

# 1801-1827 O'BRIEN RD

NEW OWNER - PROPERTY IMPROVEMENTS

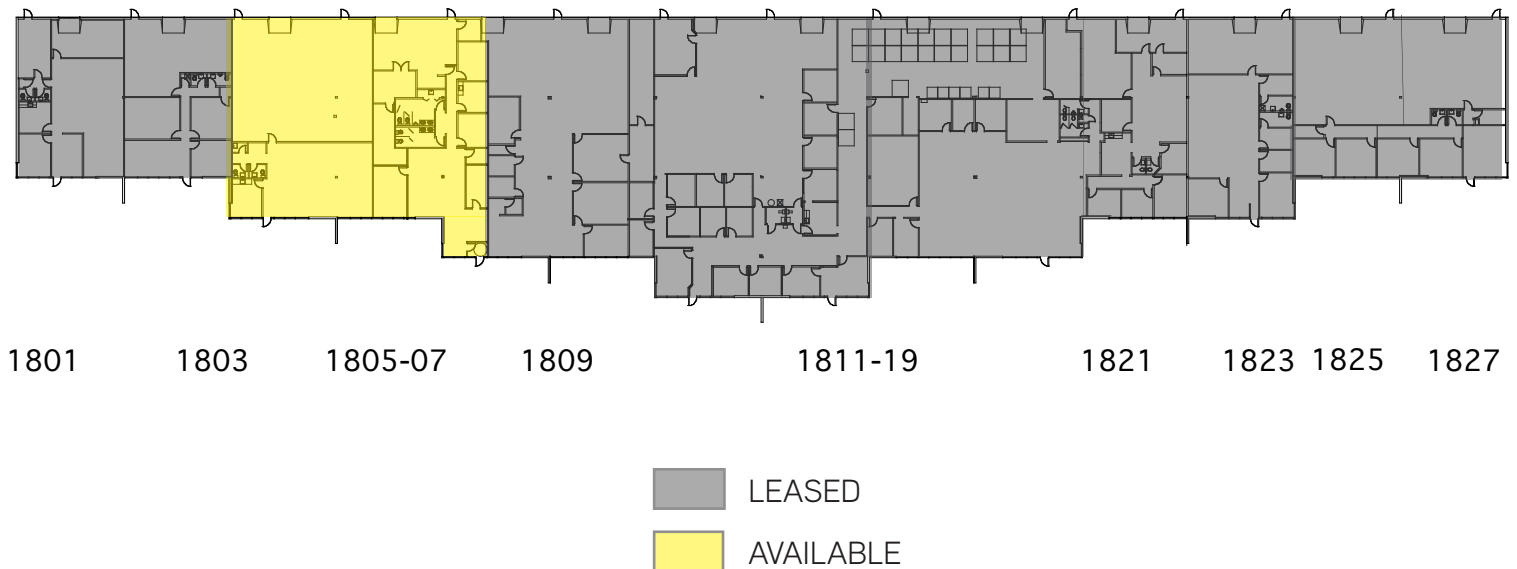


## Columbus, Ohio 43228

FOR LEASE > INDUSTRIAL SPACE



## SITE PLAN

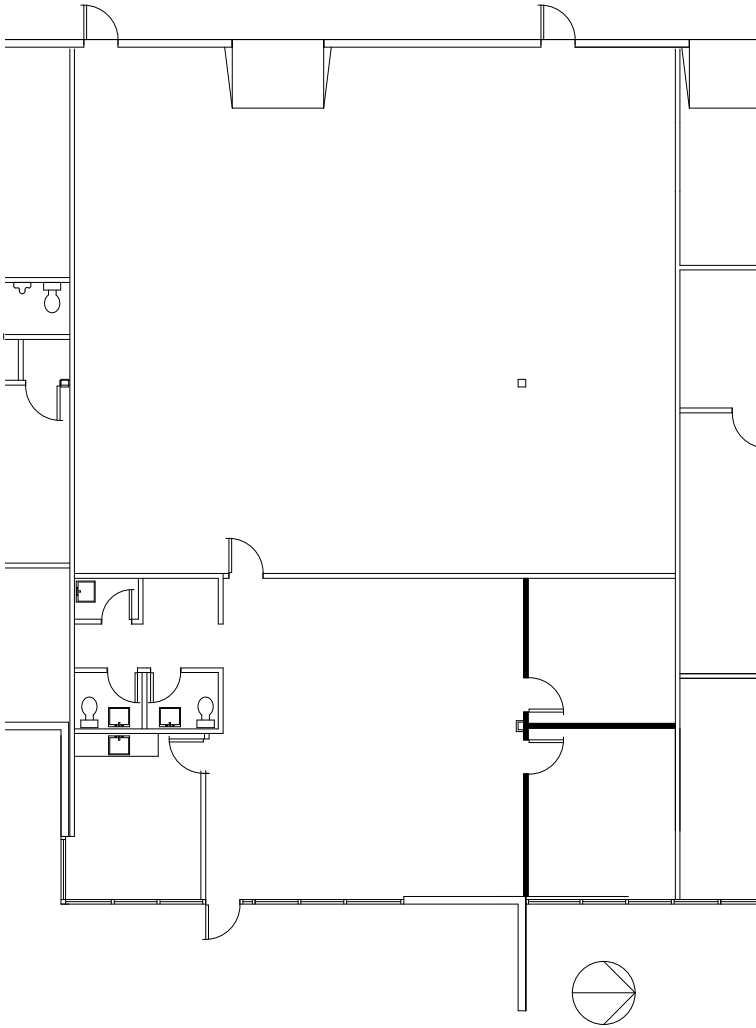


Very efficient flex suites with direct frontage along I-270. Nicely finished spaces in “move-in” condition for a quick deal. Building is at step-van dock height and a mix of drive-ins and step van docks.

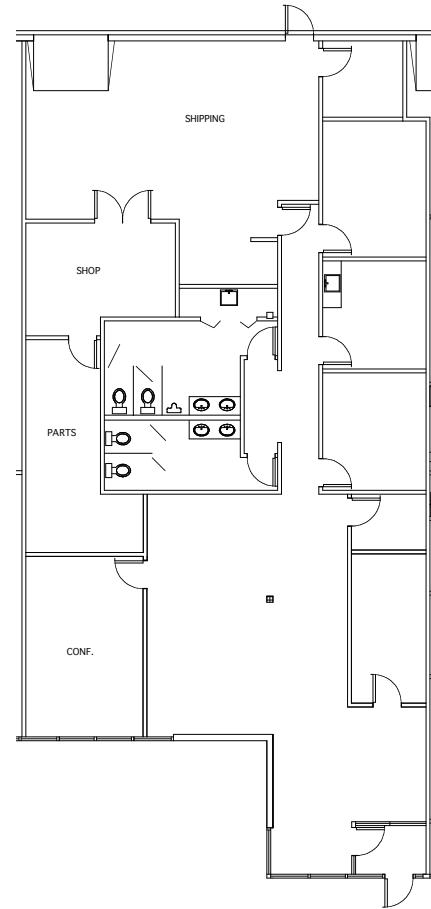
### Building Amenities

- › 44,164 SF Flex Building
- › Direct frontage and possible signage along I-270
- › Well maintained complex
- › Built originally in 1984
- › 14’-15’ clear ceiling height
- › Fully climate controlled spaces available
- › Building is step-van height with step-van docks and drive-ins
- › Wet sprinkler system
- › 140 automobile parking spaces (3+/1,000)

# FLOOR PLAN



1805 O'Brien Road



1807 O'Brien Road

Suite	Total SF	Office SF	Drive-ins/Docks	Lease Rate	Operating Expenses
1805 O'Brien Rd	3,933	1,800	1 step-van dock	\$6.25 NNN	\$3.40
1807 O'Brien Rd	3,444	3,000	1 step-van dock	\$6.25 NNN	\$3.40

