

OFFICE/WAREHOUSE FOR LEASE
100% CLIMATE CONTROLLED



PLAZA I COLUMBUS

Property:

- ±5,377 Sq. Ft. office/warehouse available
- Fully air-conditioned warehouse with drive-in door
- Reception area, 3 offices, breakroom & two restrooms

Location:

- Located in Westbelt Business Park
- I-270 visibility
- Within 1 mile of the Roberts Rd. & I-270 interchange
- 12 minutes to Downtown CBD

Michael D. Grenert, SIOR

T 614.799.2100 x203

C 614.348.3309

mgrenert@rjboll.com

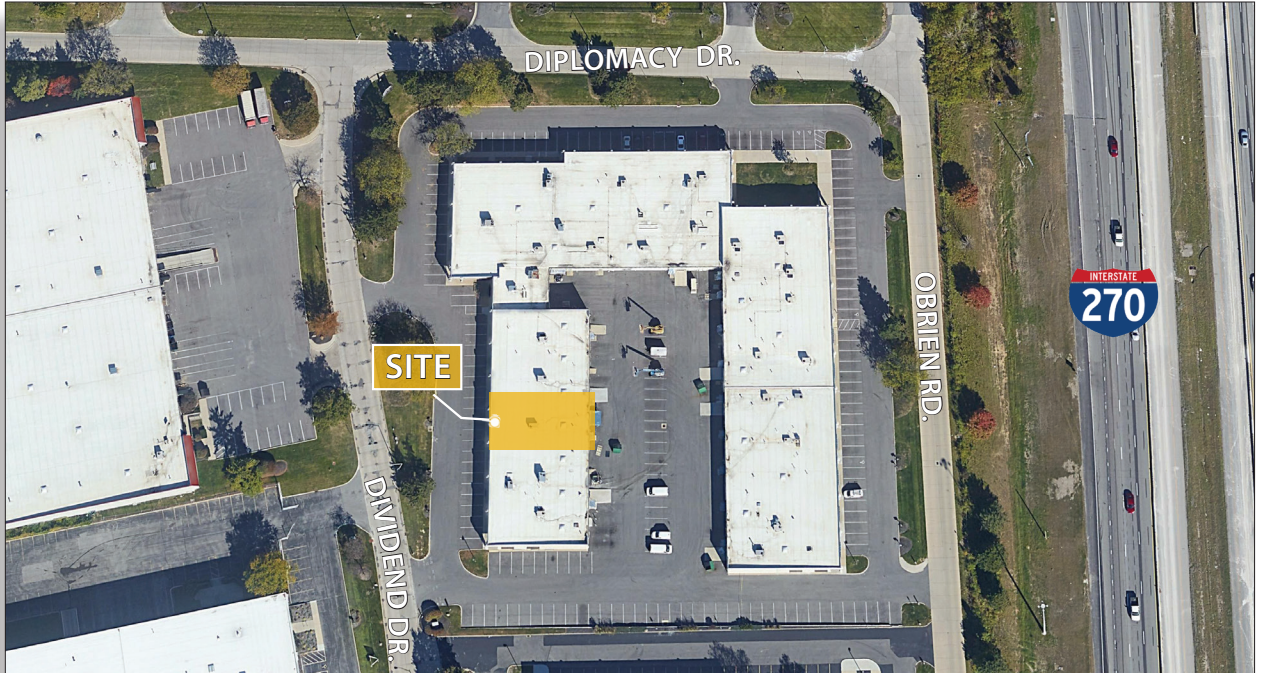
Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100





Property Specifications:

- ±58,617 Sq. Ft., multi-tenant building
- Drive-in doors
- ±14' clear height
- Fully sprinkled
- 200 amp - 102/208 volt electrical
- Zoned M-2
- 2.04 parking spaces/1,000 Sq. Ft.

Rate:

- Negotiable
- 2026 Estimated Operating Expenses: \$4.43/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant pays own utilities, trash removal and janitorial

Available Suites:

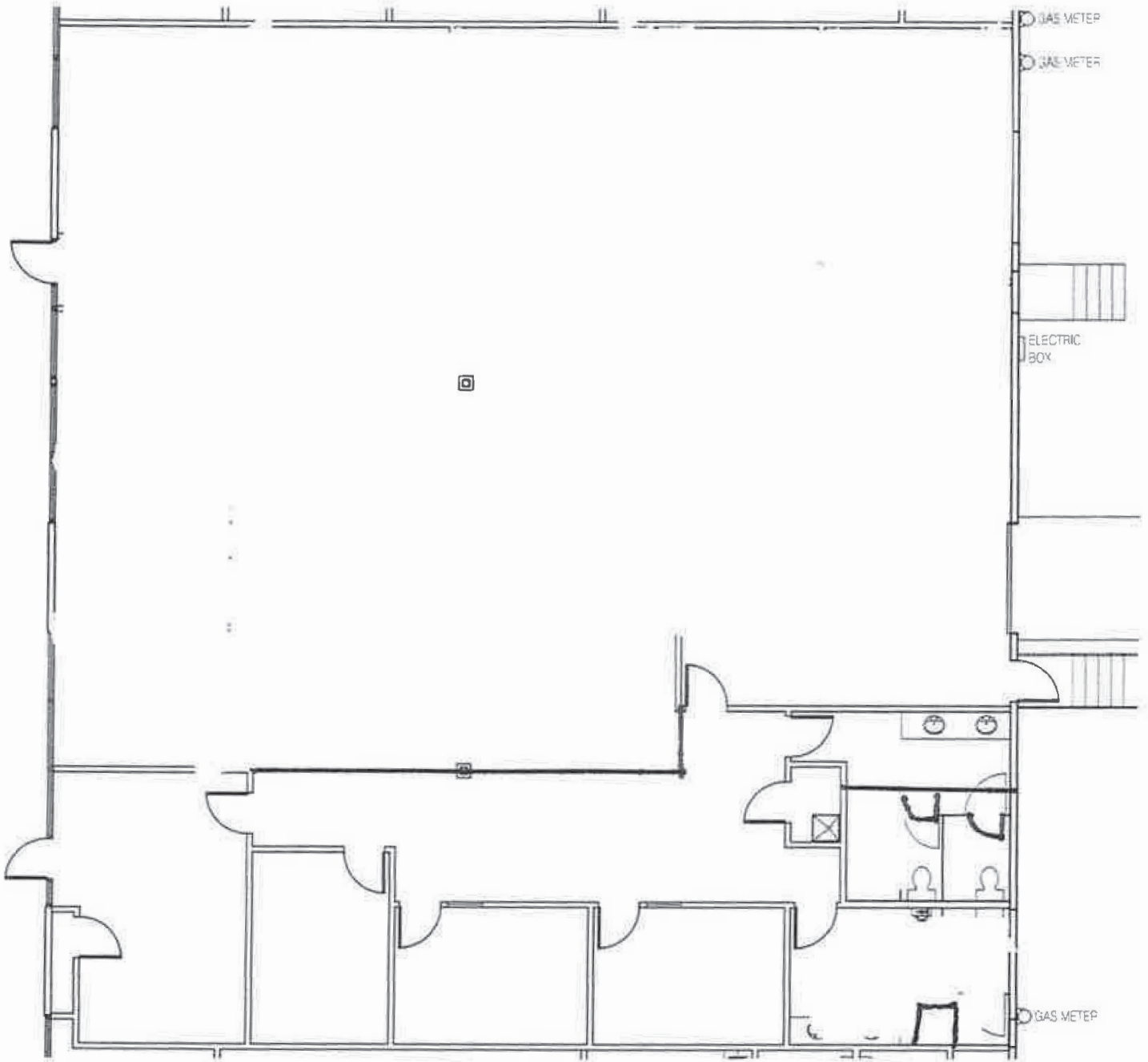
Unit	Size SF	Office SF	Rate	Drive-Ins
2222 Dividend Dr.	5,377	850	Negotiable	1

Michael D. Grenert, SIOR
T 614.799.2100 x203
C 614.348.3309
mgrenert@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100



