

# WESTERVILLE

## WAREHOUSE FOR LEASE

5075-5095 WESTERVILLE ROAD, COLUMBUS, OHIO 43231



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

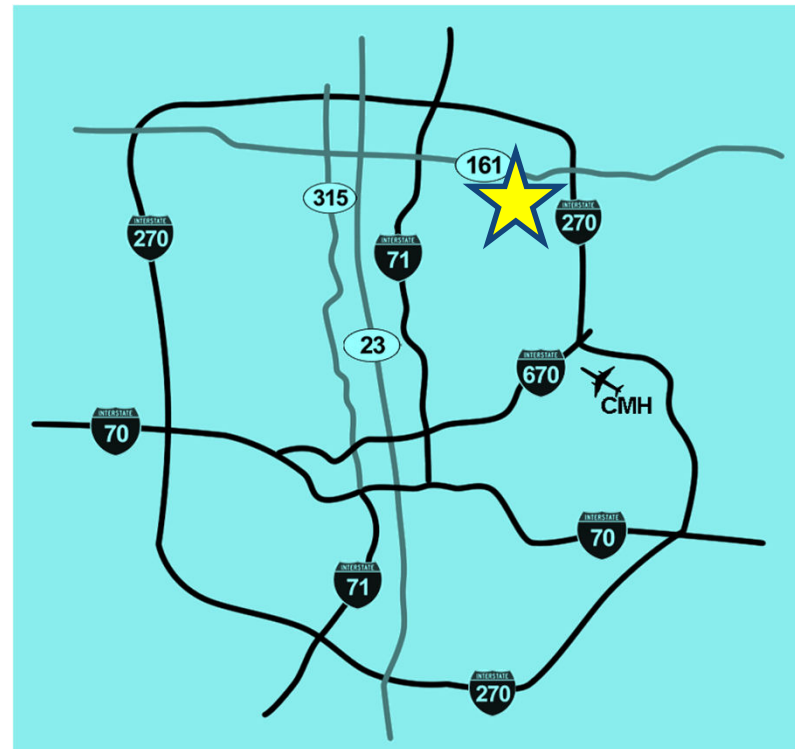
# PROPERTY HIGHLIGHTS

- 8,680 SF – 18,930 SF available
  - Suite 5087: 10,250 SF @ \$10.00 NNN (available Q1 2027)
  - Suite 5089: 8,680 SF @ \$9.00 NNN
  - Suites 5087 & 5089 are contiguous
- Rare industrial opportunity inside I-270
- Immediate occupancy available
- Flexible warehouse and office layouts
- Dock and drive-in doors available
- Easy access to I-270 and SR-161

