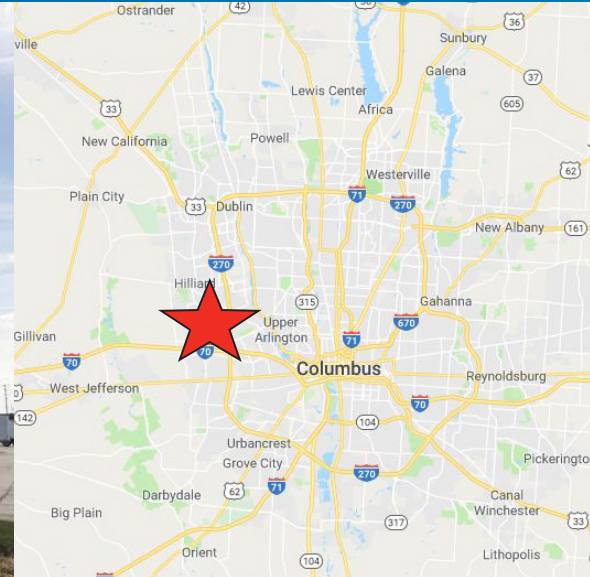


FOR LEASE > INDUSTRIAL SPACE

# 1675 Westbelt Drive

COLUMBUS, OH 43228



## 1675 Westbelt Drive > Industrial Space

New ownership. Planned improvements in 2020 including spec office, paint, and LED lighting throughout. The property offers easy access to I-70 and I-270 via Roberts Road in desirable Westbelt submarket.

Available Space: 29,530 SF  $\pm$  to 68,903 SF  $\pm$

Lease Rate: \$3.50/SF to \$4.50/SF NNN

Operating Expenses: \$1.53 estimated 2019

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Owned by:



