



WESTPOINTE BUSINESS PARK
BUILDING C: 100% AIR-CONDITIONED

Property:

- ±13,286 Sq. Ft. unit available for lease
- Former **pharmacy operation** with a clean room
- Rear-loaded grade-level drive-in door access
- Excellent office/showroom/flex in a professional "Class A" business park
- Ample parking
- ±14' clear height
- Zoned M-2
- New exterior renovations

Location:

- Located directly east of the Roberts Rd. & I-270 interchange
- Within 2 miles of I-70
- 12 minutes from Downtown Columbus

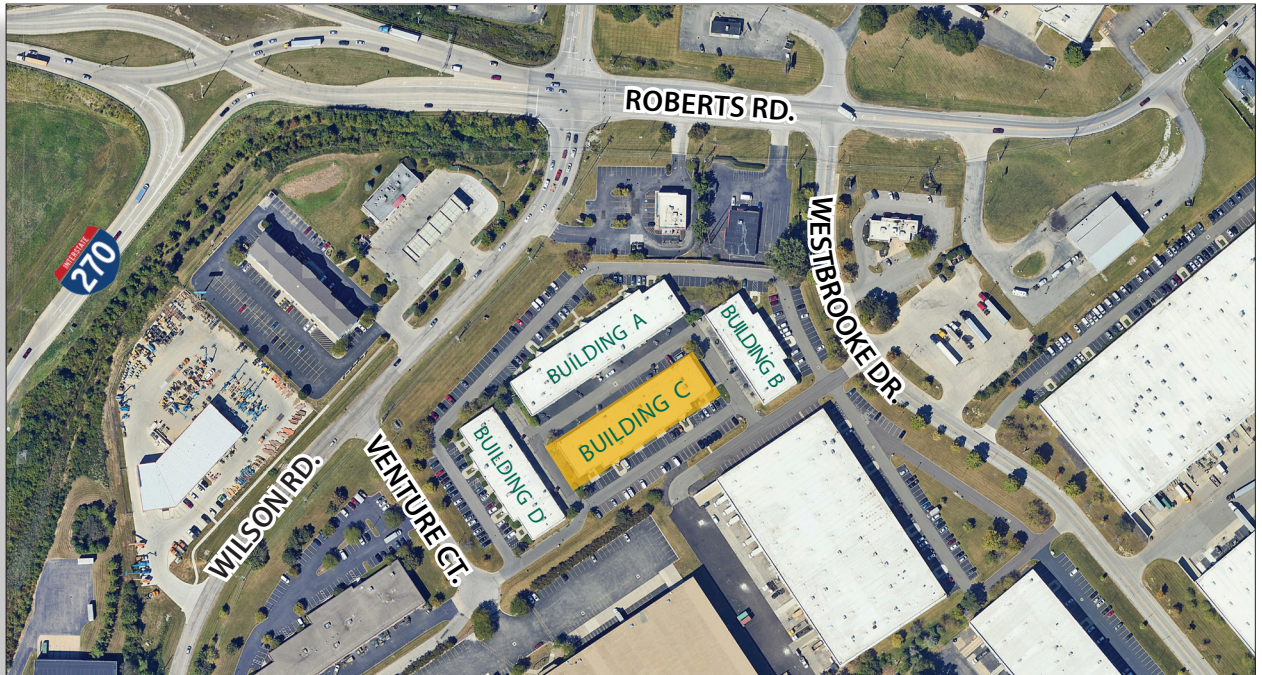


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Property Specifications:

- Fully-sprinkled
- 200 amp - 277/480 volt electrical
- 3.13 parking spaces/1,000 Sq. Ft.
- Rear-loaded grade-level drive-in door access
- 100% air-conditioned

Rate:

- \$10.95/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$5.01/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant pays own utilities, trash removal and janitorial

Available Suites:

Bldg	Address	Size SF	Drive-ins
C	2305 Westbrooke Dr.	13,286	1 (potential to add 2 additional)