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# OBLIQUE AERIAL





# MERCHANT AERIAL



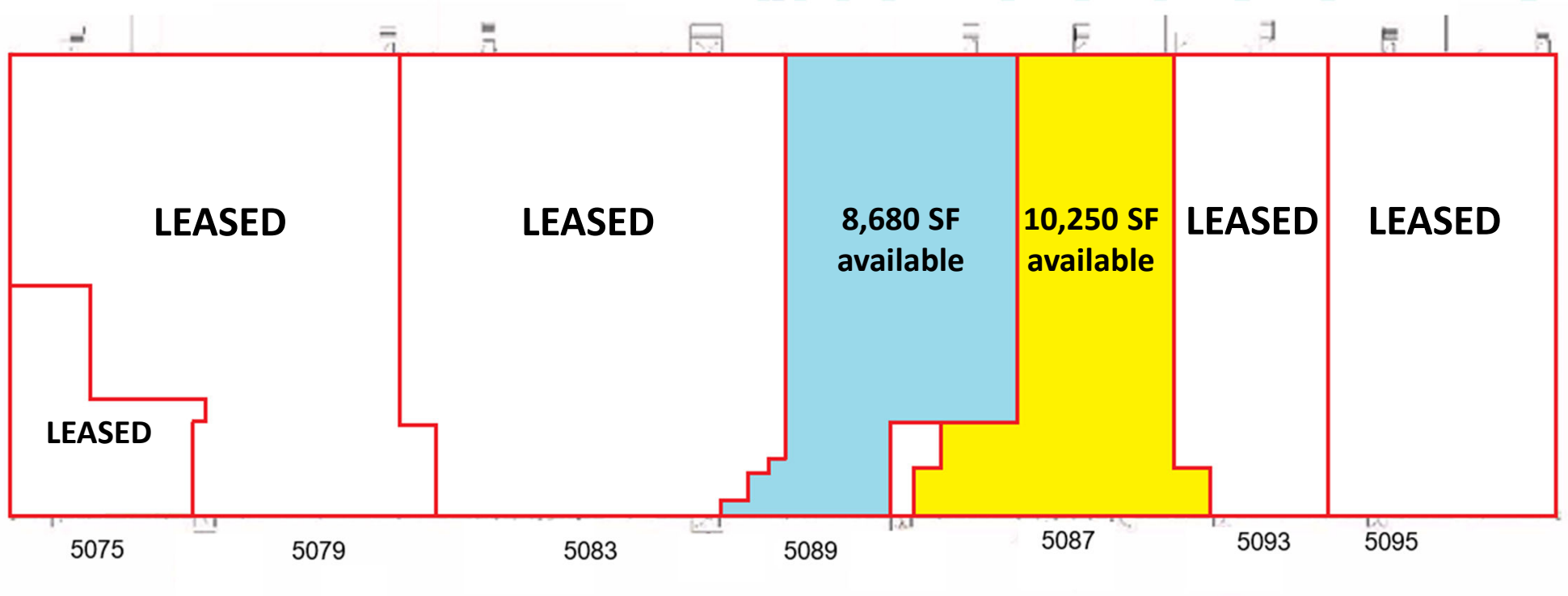


# SPECIFICATIONS

|                                      |                                                                                    |
|--------------------------------------|------------------------------------------------------------------------------------|
| <u>Suite sizes:</u>                  | <b>#5087:</b> 10,250 SF (1,500 SF office, 8,750 SF warehouse)<br>Available Q1 2027 |
|                                      | <b>#5089:</b> 8,680 SF (1,750 SF office, 6,930 SF warehouse)                       |
| <u>Estimated operating expenses:</u> | <b>\$3.00/SF</b>                                                                   |
| <u>Number of drive-in doors:</u>     | <b>2 doors (9' x 8')</b>                                                           |
| <u>Number of dock doors:</u>         | <b>4 dock doors</b>                                                                |
| <u>Clear height:</u>                 | <b>18' – 22' feet</b>                                                              |
| <u>Column spacing:</u>               | <b>25 feet wide x 60 feet deep</b>                                                 |
| <u>Sprinkler:</u>                    | <b>Wet</b>                                                                         |
| <u>Power:</u>                        | <b>Multiple: 200+ amp, 3-phase service panels</b>                                  |
| <u>Zoning:</u>                       | <b>M-2</b>                                                                         |

