



Westbelt Distribution Center

2201 Westbelt Dr, Columbus, Ohio 43228

Property Features

- 34,200 SF Office/Warehouse
- ±2,000 SF of Office Space
- 5 Dock Doors (9' x 10')
- 1 New Ramped Drive-In Door (9' x 10')
- 22' Clear Height
- 50' x 33' Column Spacing
- Wet Sprinkler System
- Power: 480V, 225 Amp, 3-Phase
- Convenient Access to I-270 & I-70 Within 2 Miles
- Professionally Managed by The Meritex Company
- Available Immediately!

Lease Rate: \$8.25 SF/Yr (NNN)

OPEX: \$1.62 SF/Yr

THE
MERITEX[®]
COMPANY
ESTD 1916

*A family-owned company serving businesses for over a century.
Proudly offering tailored solutions to tenants' needs and building
relationships one transaction at a time.*

For more information:

Blake DeCrane, SIOR

614 629 5269 • bdecrane@ohioequities.com

Matthew Osowski, SIOR

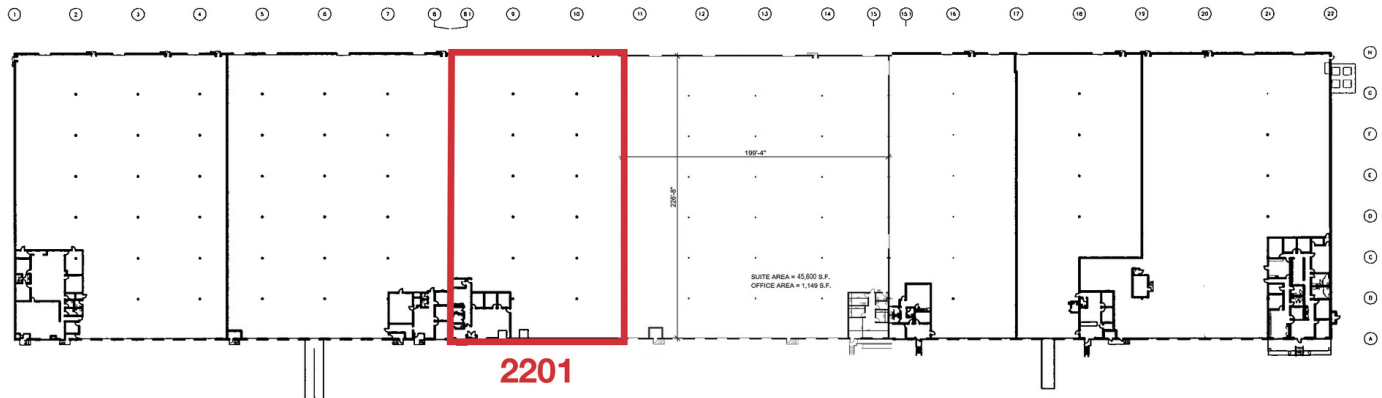
614 629 5229 • mosowski@ohioequities.com