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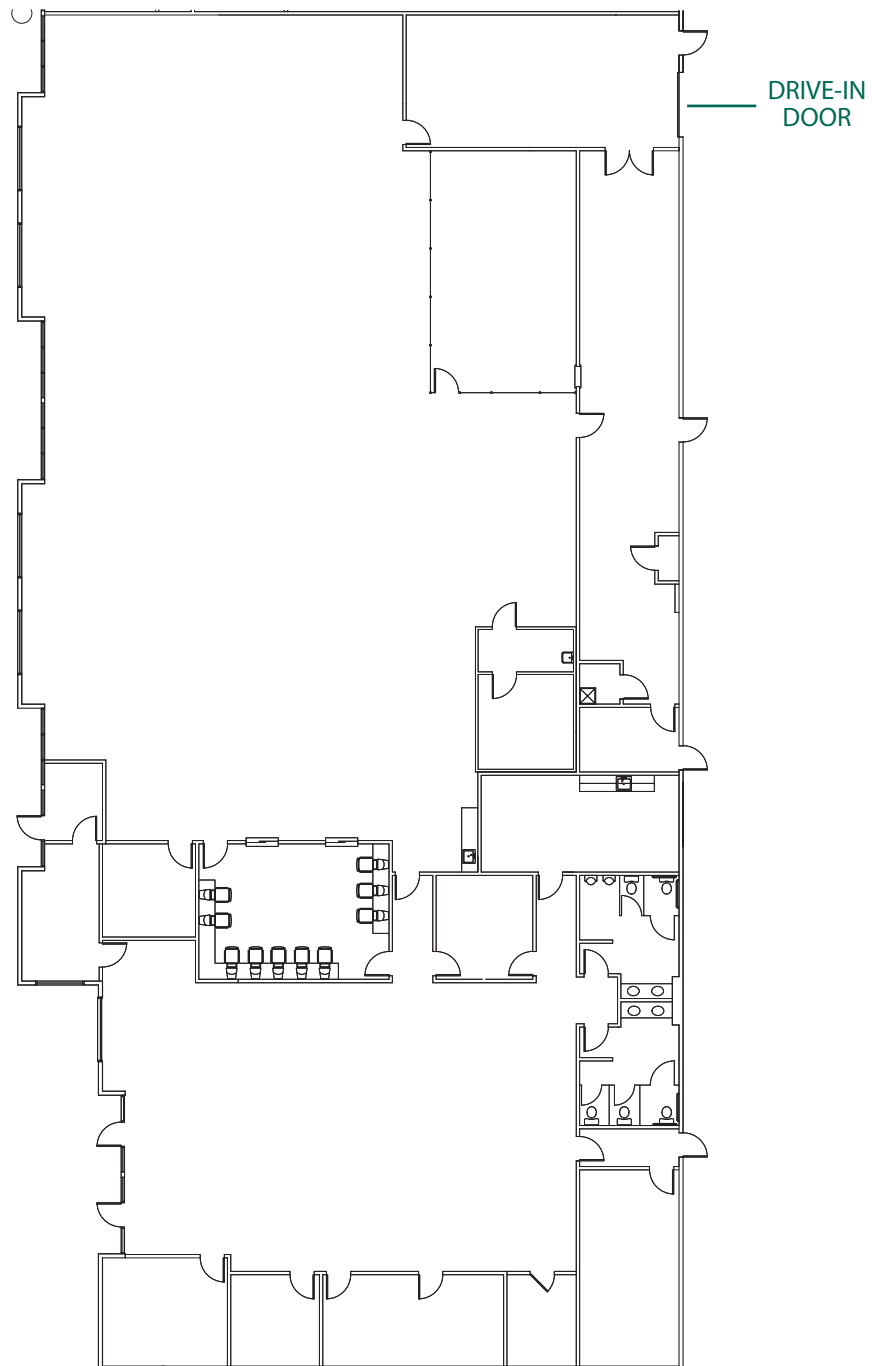
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