



## INNOVATION BUSINESS PARK

### Property:

- Two  $\pm$ 6,000 Sq. Ft. units available
- Each unit has 1 semi dock and 1 drive-in door
- Depth 120'; column spacing; 33'W x 50' D
- $\pm$ 24' clear height
- Real estate tax abatement in place
- Abundant car parking

### Location:

- Located off Sawmill Pkwy. & US-42
- One mile to US-23 & 10 miles to Rt. 33



**Jeffrey A. Boll, SIOR**

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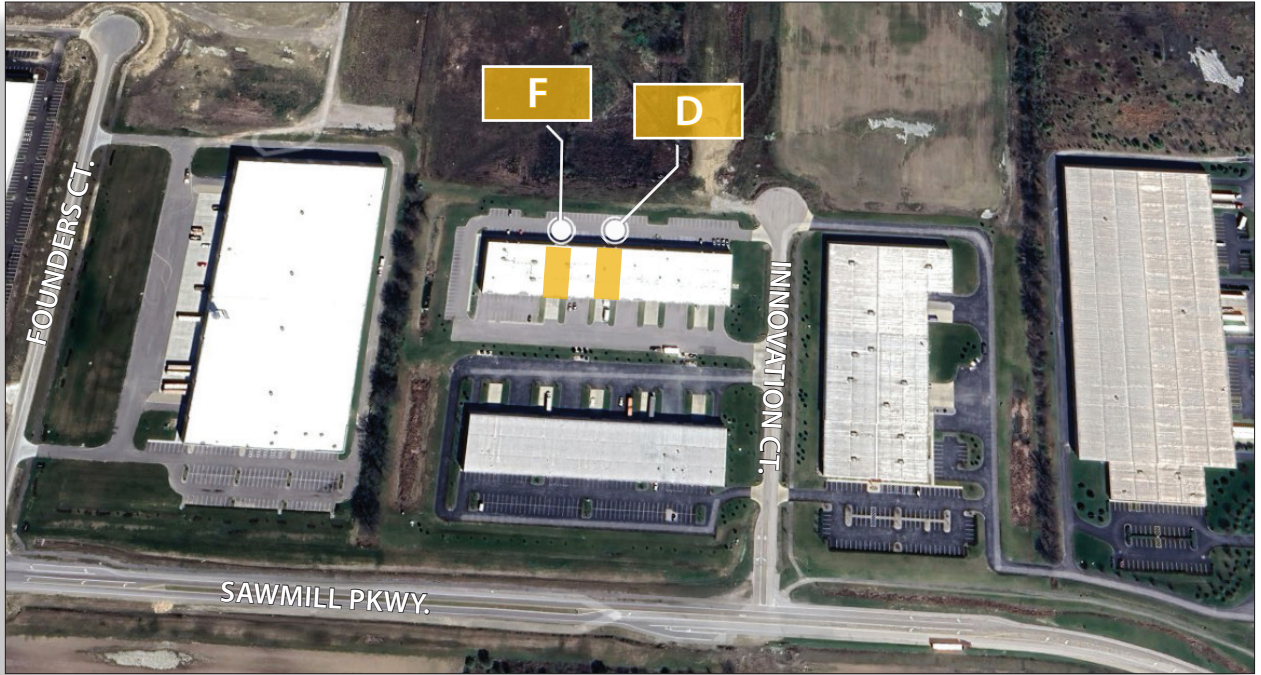
**Rj BOLL Realty, Ltd.**

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

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**Property Specifications:**

- ±60,000 Sq. Ft. multi-tenanted office/warehouse
- Two ±6,000 Sq. Ft. units available
- Clear Height: 24'
- Each unit has 1 dock door & 1 drive-in door
- Column Spacing: 33' W to 50' D
- Building depth: 120'
- Zoned: PMU (Planned Mix Use)
- Built in: 2020
- Sprinkler: ESFR

**Rental Rate:**

- \$10.95/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$1.66/Sq. Ft. (taxes, insurance, CAM)
- In addition, tenant to pay own utilities, trash removal and janitorial