Curt Berlin, SIOR

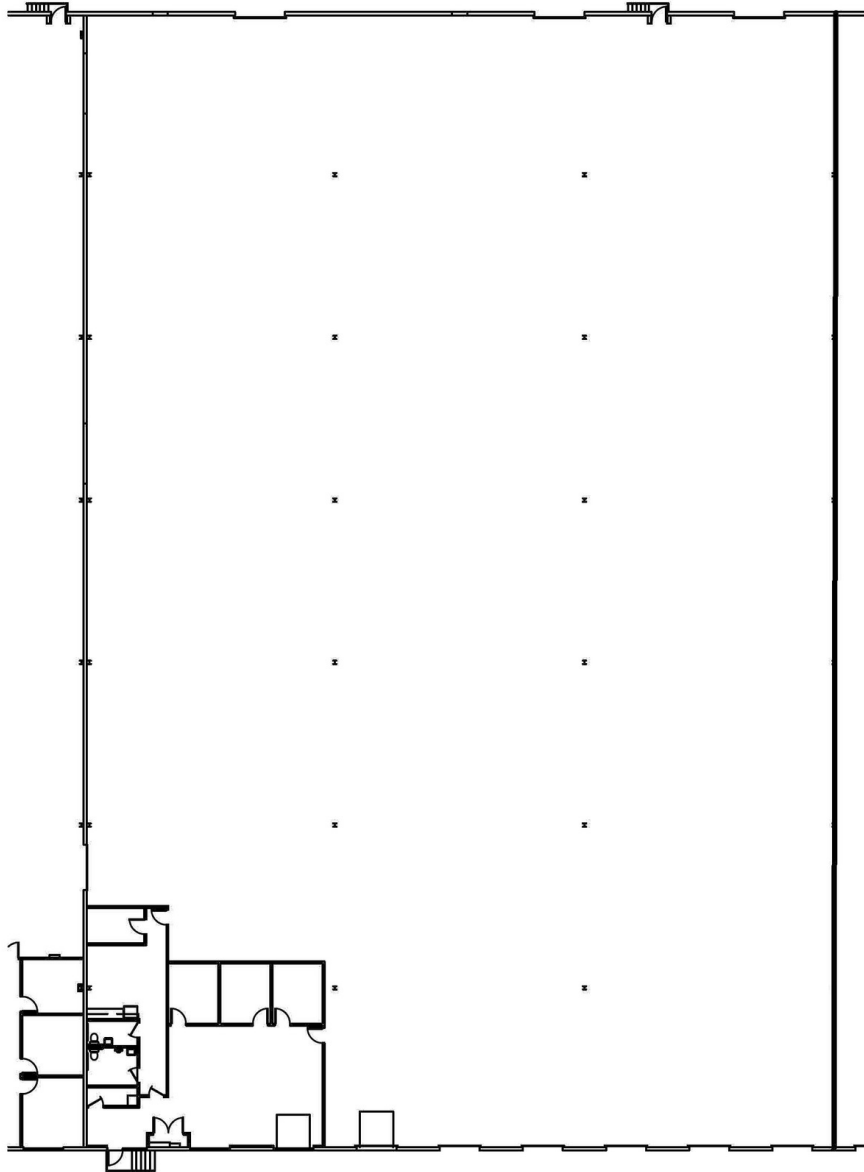
614 629 5221 • cberlin@ohioequities.com

Kaydee Hurst

614 629 5226 • khurst@ohioequities.com



SUITE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	OFFICE SPACE	DOCKS	DRIVE-INS	AVAILABILITY
2201	Office/Warehouse	\$8.25 SF/YR	NNN	34,200 SF	2,000 SF	5	1	IMMEDIATE