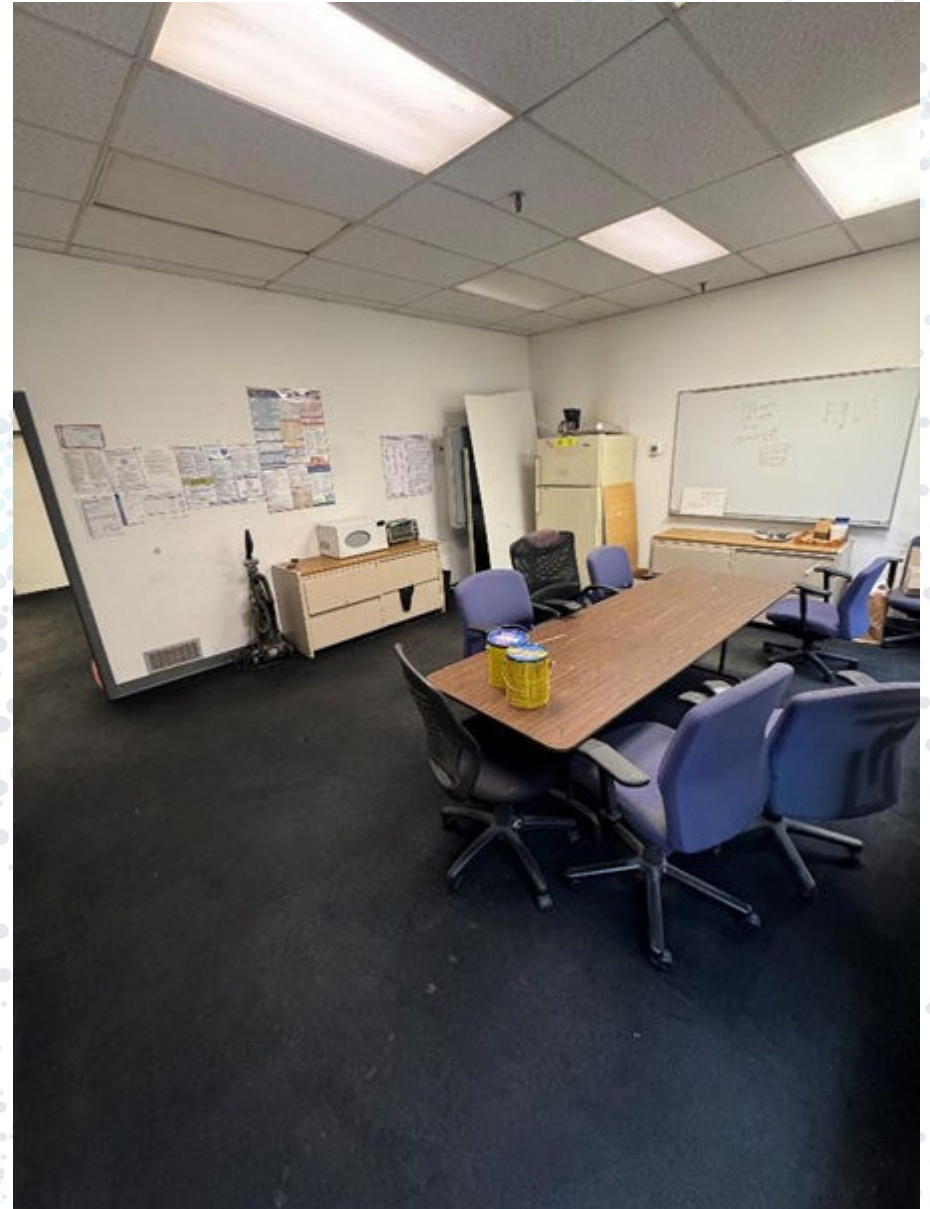
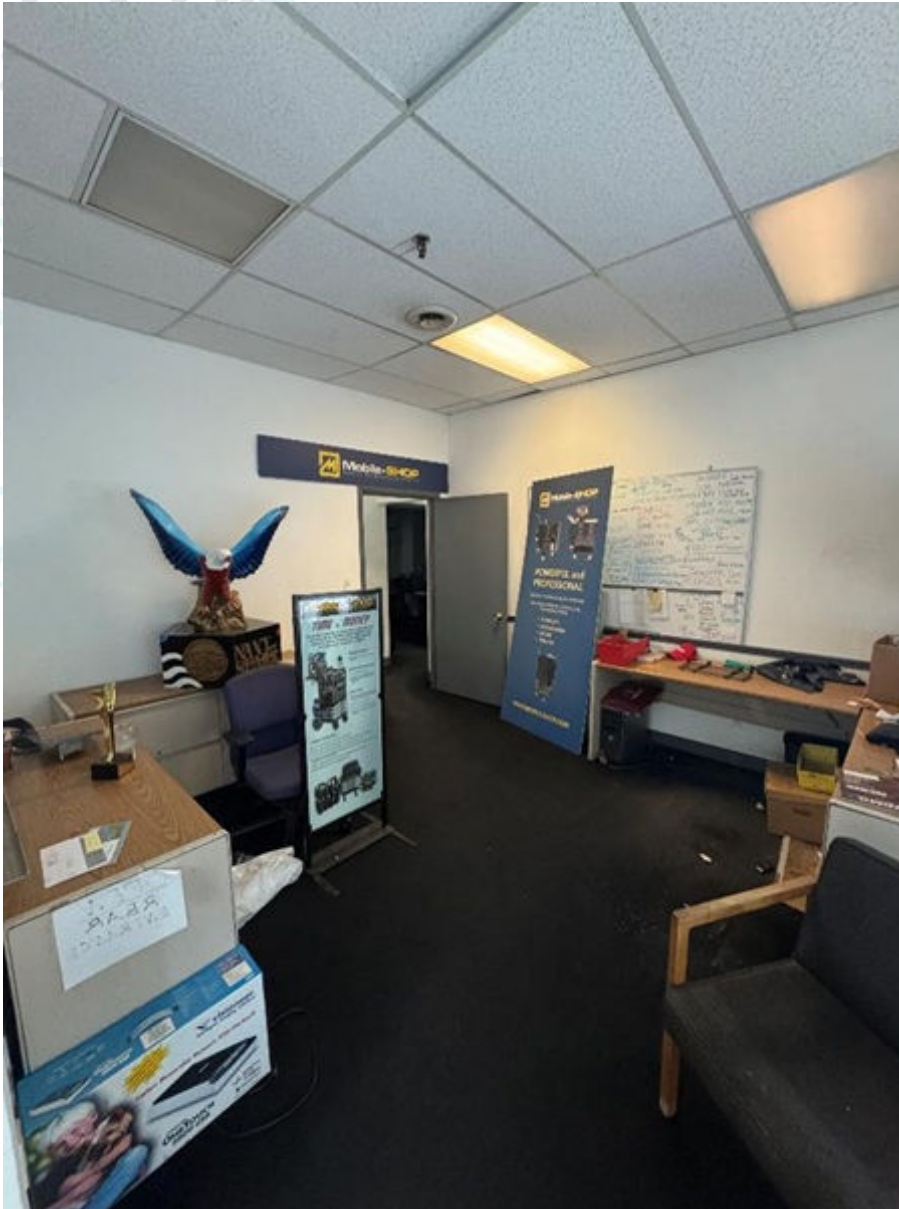


