



PRIME WEST SIDE WAREHOUSE

Property:

- ±34,545 Sq. Ft. warehouse space available
- End-unit
- ±1,400 Sq. Ft. office area
- Four (4) semi-docks
- Available immediately
- Sublease through April 30, 2027

Location:

- Located within Westbelt Business Park
- Two access points; I-270 & Roberts Rd.
plus I-70 & Rome Hilliard Rd.
- 15 minutes to Columbus CBD



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Property Specifications:

- 21' - 24' clear
- 40' x 47' column spacing
- End-unit
- Sublease through April 30, 2027
- Available immediately

Rental Rate:

- Negotiable/Sq. Ft. NNN
- 2026 estimated operating expenses:
\$3.86/Sq. Ft. (taxes, insurances, CAM)

Available Suites:

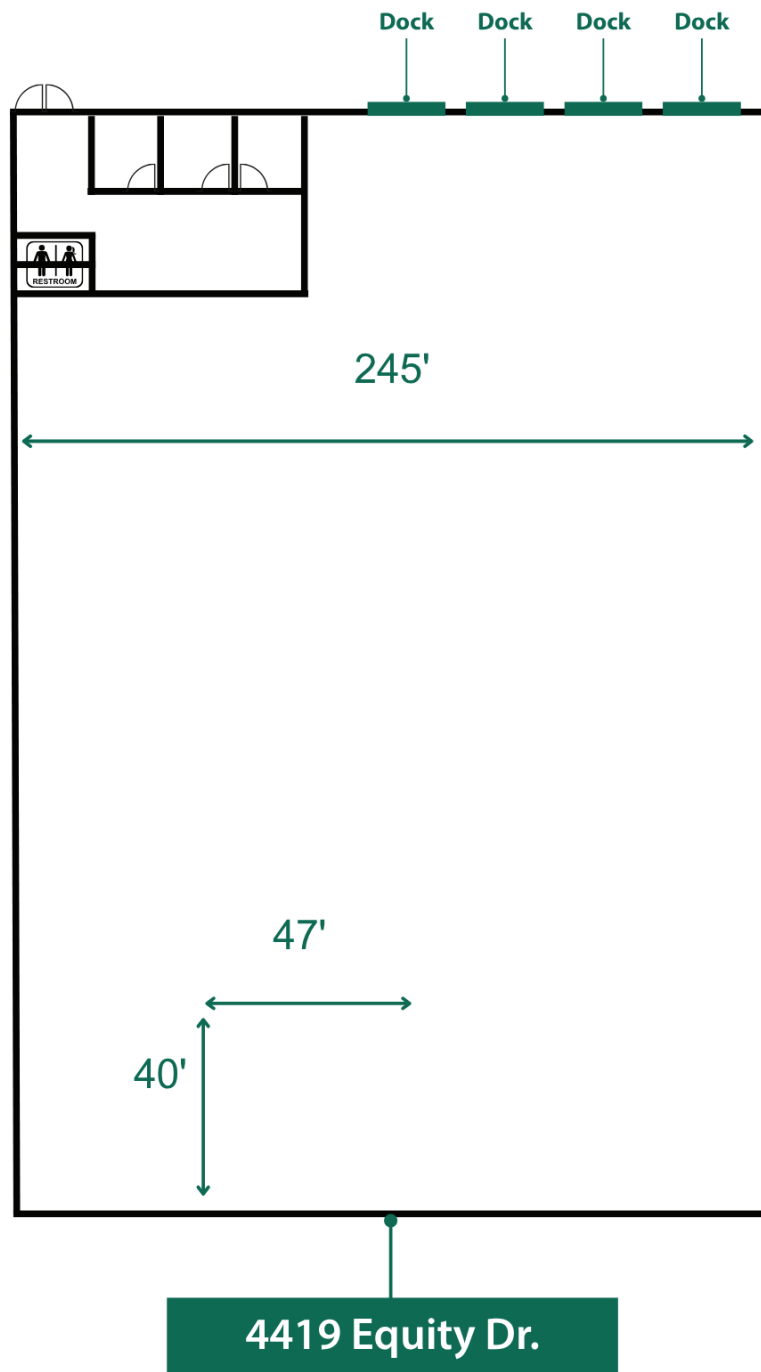
Units	Size SF	Office SF	Docks
4419	34,545	1,400	4

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4419 FLOORPLAN



±34,545 Sq. Ft. Total Available

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