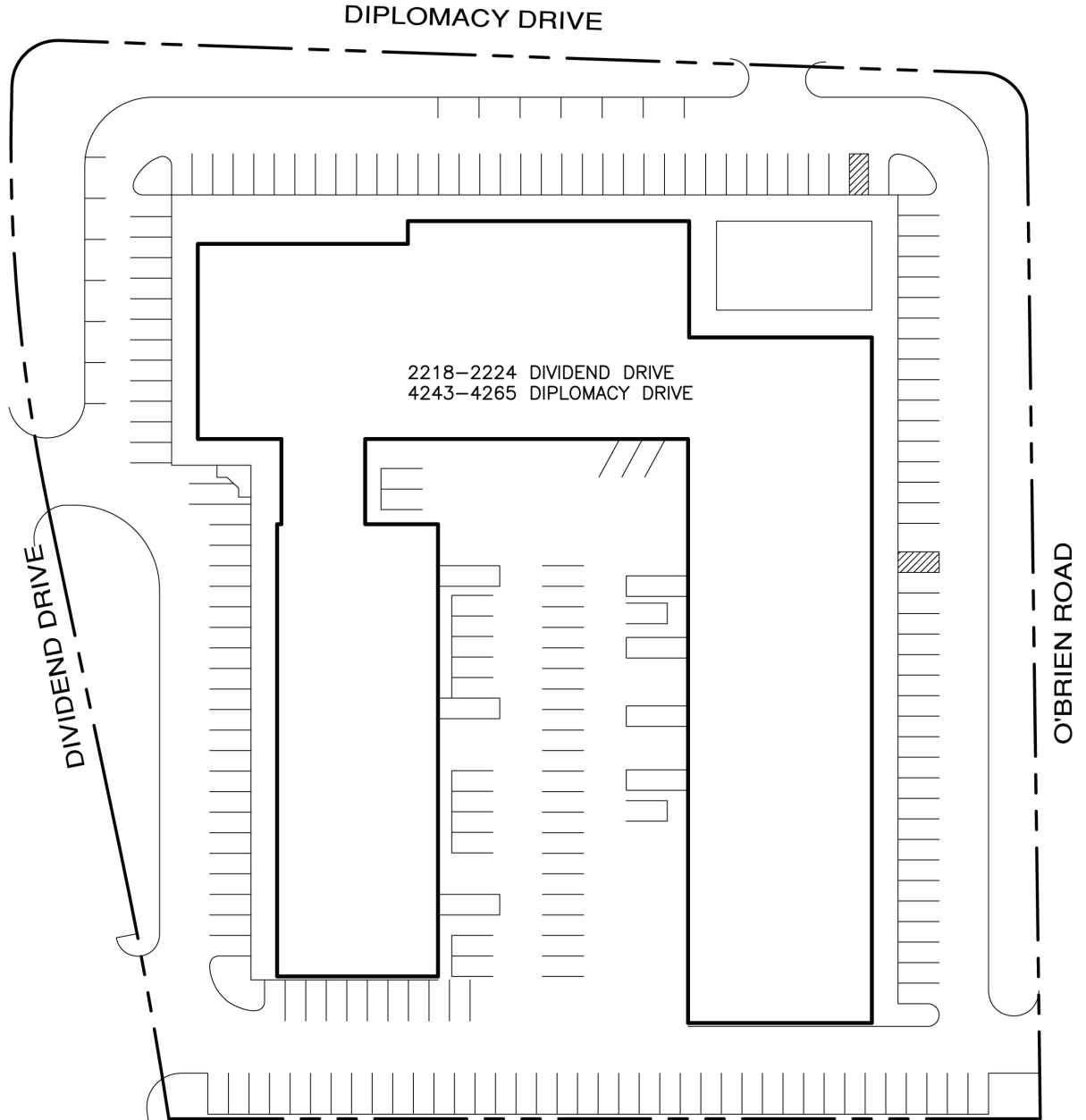
2222 DIVIDEND DR. FLOOR PLAN



Michael D. Grenert, SIOR
T 614.799.2100 x203
C 614.348.3309
mgrenert@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100

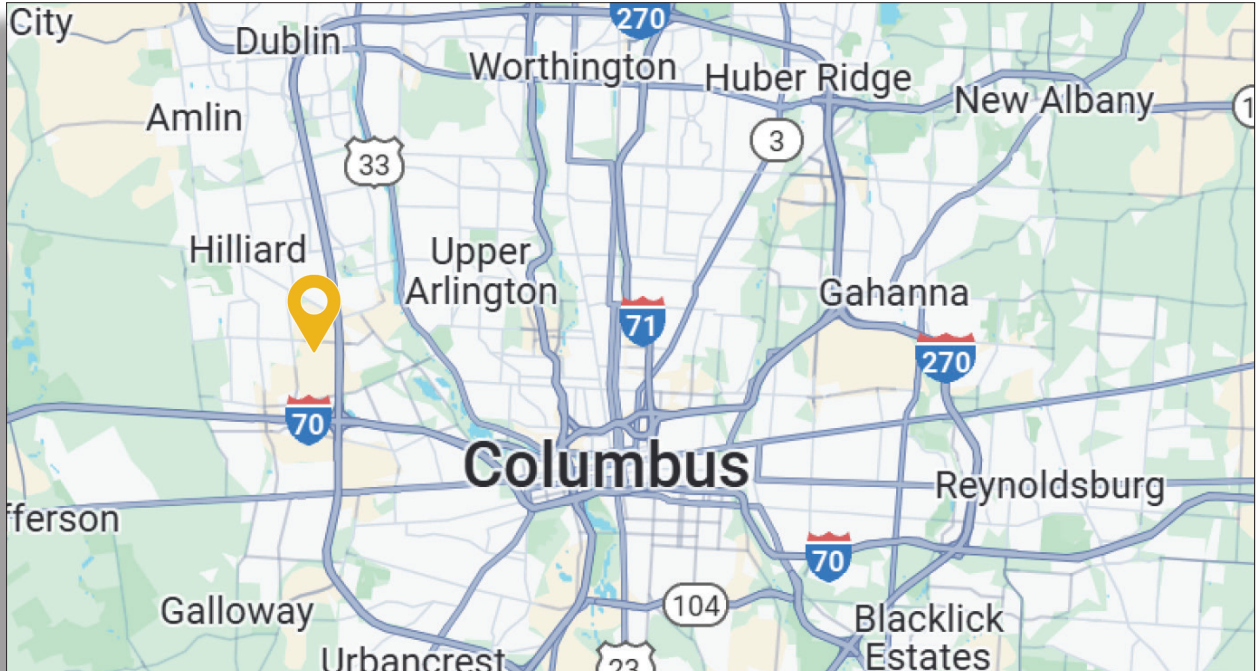




Michael D. Grenert, SIOR
T 614.799.2100 x203
C 614.348.3309
mgrenert@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100





Michael D. Grenert, SIOR
T 614.799.2100 x203
C 614.348.3309
mgrenert@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100