*Suites 1805 & 1807 can be combined to get 7,377.*

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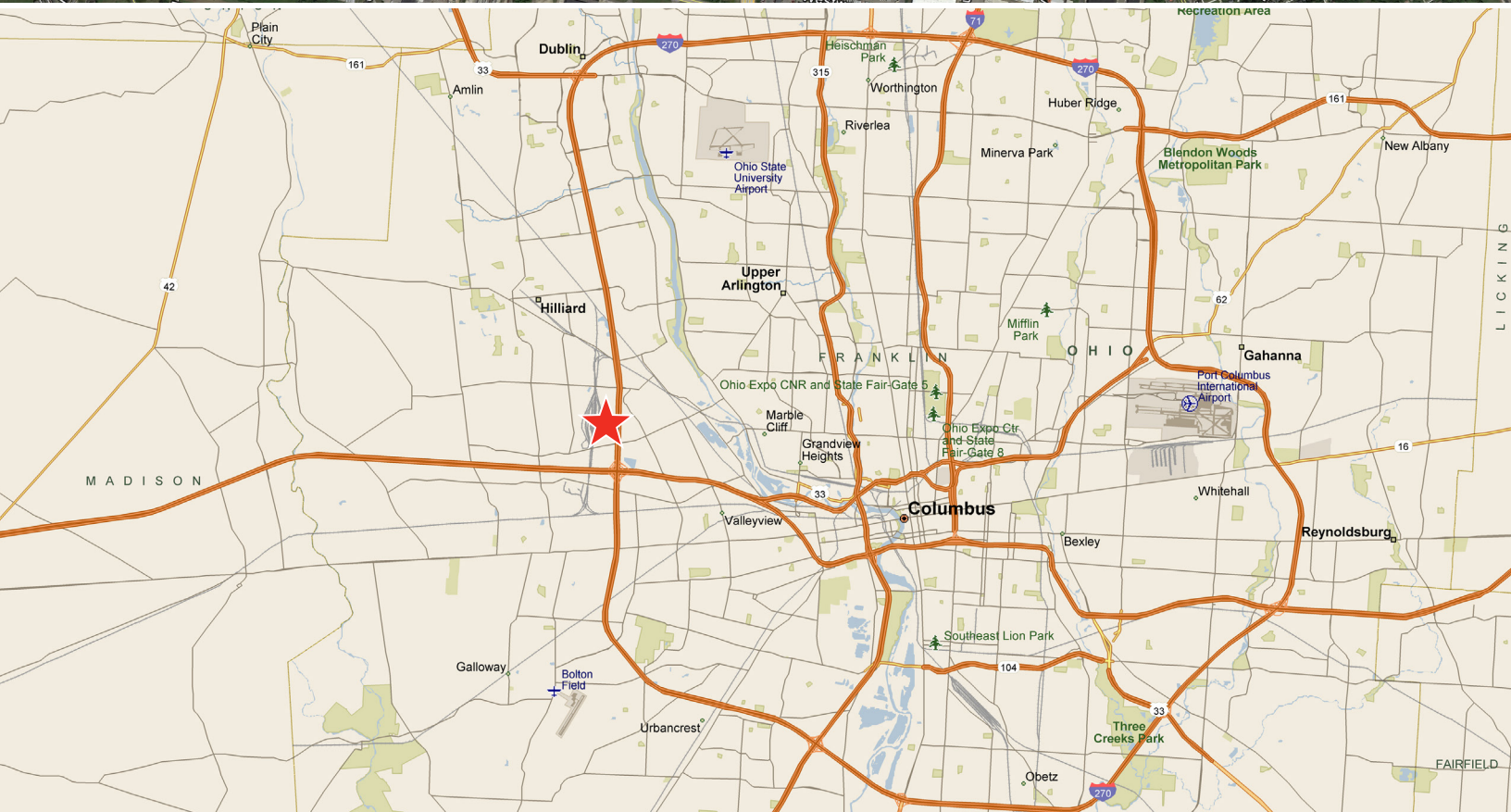
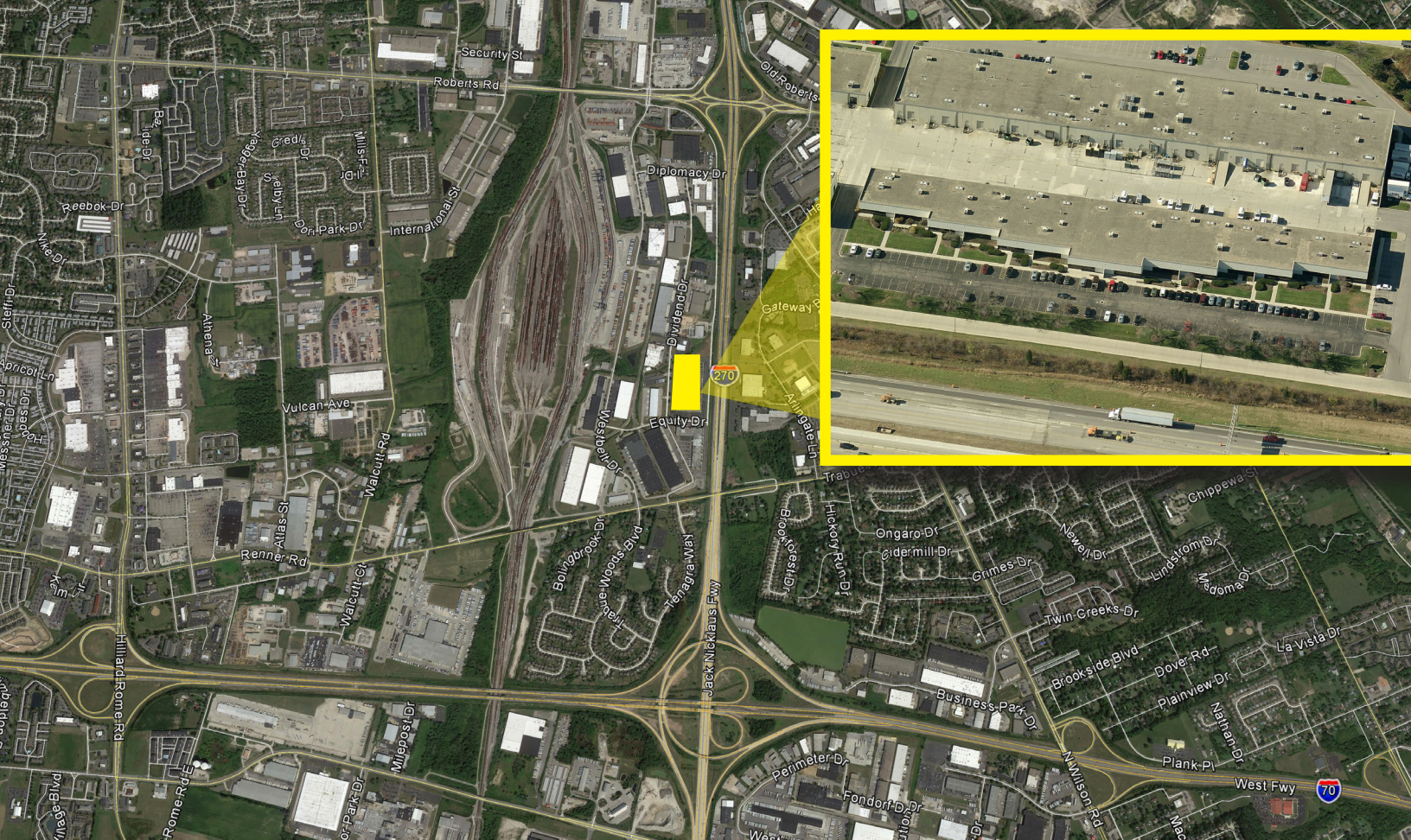
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