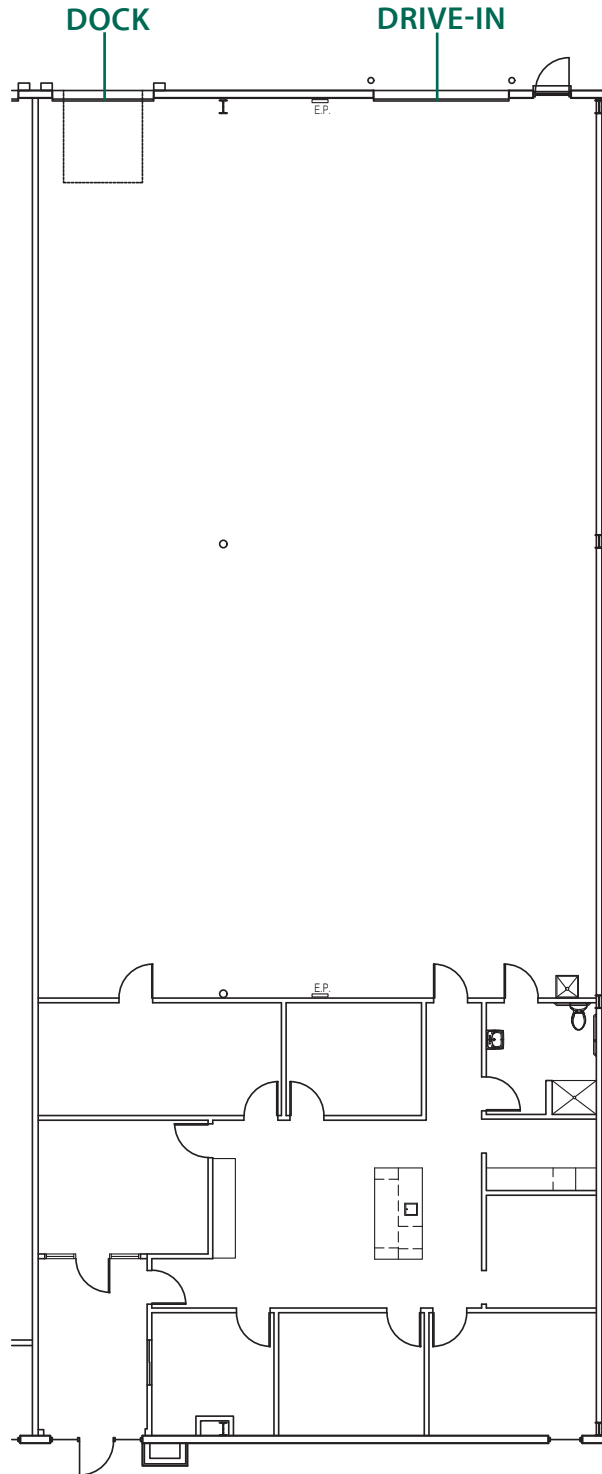
**Available Suites:**

Unit	Size SF	Office SF	Docks	Drive -Ins
D	6,000	2,000	1	1
F	6,000		1	1

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