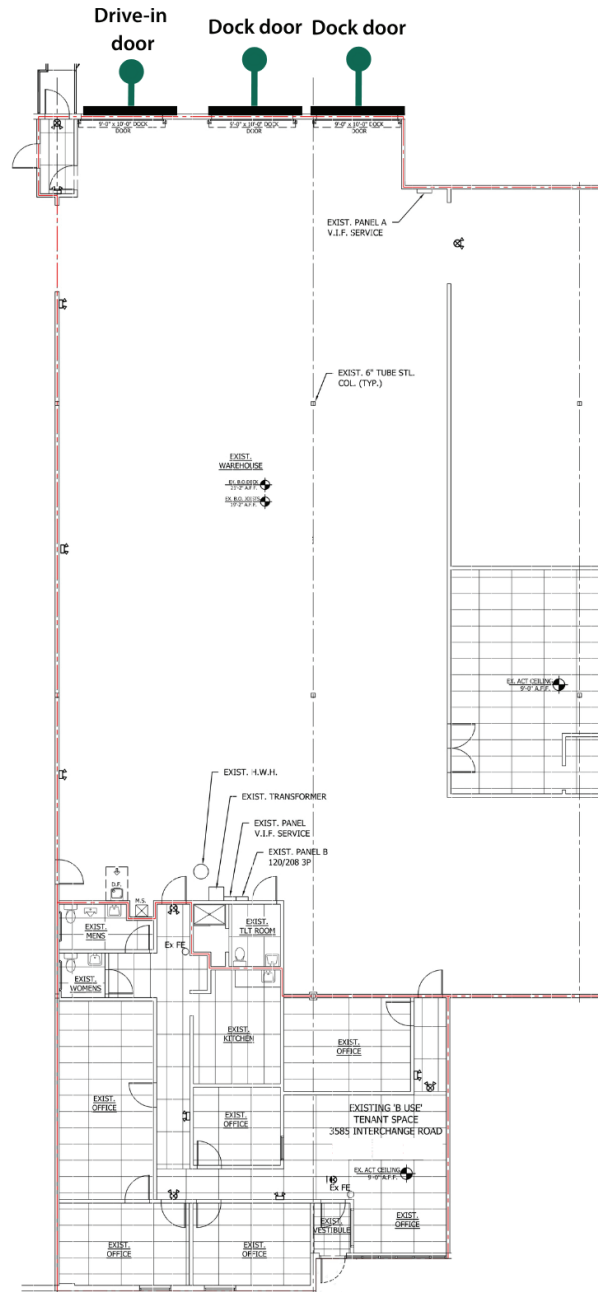
Available Suites:

Unit	Size SF	Office SF	Docks	Drive-Ins
3585	9,008	1,906	2	1

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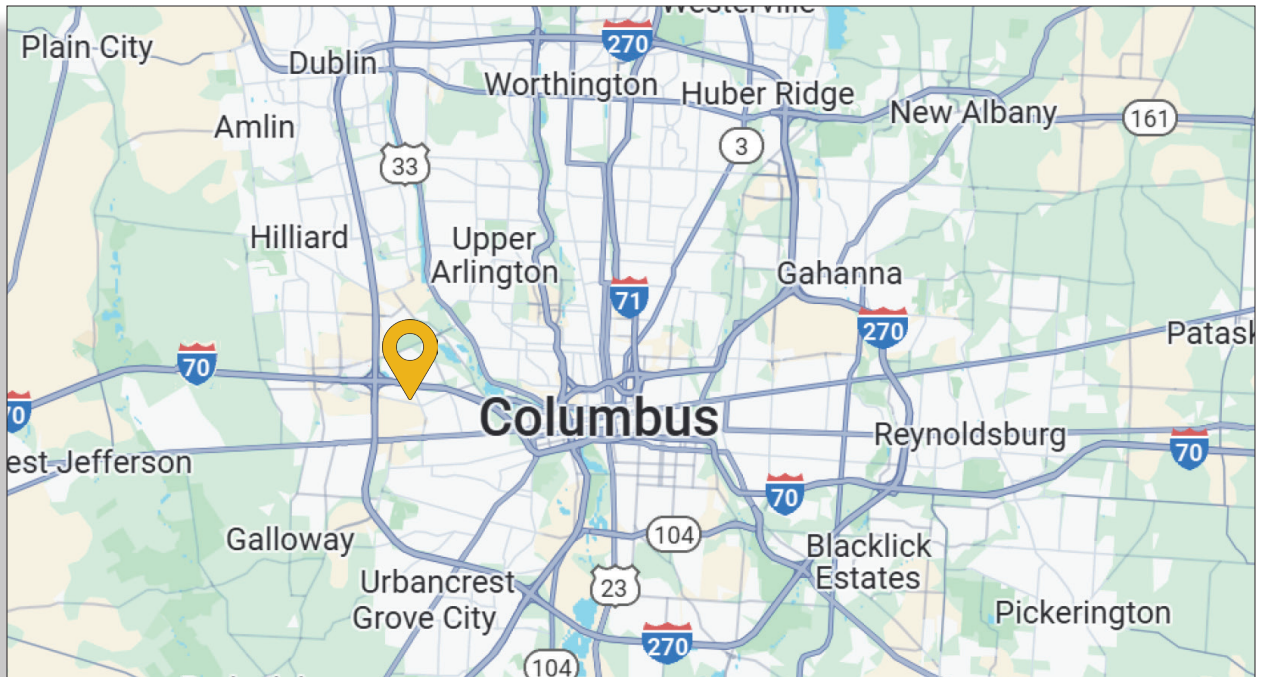
Suite 3585

± 9,008 Sq. Ft.

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