# SPACE PLAN



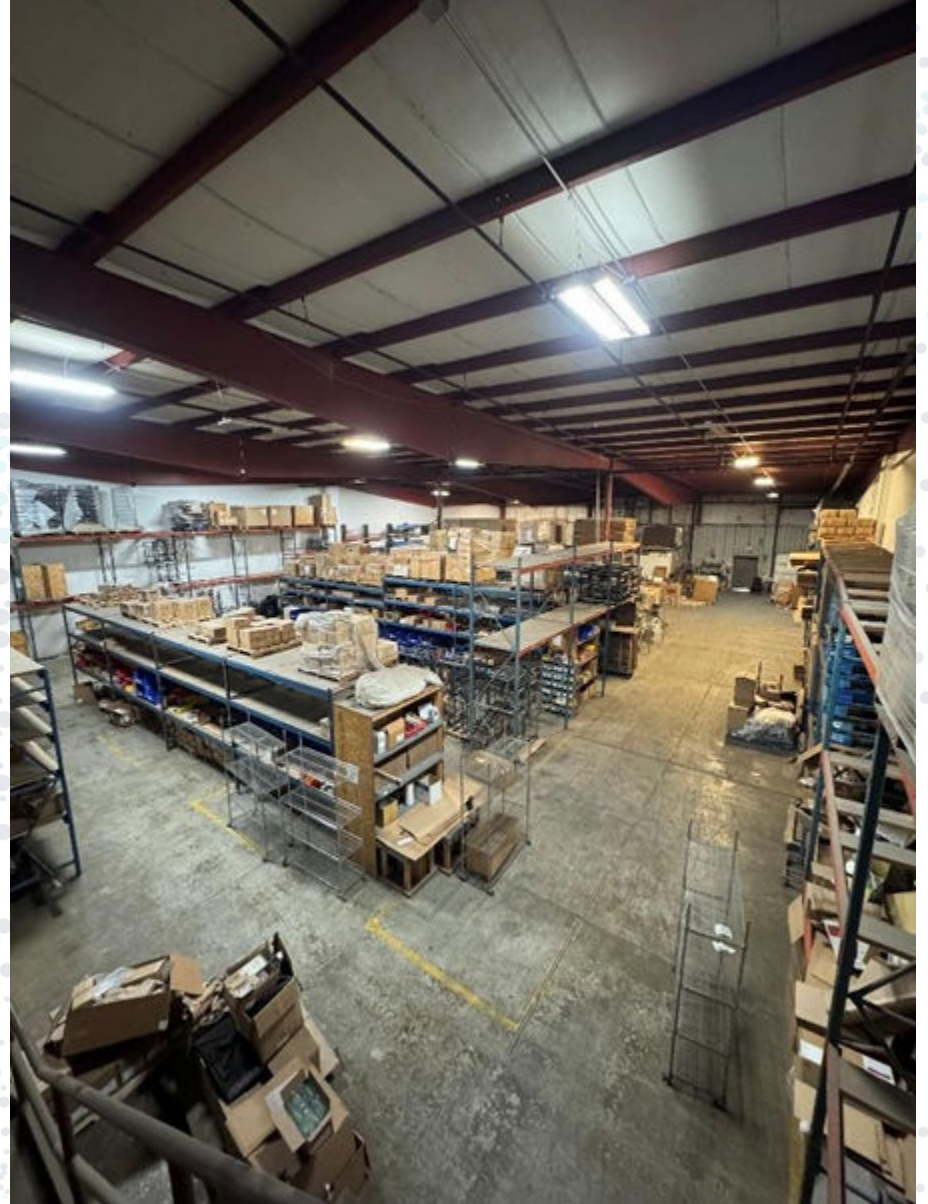


# INTERIOR PHOTOS





# INTERIOR PHOTOS





# ACCESS



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[www.equity.net](http://www.equity.net)

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