



WESTPOINTE BUSINESS PARK BUILDING K

Property:

- ±11,565, 22,558, up to 34,123 Sq. Ft. available for lease
- 22' clear ceiling height
- Two (8'x10') dock doors & one (12'x14') drive-in door
- Potential to add one additional dock door
- Situated on ±6.50 acres of land
- High quality, tilt-up concrete construction
- +/- **50% air-conditioned** units
- **Heavy power** including 1,200 Amps, 480V/277V, 3-phase service

Location:

- Roberts Rd. & I - 270 interchange
- Easy access to I - 270 and I - 70
- 15 minutes to Downtown CBD



Jeffrey A. Boll, SIOR
T 614.799.2100 x212
C 614.402.0373
jball@rjboll.com

Dylan Boll Kaczinski
T 614.799.2100 x210
C 614.307.3019
dylan@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100




Property Specifications:

- ±11,565, 22,558, up to 34,123 Sq. Ft. available for lease
- Parking ratio: 0.79 / 1,000 SF
- High quality, tilt-up concrete construction
- 22' clear ceiling height
- Built in 1988
- **Heavy power** including 1, 200 Amps, 480V/277V, 3-phase service

Rental Rate:

- Negotiable
- 2026 Estimated Operating Expenses: \$2.19/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Rate	Docks	Drive-Ins
2282	22,558	Negotiable	2	0
2288	11,565	Negotiable	0 (potential to add 1 dock)	1
2282 & 2288	34,123	Negotiable	2 (potential to add 1 additional dock)	1

Jeffrey A. Boll, SIOR

T 614.799.2100 x212

C 614.402.0373

jboll@rjboll.com

Dylan Boll Kaczinski

T 614.799.2100 x210

C 614.307.3019

dylan@rjboll.com

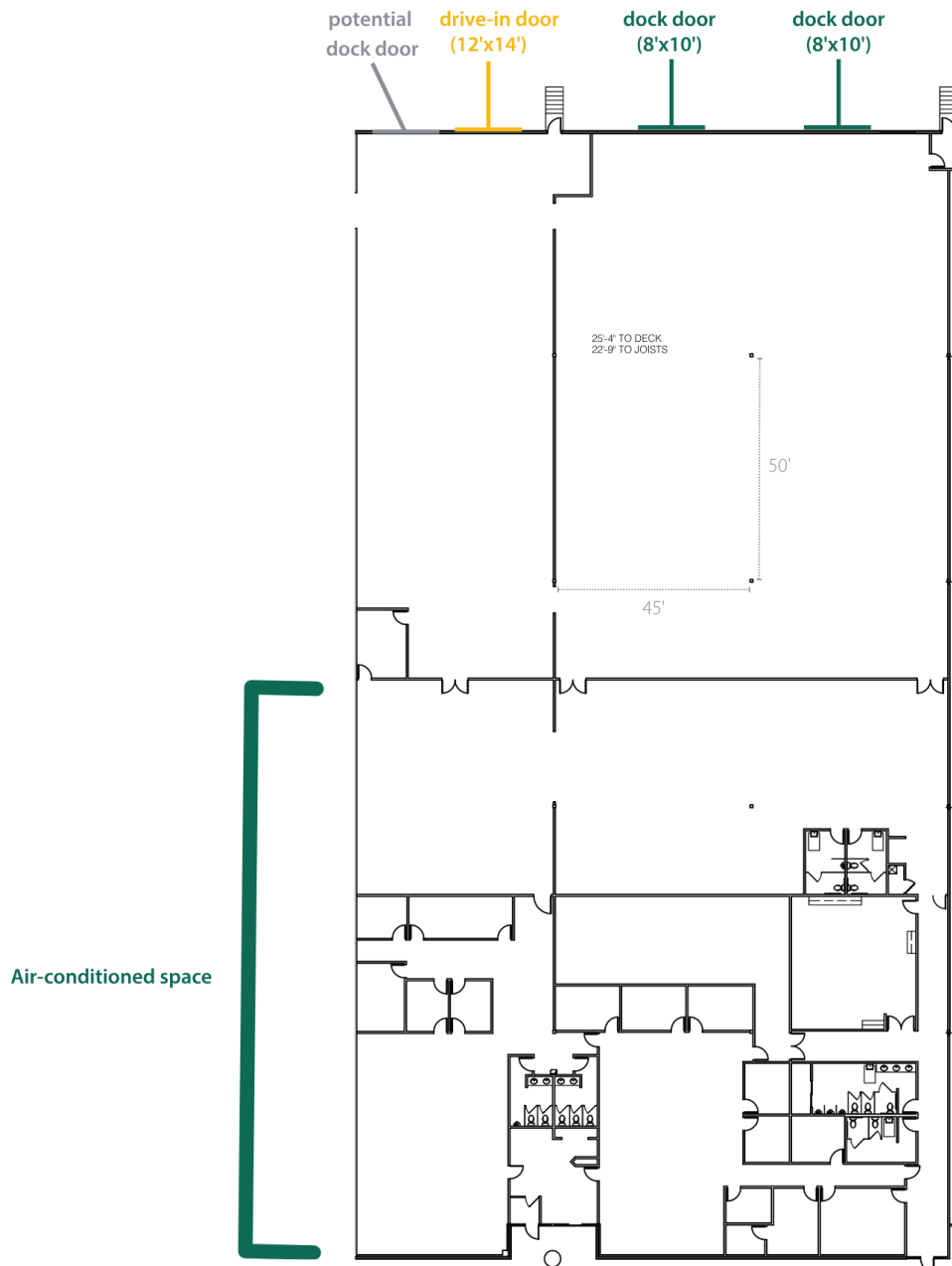
Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100





Suite 2288

± 11,565 Sq. Ft.

Suite 2282

± 22,558 Sq. Ft.

± 34,123 Sq. Ft total available

Jeffrey A. Boll, SIOR
T 614.799.2100 x212
C 614.402.0373
jboll@rjboll.com

Dylan Boll Kaczinski
T 614.799.2100 x210
C 614.307.3019
dylan@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100





Jeffrey A. Boll, SIOR

T 614.799.2100 x212

C 614.402.0373

jboll@rjboll.com

Dylan Boll Kaczinski

T 614.799.2100 x210

C 614.307.3019

dylan@rjboll.com

Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100

