

PROVIDENT REALTY

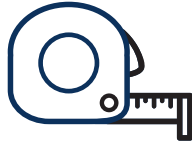
FOR LEASE • ADVANCED BUSINESS CENTER



PROPERTY INFORMATION



2402 Advanced Business Center Dr.
Columbus, OH 43228



4,800 SF



\$10.00/SF NNN



3 – 5 Year Term

PROPERTY HIGHLIGHTS

- Property has efficient mix of retail, office, and warehouse space
- Drive-In Door / Dock Combinations
- 18' Clear Height
- 3 Phase Electric
- 2026 Estimated CAM Charge: \$5.10/SF
- Easy Ingress / Egress to Roberts Road and I-270

SUITES AVAILABLE

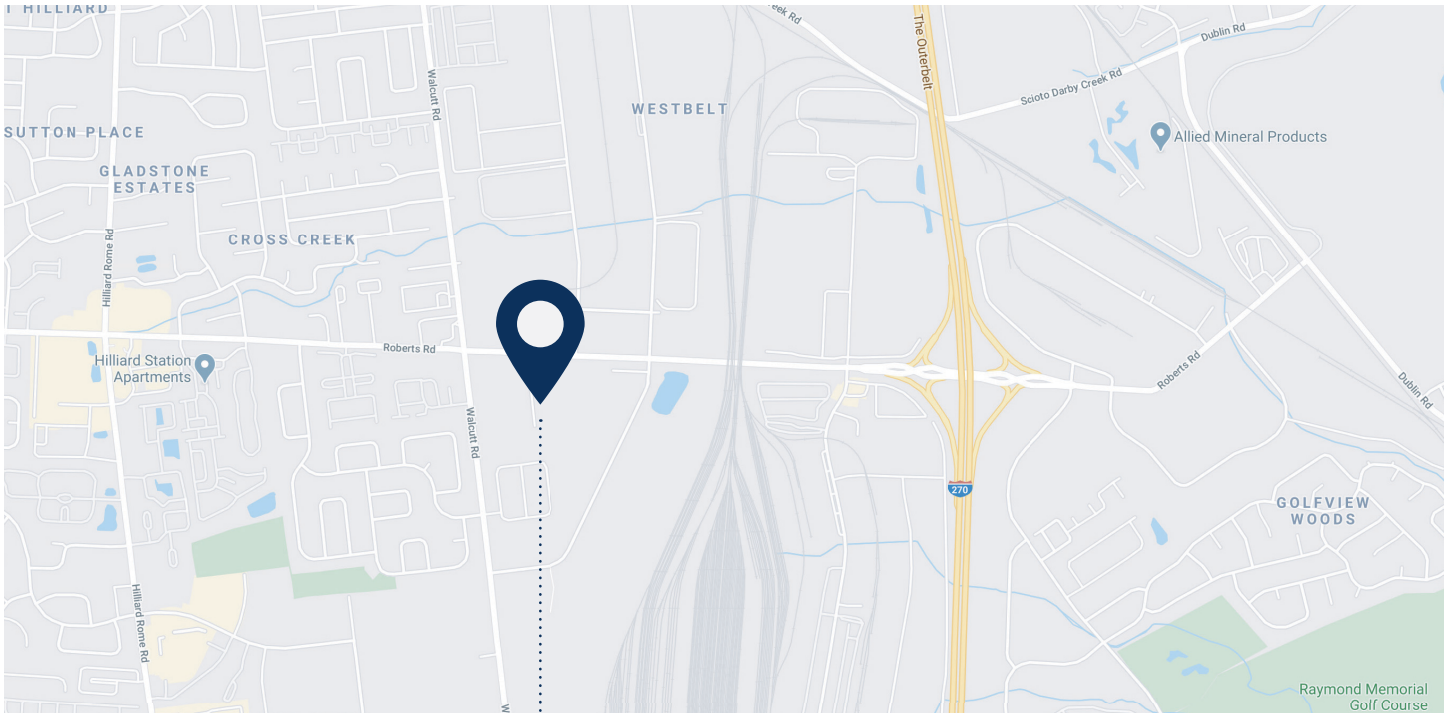
2402: 4,800 SF
2,400 SF of Office Space
Two (2) 12'x12' Drive-In Doors