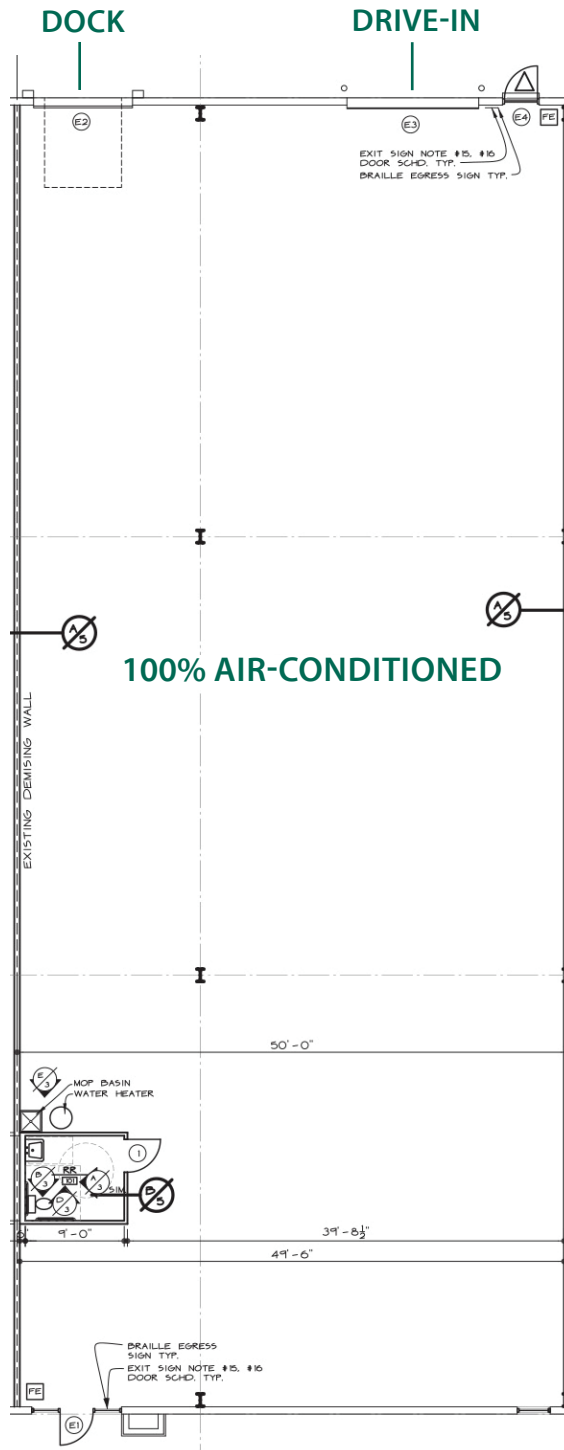




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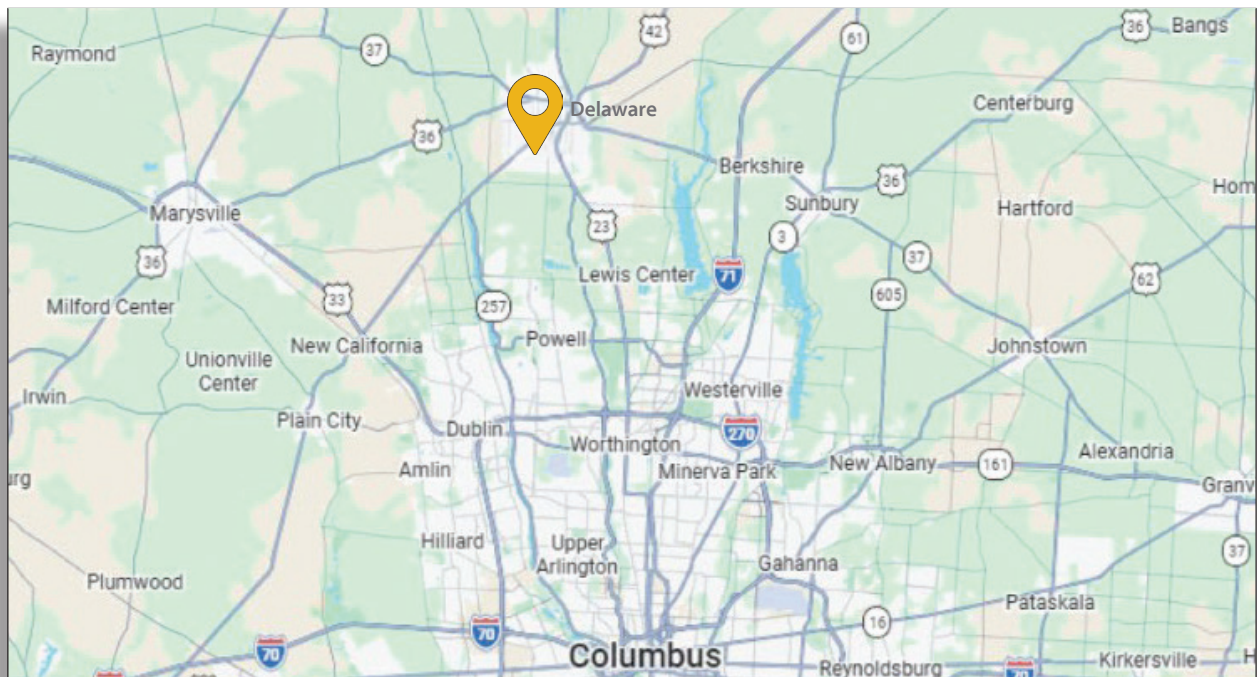




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