



WESTPOINTE BUSINESS PARK
BUILDING D: 100% AIR-CONDITIONED

Property:

- ±15,581 Sq. Ft. unit available for lease
- Can be subdivided into multiple units ranging from sizes: ±4,781, 5,380, 10,201 Sq. Ft etc.
- Building D was previously occupied by a **specialty pharmacy user**
- All suites are fully air-conditioned
- Ample parking
- Zoned M-2
- New exterior renovations

Location:

- Located directly east of the Roberts Rd. & I-270 interchange
- Within 2 miles of I-70
- 12 minutes from Downtown Columbus



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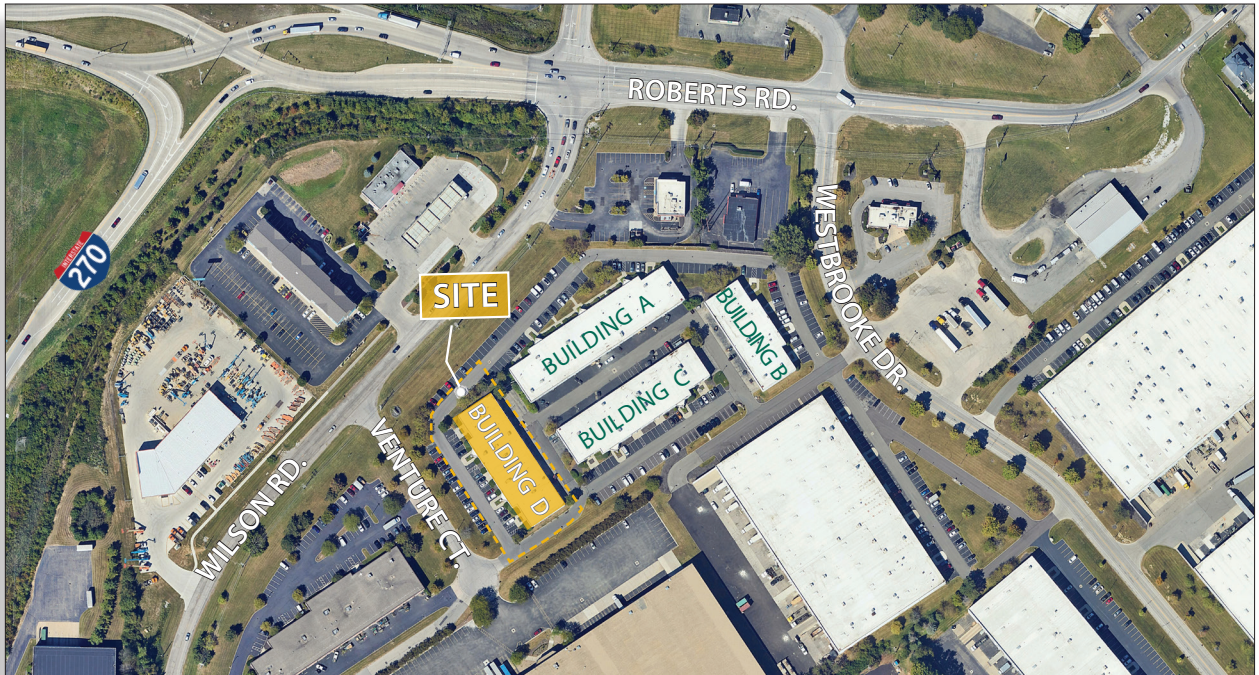
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5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

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Property Specifications:

- Fully-sprinkled
- 200 amp - 277/480 volt electrical
- 3.13 parking spaces/1,000 Sq. Ft.
- Rear-loaded grade-level drive-in door access

Rate:

- \$10.95/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$5.01/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant pays own utilities, trash removal and janitorial

Available Suites:

Bldg	Address	Min. Avail.	Max Avail.
D	4014 Venture Court	±4,781 Sq. Ft.	±15,581 Sq. Ft