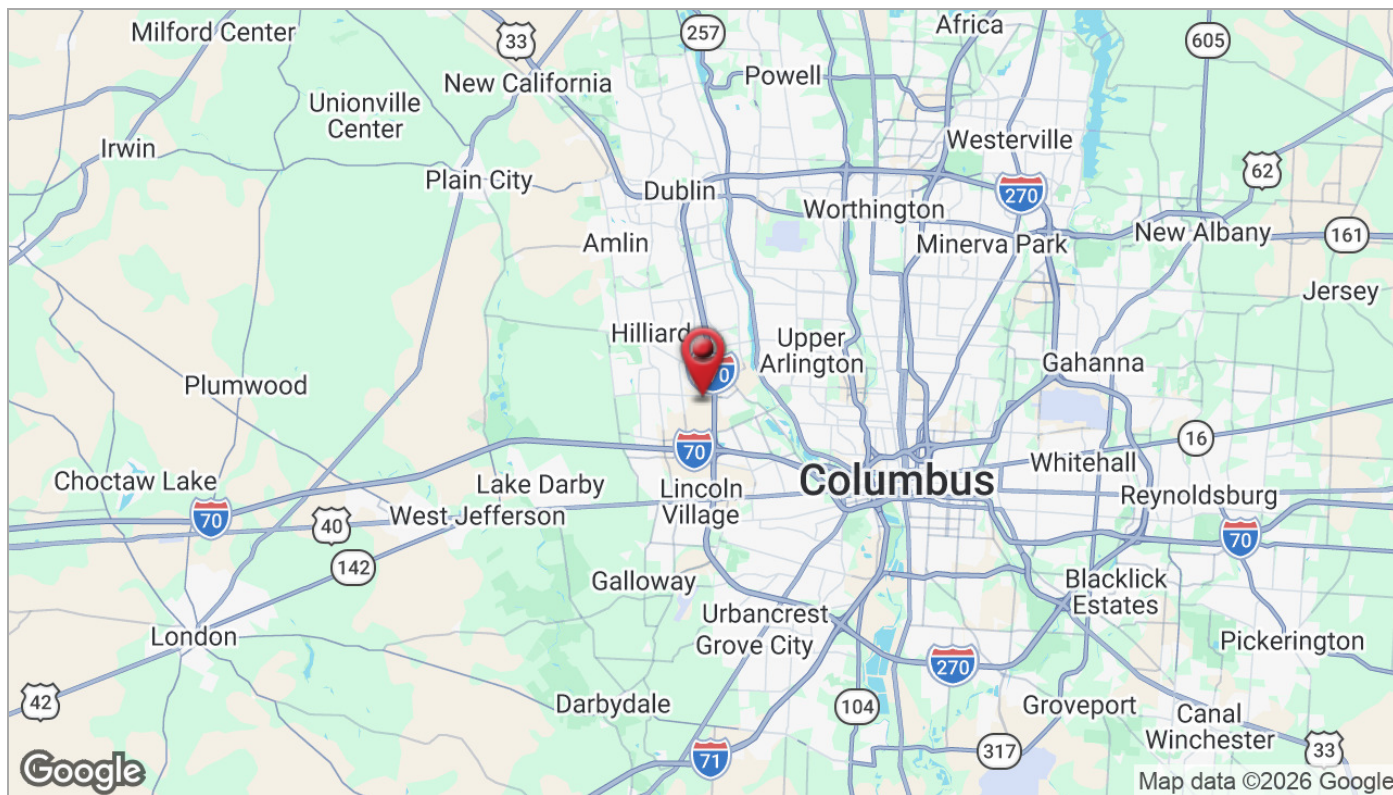
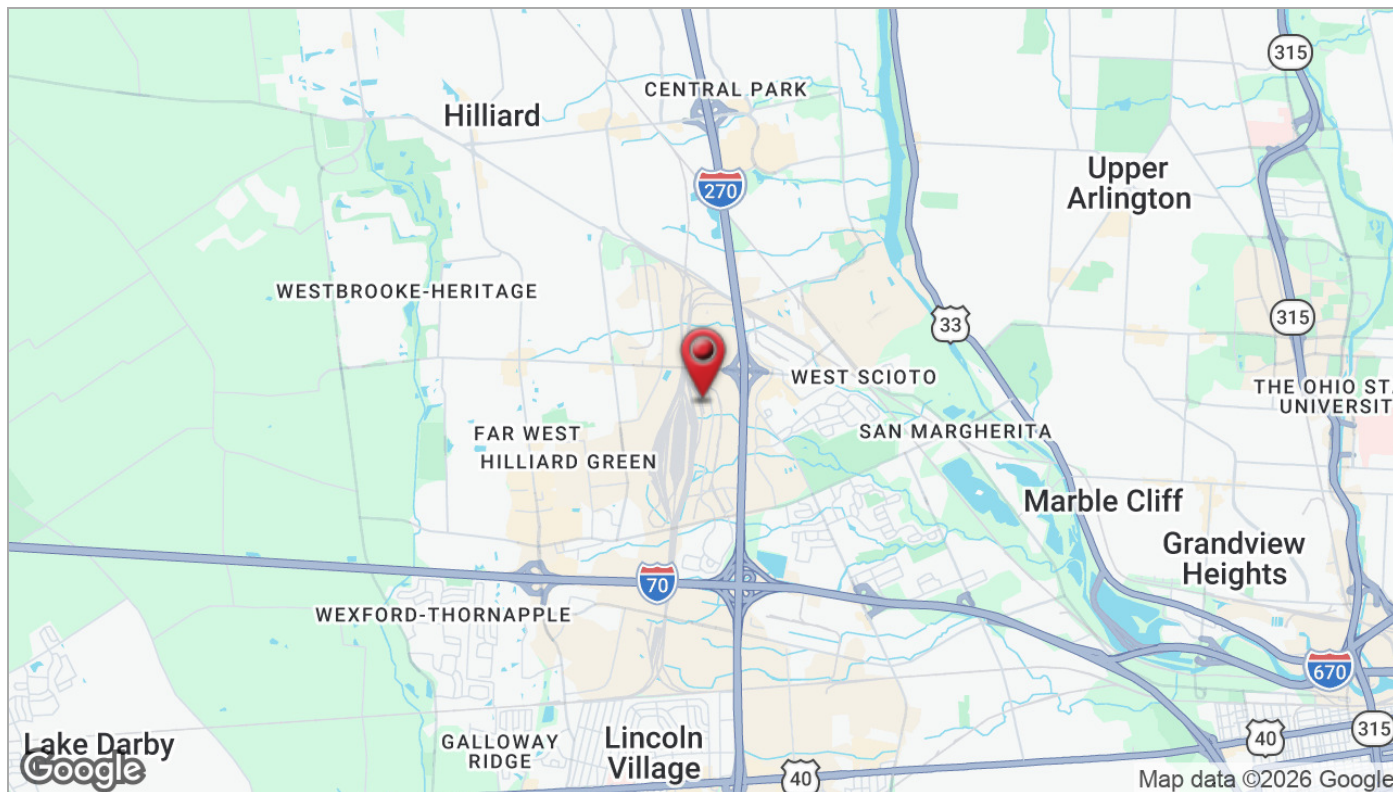
2201 Westbelt Dr., Columbus, OH
34,200 SF

