

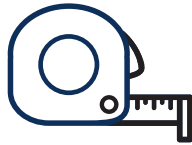
FOR LEASE • 3411 E. 7TH AVENUE



PROPERTY INFORMATION



3411 E. 7th Avenue
Columbus, OH 43213



11,850 SF



\$10.00/SF NNN



Negotiable Lease Term

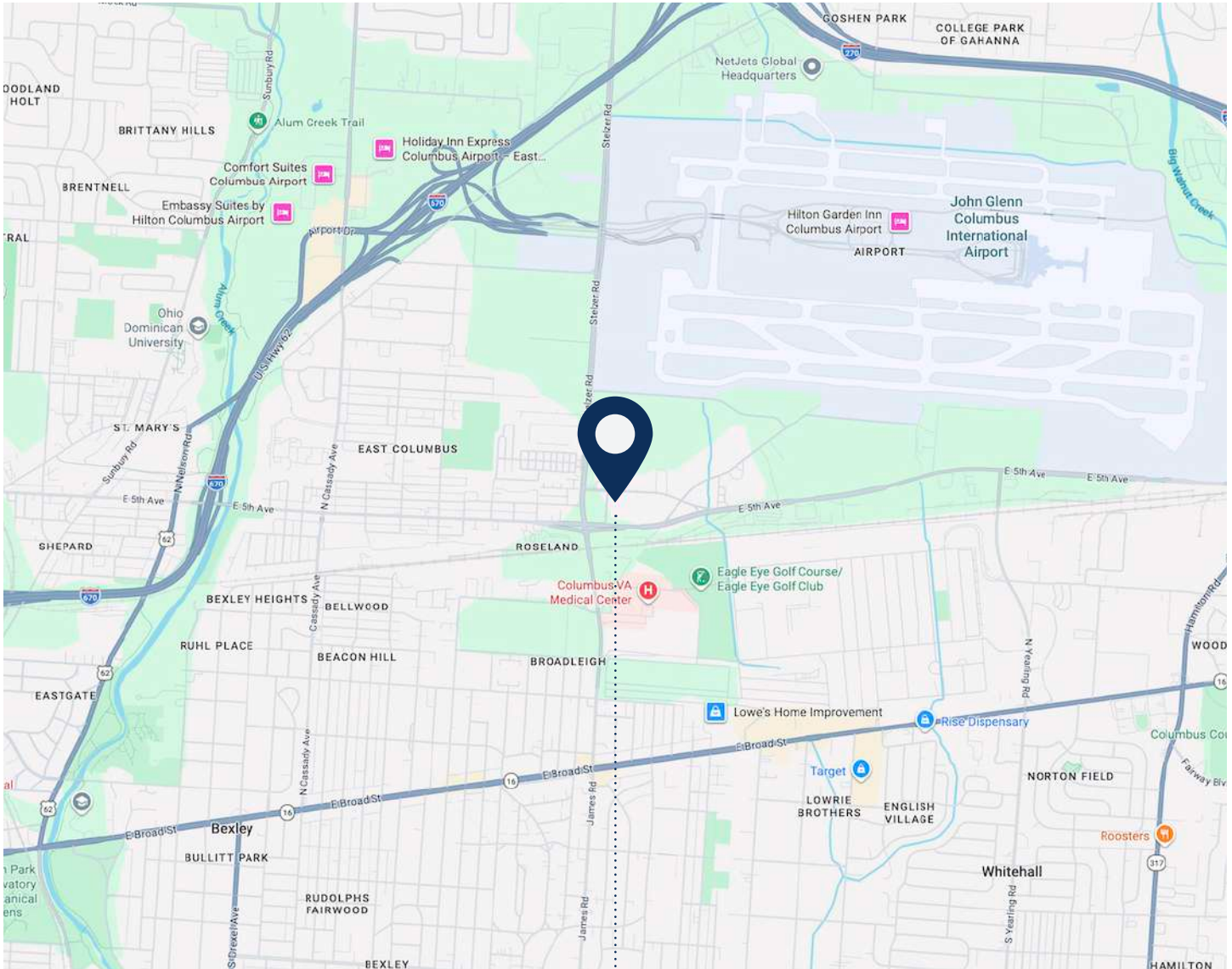
PROPERTY HIGHLIGHTS

- 11,850 SF Freestanding Building with 1,500 SF Office Space and 10,350 SF Warehouse in Total
- Two (2) Grade Level Drive-In Doors: 10' x 14'
- One (1) Dock Door with Shared Dock and Truckwell: 10' x 12'
- 18' Average Clear Height
- Close proximity to John Glenn Columbus International Airport
- Easy access to I-670 and I-270
- Signage along Osborn Road
- 2026 estimated TICAM charge is \$3.00/SF