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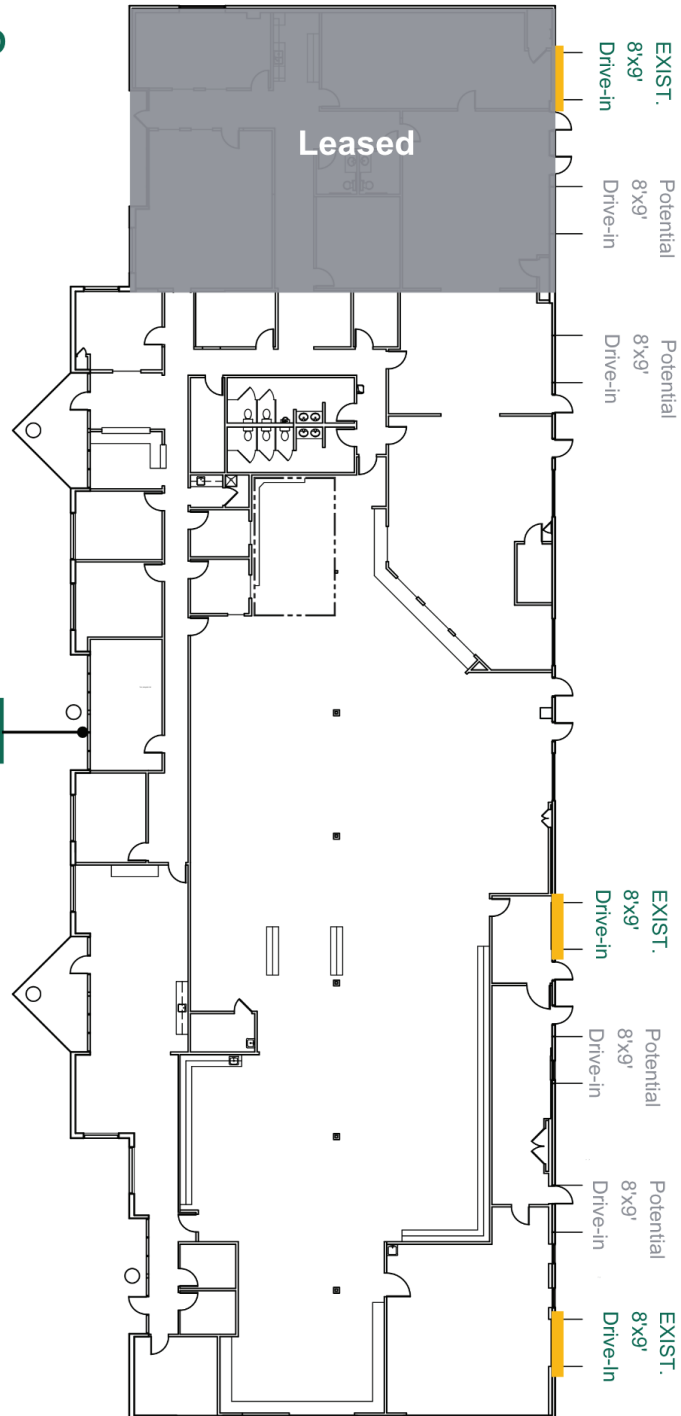
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Current Plan - Building D

100 % Air-conditioned space

Previous occupied by a *specialty pharmacy user* - ideal for healthcare/pharma use