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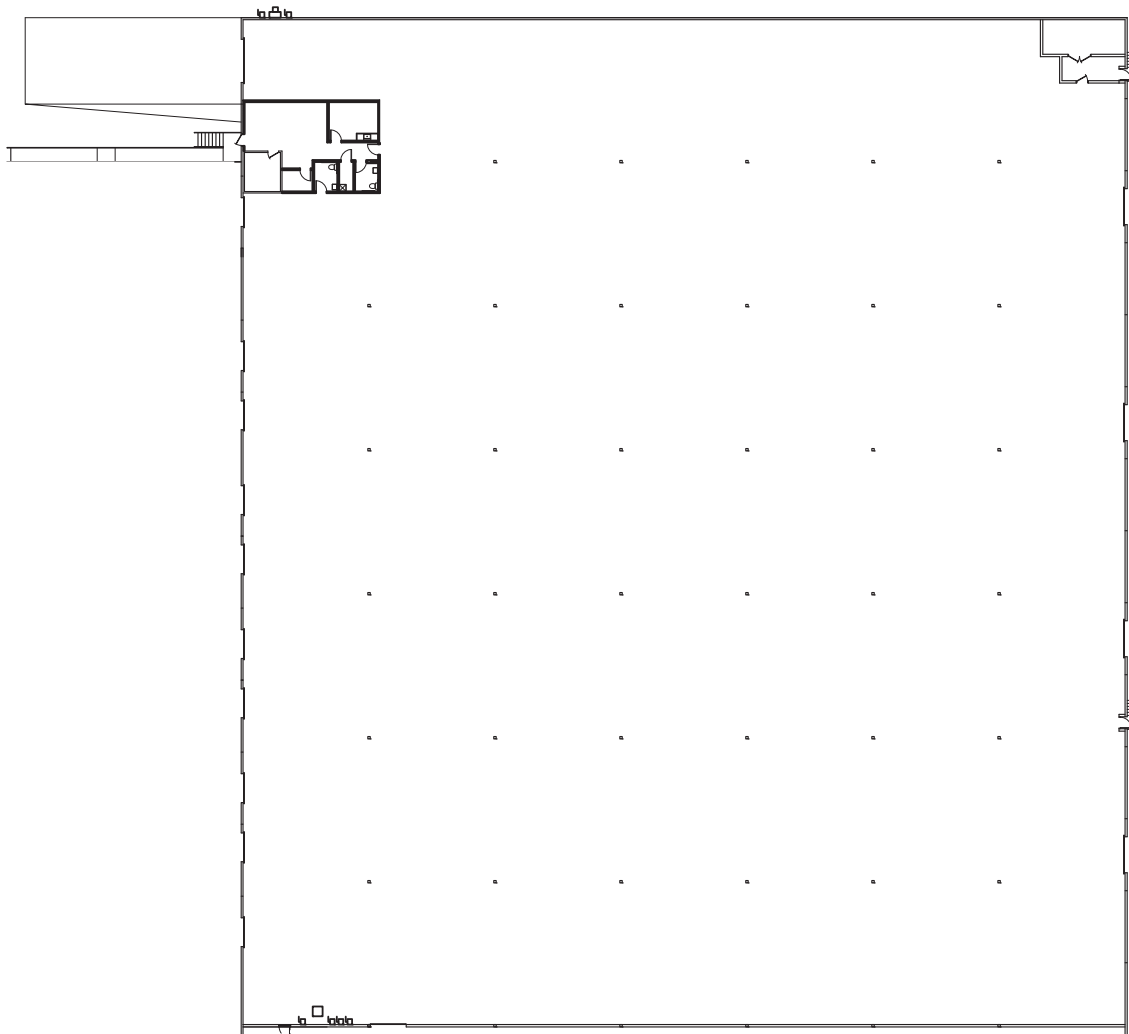
Two Miranova Place, Suite 900  
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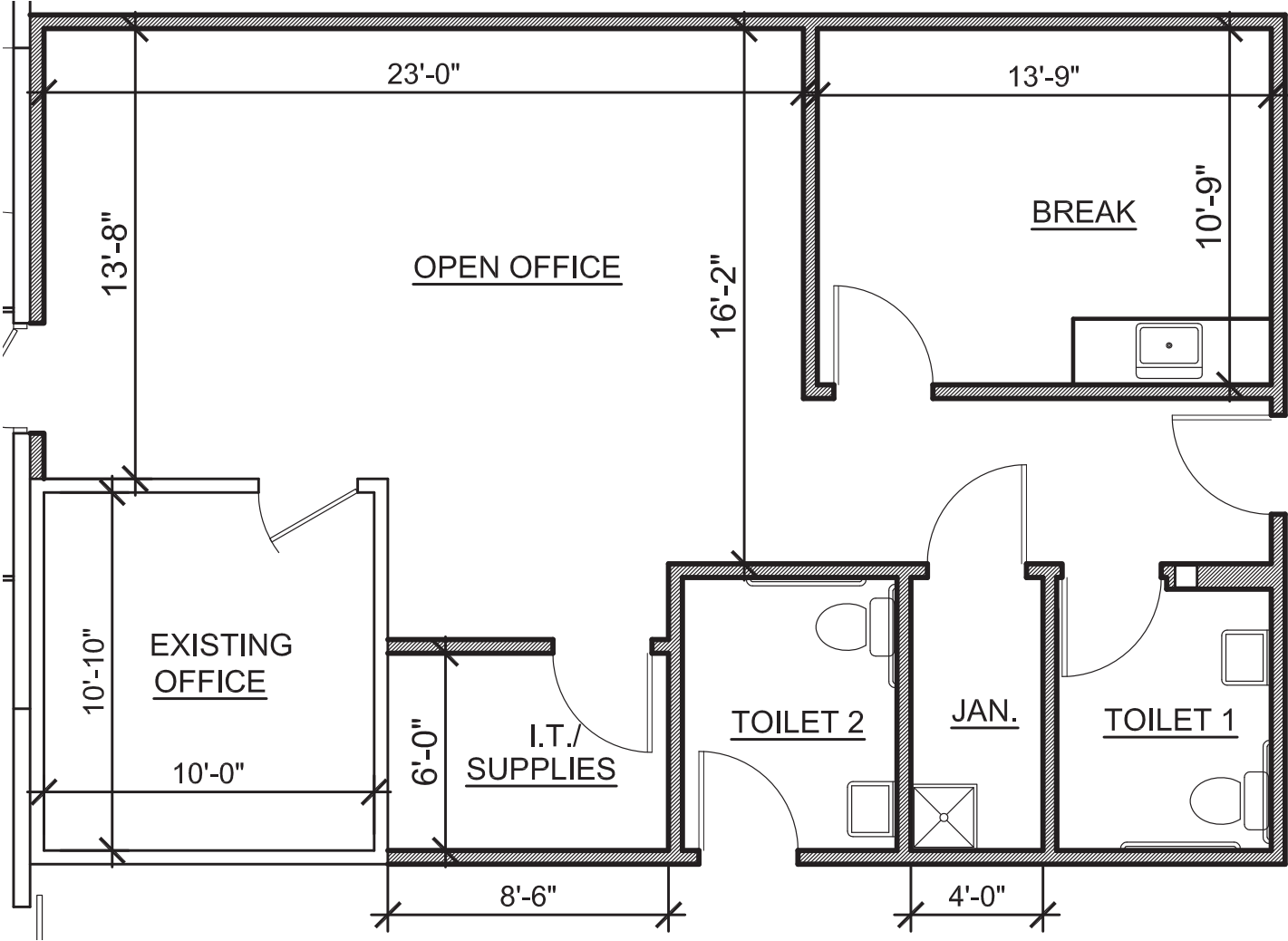
## Space Amenities

