



PRIME WESTBELT BUSINESS PARK WAREHOUSE

Property:

- ± 24,000 Sq. Ft. unit available; ±800 Sq. Ft. office
- Three (3) semi docks & one (1) drive-in ramp
- 22' clear height minimum
- Zoned M-2
- Exterior monument signage
- New LED lighting & office make ready

Location:

- Immediate access to CSX Columbus Intermodal Terminal (Buckeye Yard)
- Located in the Westbelt Business Park
- Within 5 minutes of I-270 at Roberts Rd.
- ± 10 minutes of I-70 and I-670
- Multiple freeway access points: Roberts Rd & I-270; Rome Hilliard Rd. & I-70



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Property Specifications:

- $\pm$ 120,304 Sq. Ft., multi-tenant, building
- 22' - 24' clear height
- 41' x 48' column spacing
- Fully sprinkled
- 3-phase power; $\pm$ 225 AMPS
- Zoned M-2
- 0.08 parking spaces/1,000 Sq. Ft.
- Built in 1974

Rate:

- \$8.50/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$2.04/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Office SF	Docks	Drive-Ins	Rate
1704	24,000	$\pm$ 800	3	1	\$8.50 NNN

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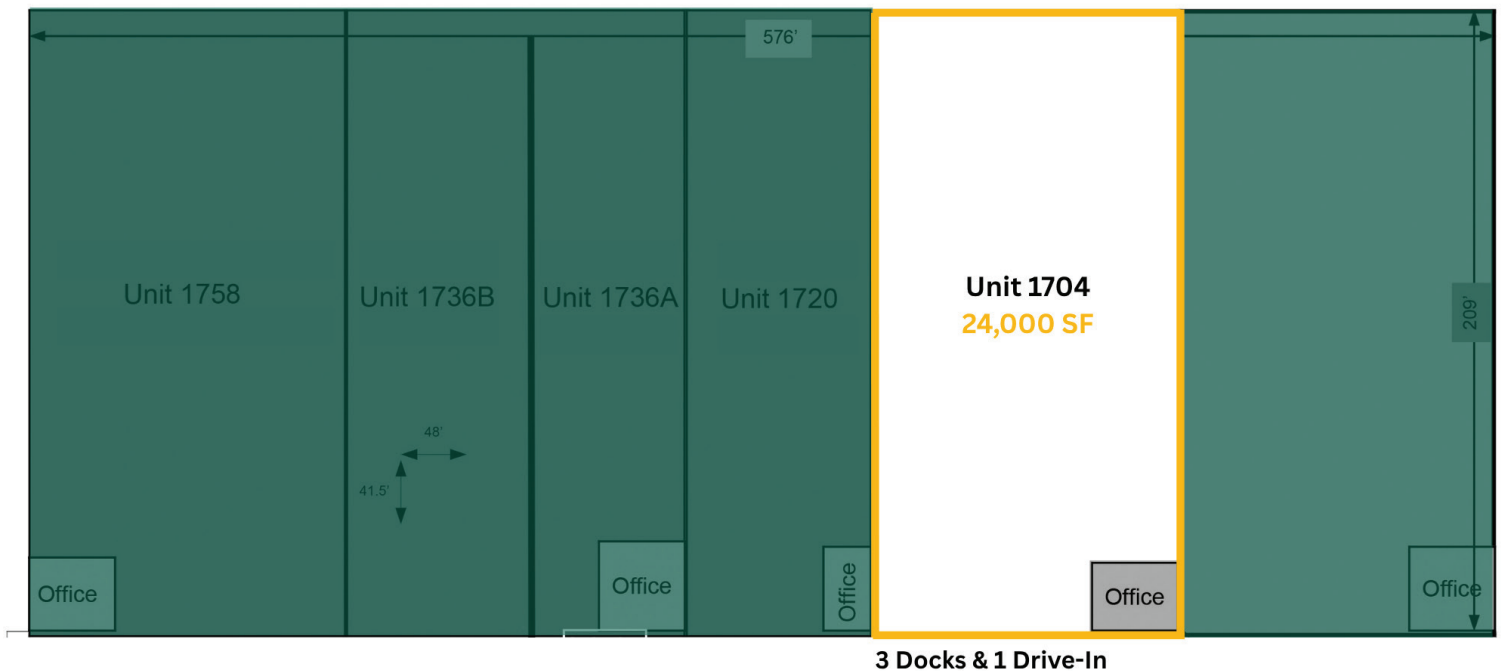
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