4014 Venture Court
±15,581 Sq. Ft. Total Available

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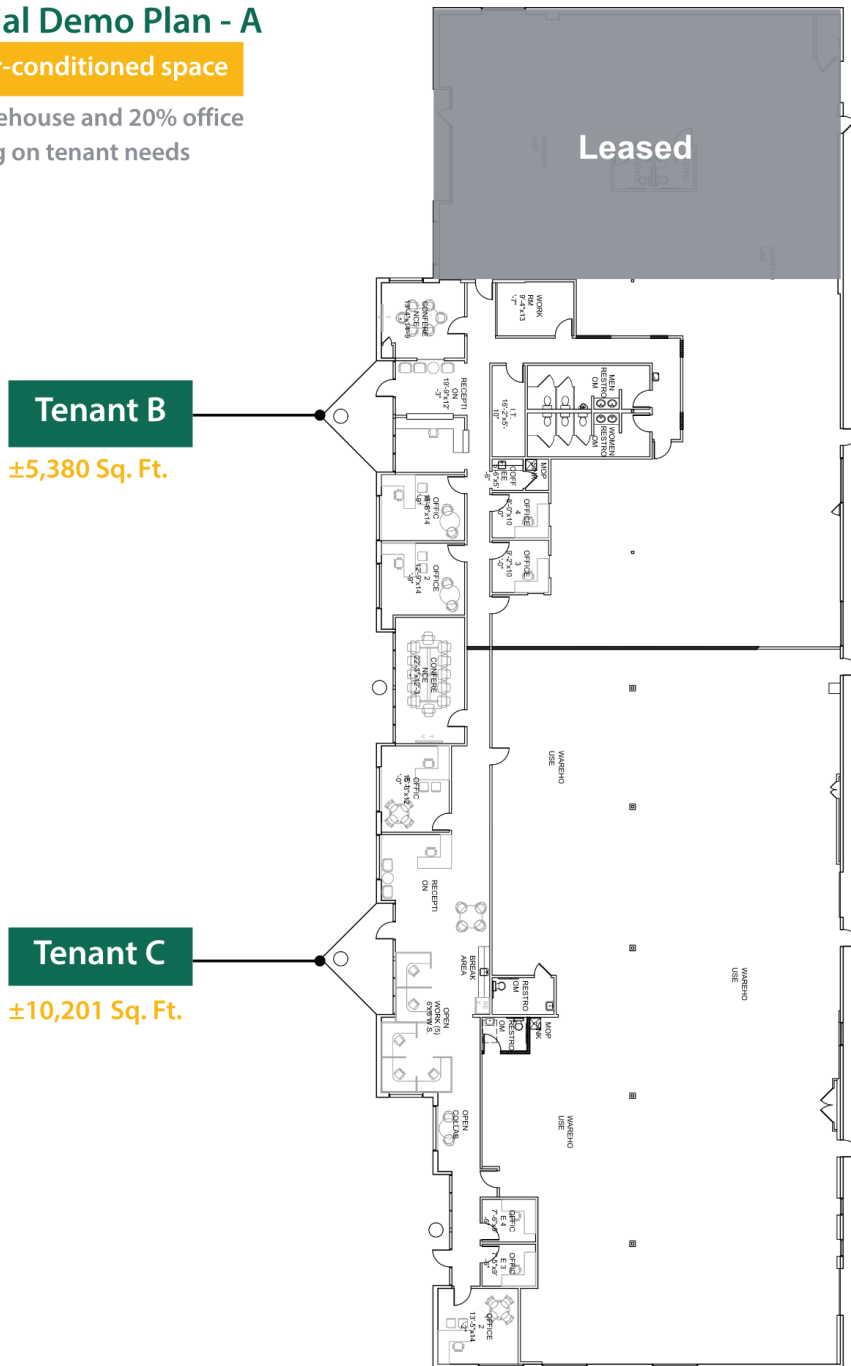
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Potential Demo Plan - A

100 % Air-conditioned space

±80% warehouse and 20% office
depending on tenant needs



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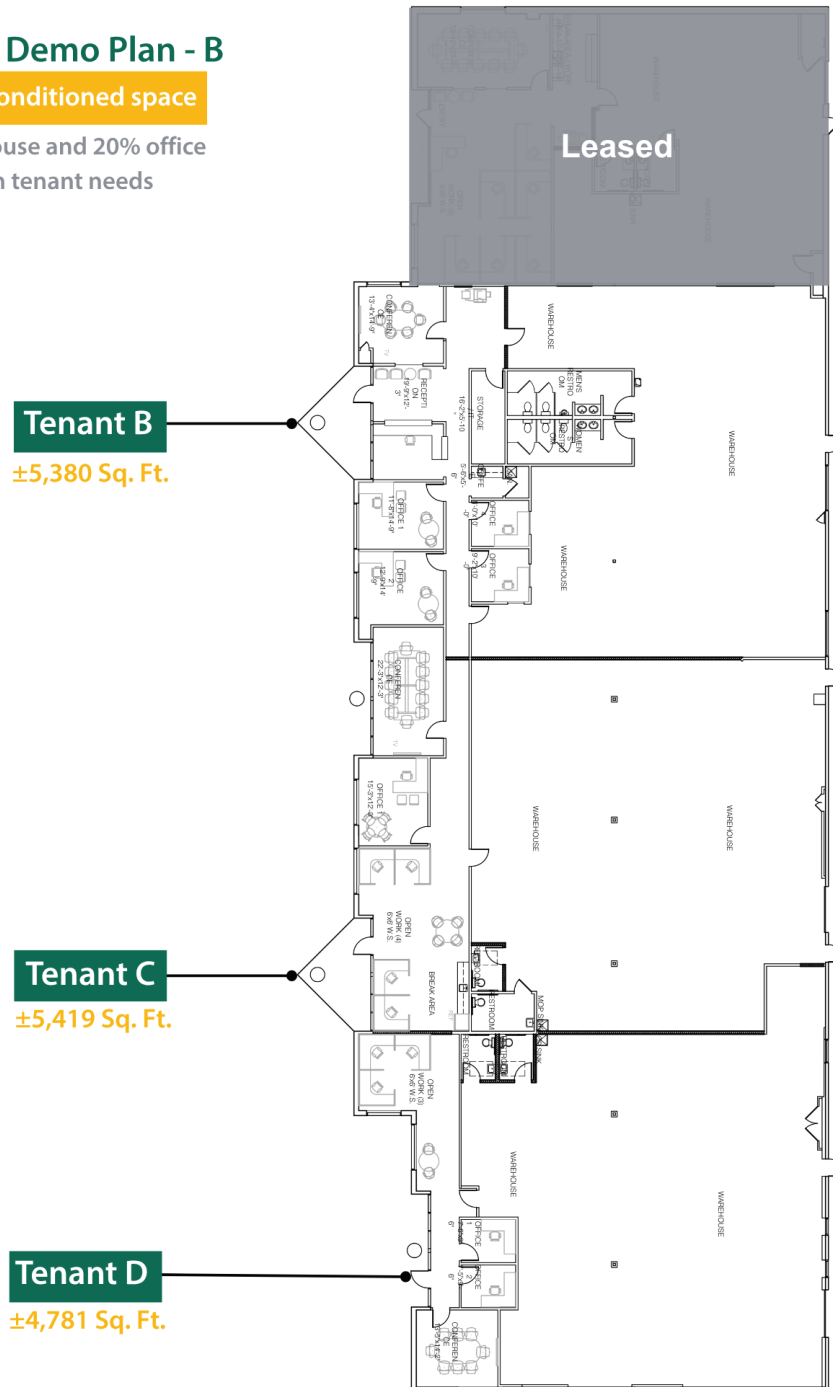
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Potential Demo Plan - B