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- › New spec office measuring 900 +/- SF
- › 6 dock doors (room to add 3 more)
- › 1 drive-in door (12'x14')
- › 24' clear height
- › 128' truck court
- › 35' x 40' column spacing
- › New owner in fall 2019 with planned upgrades
- › LED lighting
- › New paint on interior warehouse walls
- › Skylights

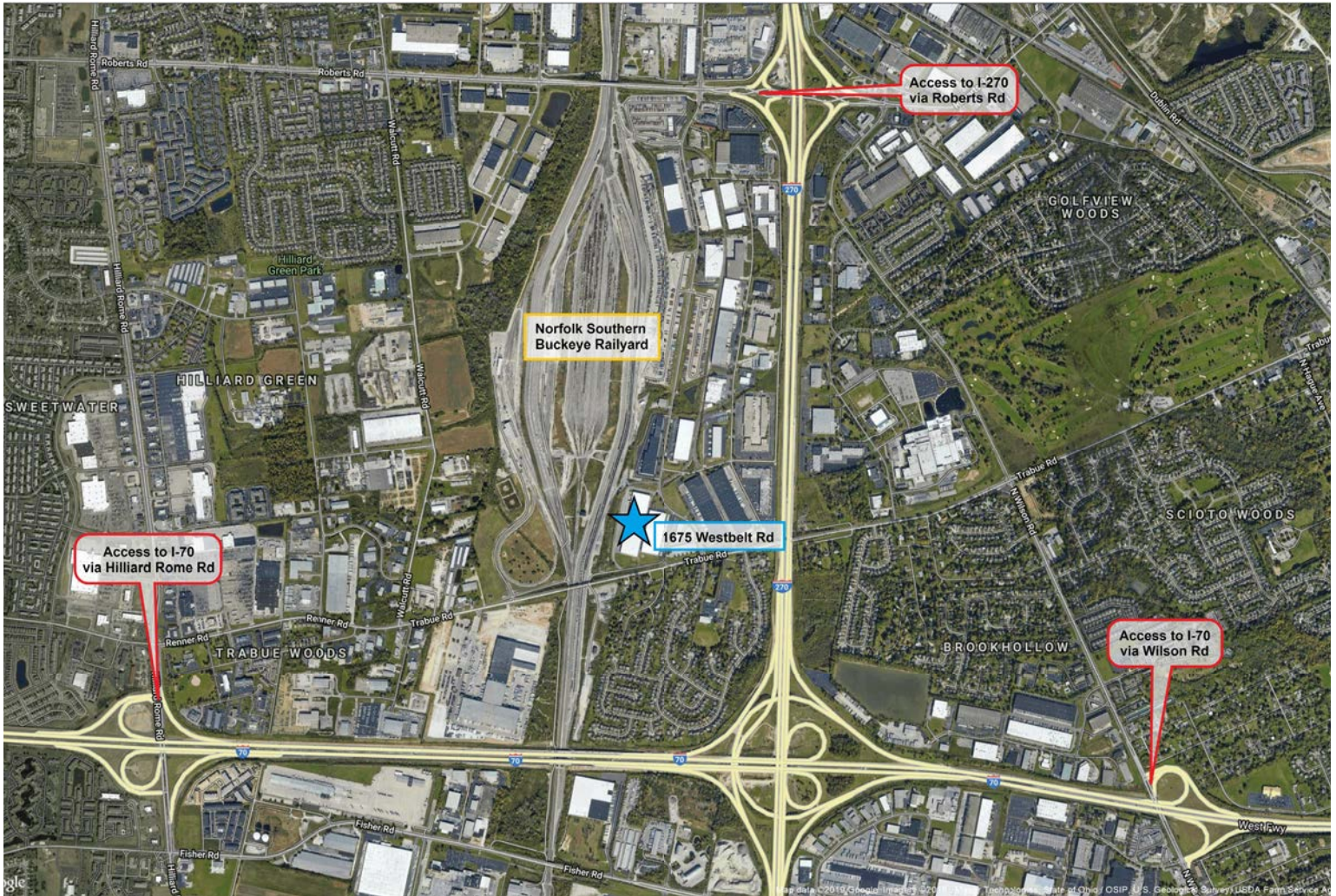


# Office Floor Plan





# Aerial



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