



PRIME NORTH END WAREHOUSE

Property:

- ±18,000 Sq. Ft. office/warehouse unit available for sublease
- **Opportunity for direct lease structure with building owner for longer-term tenants**
- Unit consists of ±14,175 Sq. Ft. warehouse and ±3,825 Sq. Ft. office
- Two drive-in doors (one 10' x 10' and one 10' x 12')
- One 8' x 10' semi-dock
- **Dock door configuration can be modified to 2-3 docks if needed**
- Sublease expires 07/31/2028

Location:

- Excellent access to I-270 and I-71
- Minutes from US-23



Jeffrey A. Boll, SIOR

T 614.799.2100 x212

C 614.402.0373

jboll@rjboll.com

Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100





Property Specifications:

- $\pm 18,000$ Sq. Ft. office/warehouse unit available for sublease
- **Opportunity for direct lease structure with building owner for longer-term tenants**
- Unit consists of $\pm 14,175$ Sq. Ft. warehouse and $\pm 3,825$ Sq. Ft. office/show room
- Two drive-in doors (one 10' x 10' and one 10' x 12')
- One 8' x 10' semi-dock
- **Dock door configuration can be modified to 2-3 docks if needed**
- Clear height: 24'
- Column spacing: 40' x 45'
- Sublease expires 07/31/2028

Rental Rate:

- \$10.25/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$3.29 /Sq. Ft. (taxes, insurance, CAM)

Jeffrey A. Boll, SIOR

T 614.799.2100 x212

C 614.402.0373

jboll@rjboll.com

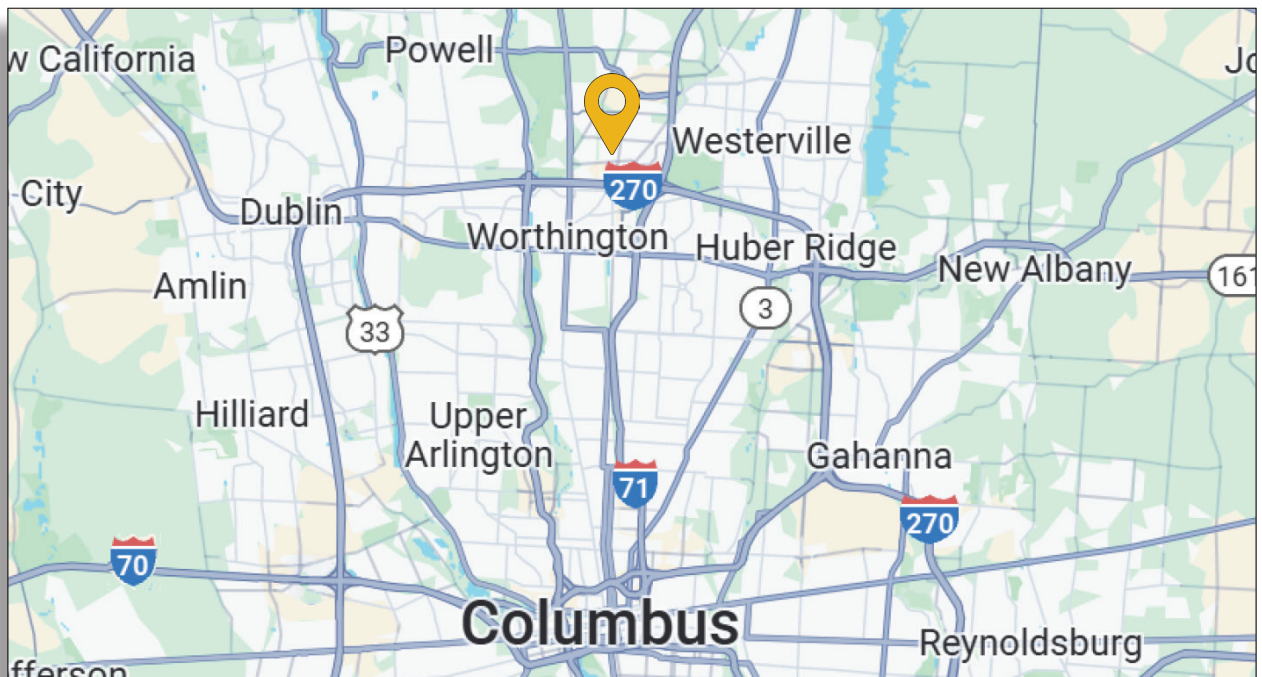
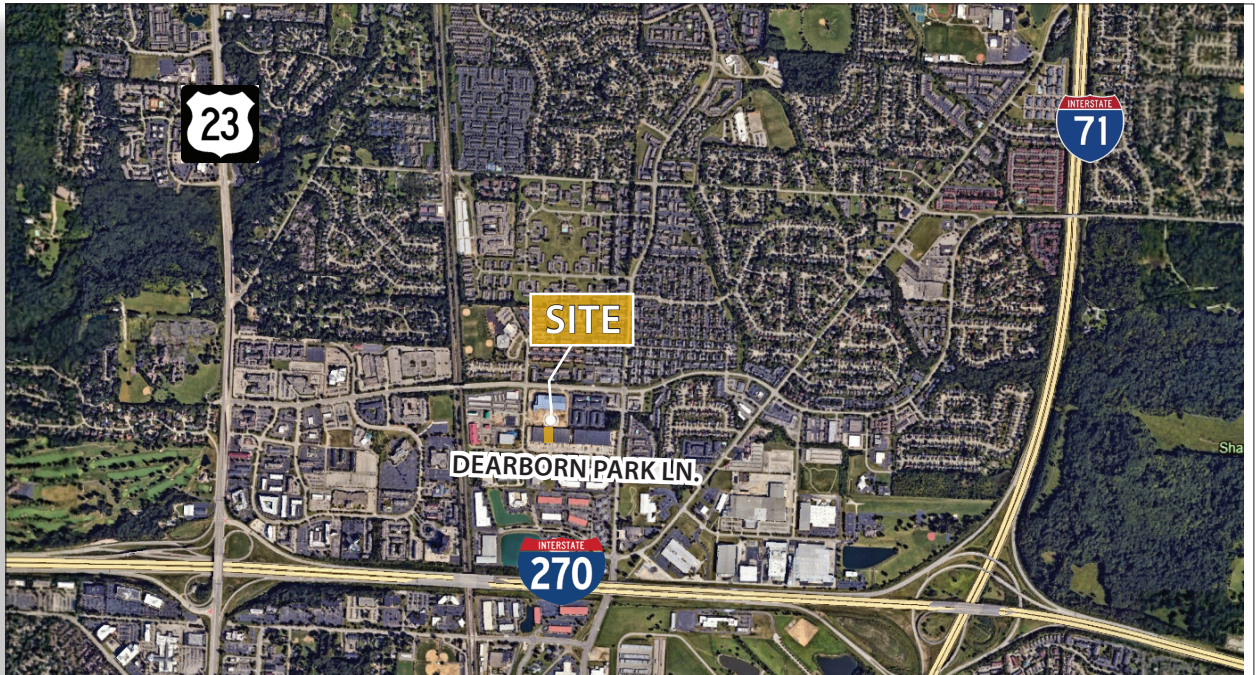
Rj BOLL Realty, Ltd.

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

Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100

