

OFFICE/WAREHOUSE FOR LEASE



Property:

- $\pm 6,100$ Sq. Ft. office/warehouse available
- ± 385 Sq. Ft. office balance warehouse
- Dock and 12'x14' drive-in door
- 19' - 20' clear height

Location:

- Directly off I-70 at Wilson Rd.
- ± 1.3 miles to I-270
- ± 10 minutes to Downtown Columbus



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





Property Specifications:

- $\pm 6,100$ Sq. Ft. office/warehouse available
- ± 385 Sq. Ft. office balance warehouse
- Dock and 12'x14' drive-in door
- 19' - 20' clear height
- Zoned M

Rental Rate:

- \$11.00/Sq. Ft. NNN
- 2026 Estimated Operating Expenses:
\$3.36/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash, and janitorial

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