100 % Air-conditioned space

±80% warehouse and 20% office depending on tenant needs

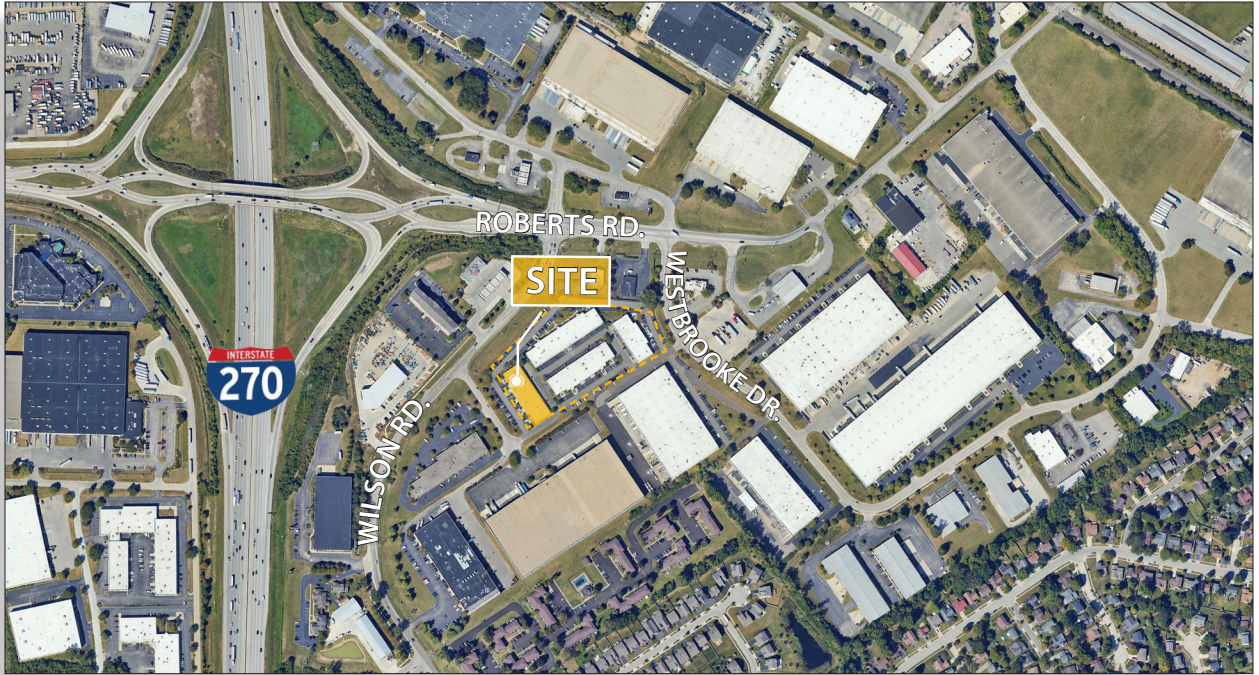


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