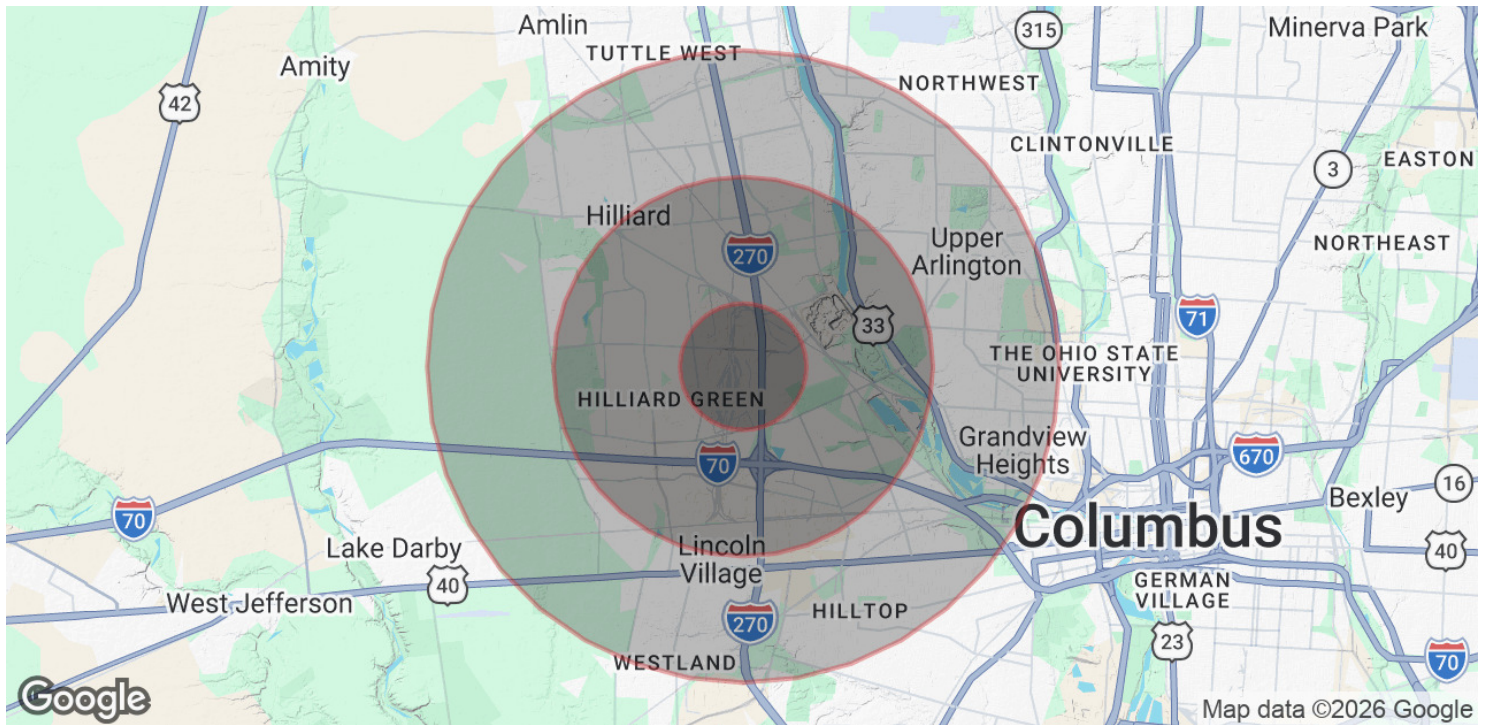


FLOOR PLAN

SCALE: 1/32"=1'-0"







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,414	68,583	220,526
Average age	30.5	33.5	34.2
Average age (Male)	30.6	32.9	33.1
Average age (Female)	30.8	34.1	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,914	27,497	86,582
# of persons per HH	2.5	2.5	2.5
Average HH income	\$64,895	\$70,719	\$75,588
Average house value	\$160,453	\$193,689	\$220,500

* Demographic data derived from 2020 ACS - US Census