DOUG FALOR, SIOR | Vice President - Principal
369 East Livingston Ave, Columbus, OH 43215
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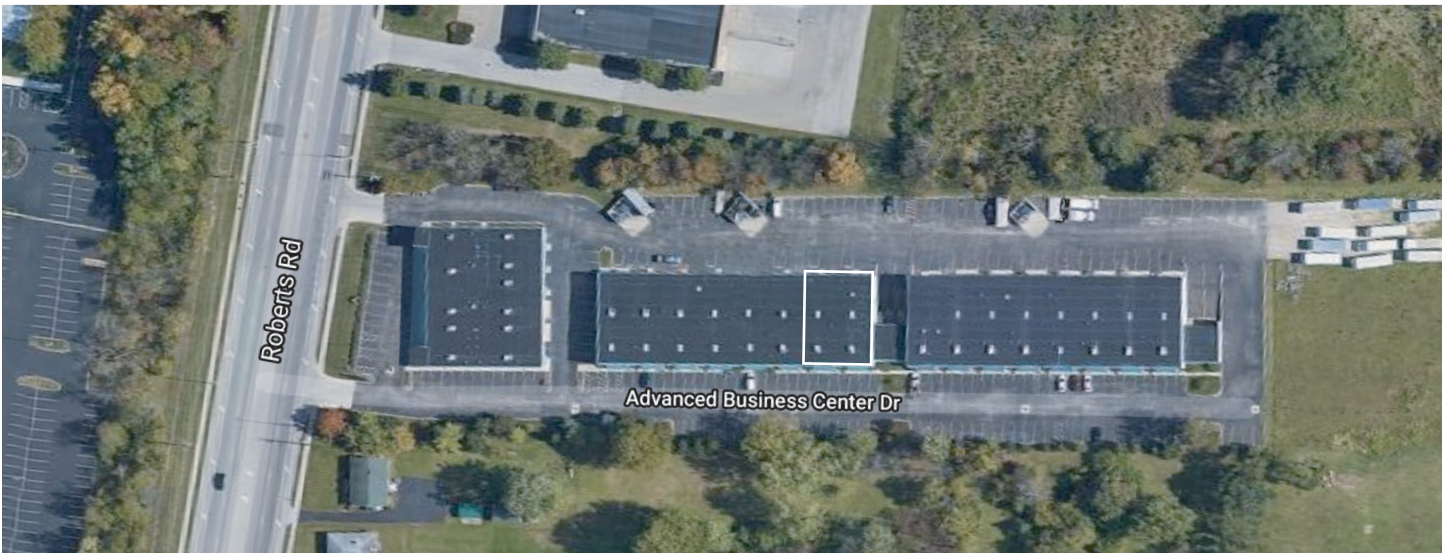
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Advanced Business Center



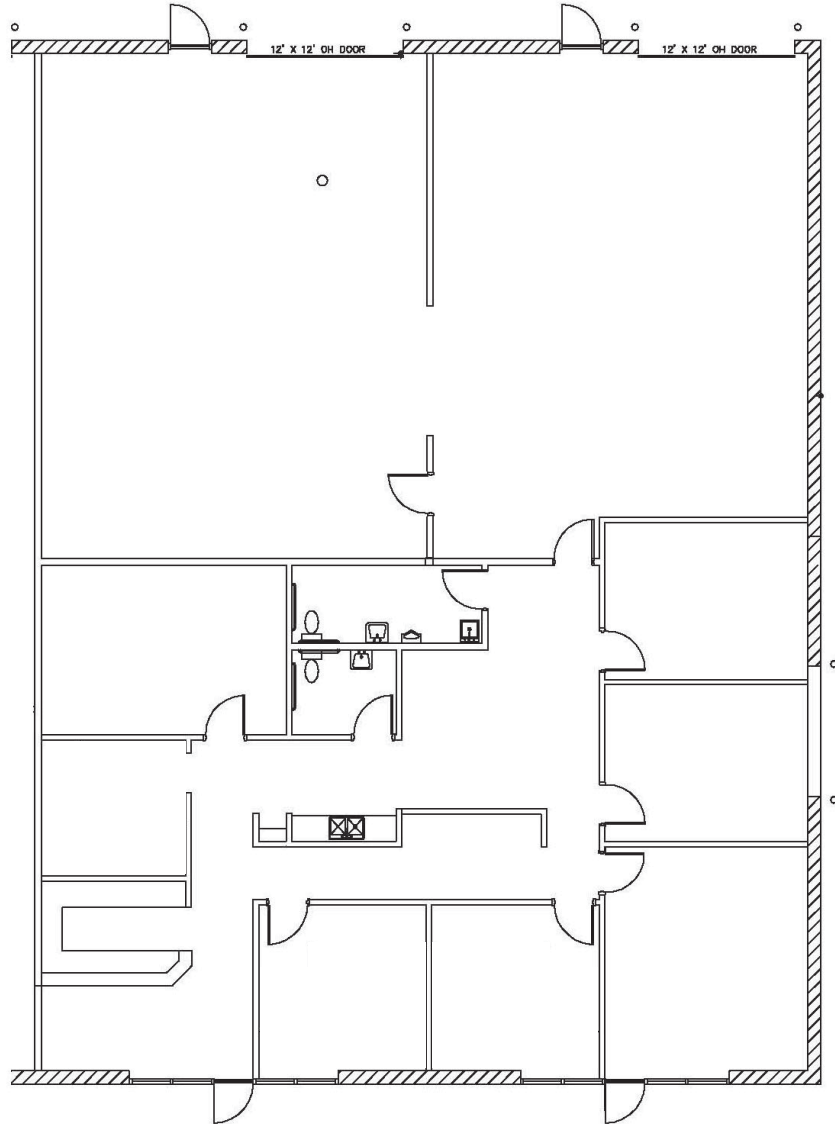
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FLOOR PLAN



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