DOUG FALOR, SIOR | Vice President - Principal
369 East Livingston Ave, Columbus, OH 43215
Direct: 614.715.8599 | Mobile: 614.937.5710
dfalor@provident-realty.com

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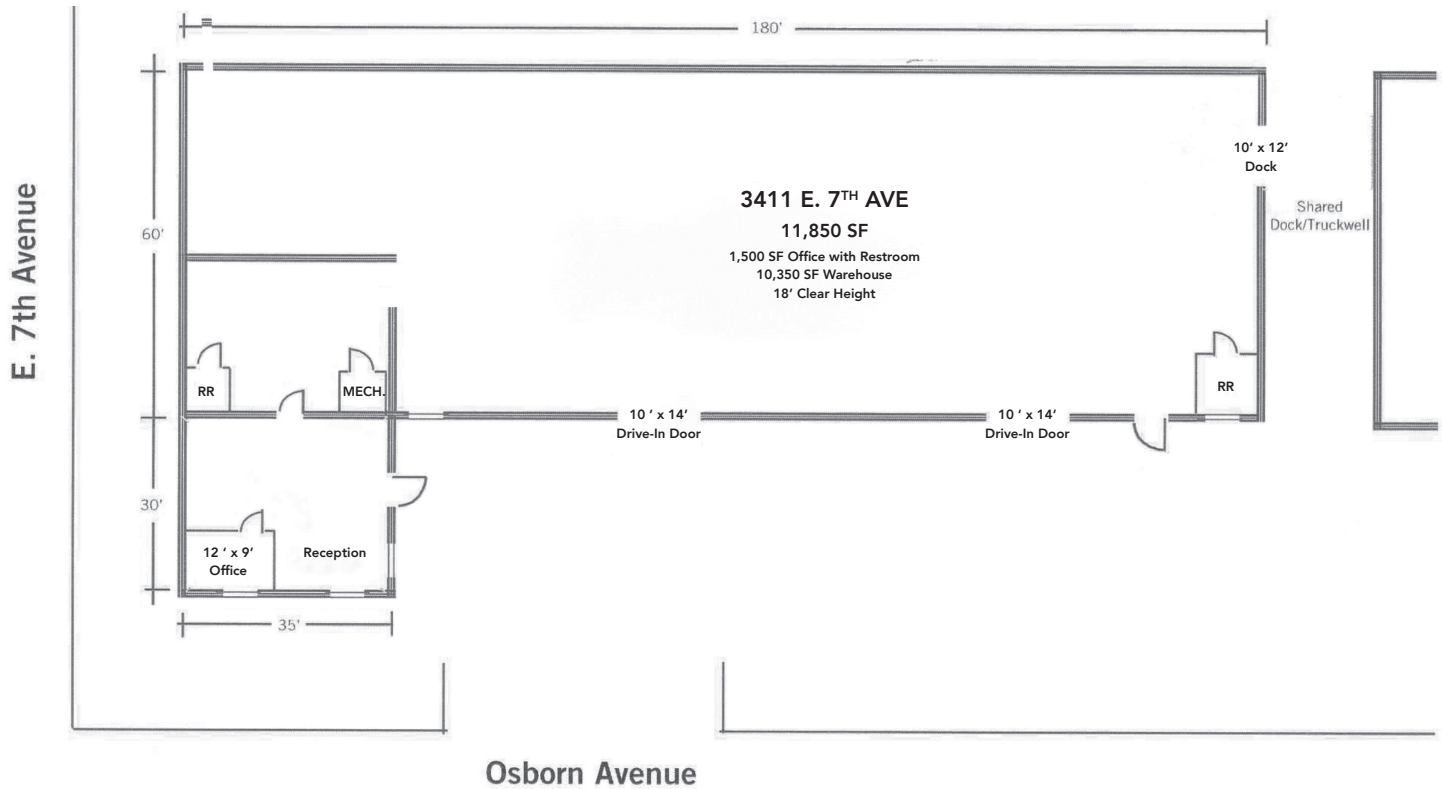
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FLOOR PLANS



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MEET WESTON, INC.



At Weston Inc., we dedicate ourselves to providing homes for businesses by finding innovative solutions that create lasting value in the industrial real estate market. With over 50 years of experience, we strive for excellence by going above and beyond as strategic business partners committed to the success and growth of our clients. Our mission remains unchanged: to be “The Best Landlord in Town.”

THE WESTON WAY

EXCELLENT LONG-TERM REPUTATION

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ENTREPRENEURIAL DEALMAKERS

We approach each opportunity with an entrepreneurial spirit, continuously seeking creative solutions that benefit both tenants and landlords.

MANAGED BY OWNERS

With over 50 years of proud ownership management, we prioritize the long-term success of our clients and companies in every decision we make.

WESTON INC.

4760 Richmond Road, Suite 200, Cleveland, OH 44128
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