

4350 EQUITY DRIVE

NEW OWNER - PROPERTY IMPROVEMENTS

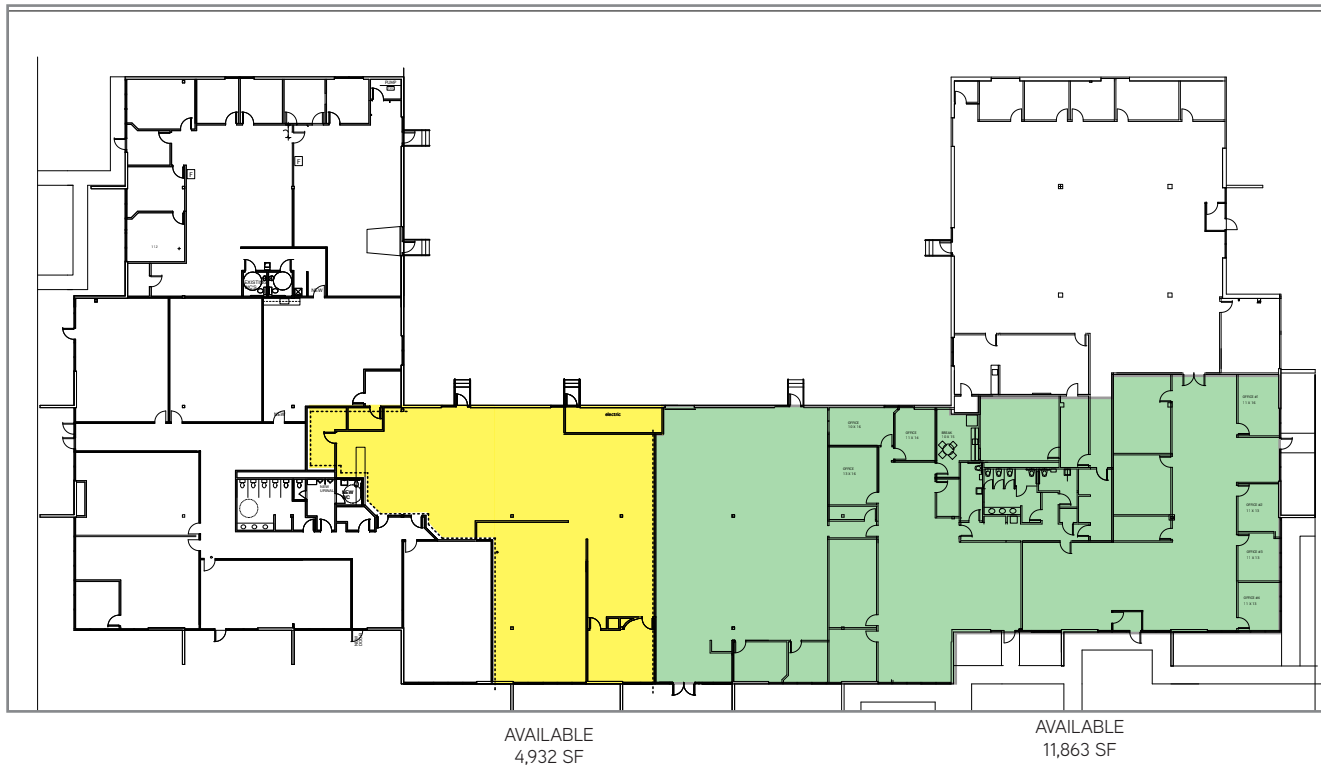


Columbus, Ohio 43228

FOR LEASE > INDUSTRIAL SPACE



SITE PLAN

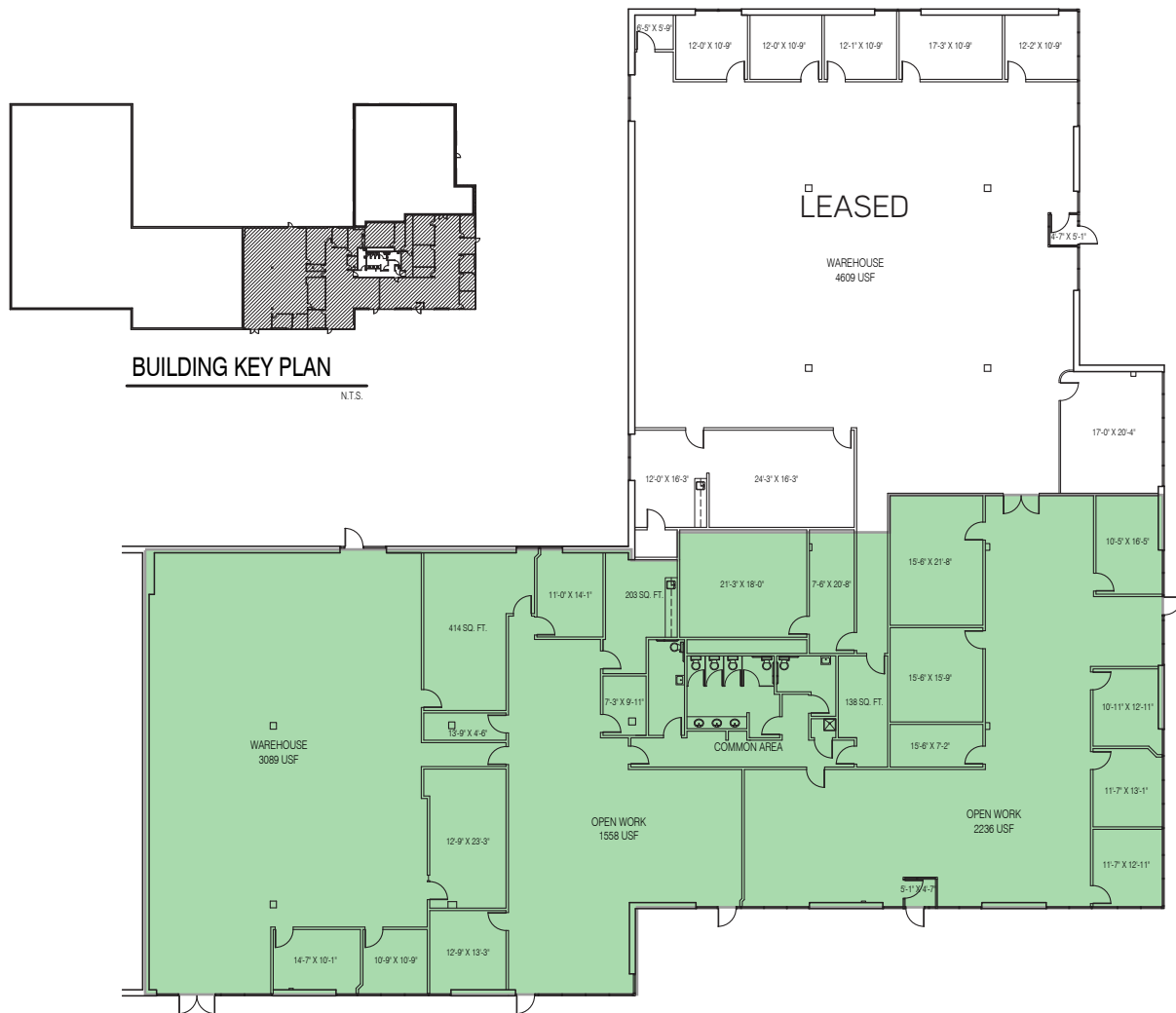


Hard to find office space on Columbus' west side, with up to 16,795 ± SF of space that has no common area factor, abundant parking with a 6+/1,000 ratio and a wet sprinkler system. Direct frontage and signage along I-270 for prominent presence. Great inexpensive office option (without sacrifice of appearance).

Building Amenities

- › 36,640 SF Flex Building
- › 225 automobile parking spaces (6+/1,000 ratio)
- › Excellent Interstate access via Roberts Rd/I-270 interchange
- › Well maintained complex
- › Built in 1984
- › Direct frontage and signage along I-270
- › No common area factor
- › Wet sprinkler system

FLOOR PLAN - 1785 O'Brien Rd



Suite	Total SF	Office SF	Drive-ins/Docks	Lease Rate	Operating Expenses
4350 Equity Dr*	4,932	BTS	1 step-van dock	\$6.50 NNN	\$4.04/SF (includes all utilities, except trash)
1785 O'Brien Rd*	11,863	11,863	Multiple step-van docks (possible)	\$6.50 NNN	\$4.04/SF (includes all utilities, except trash)
*Combined	16,795	11,863	1 step-van dock (more can be added)	\$6.00 NNN	\$4.04/SF

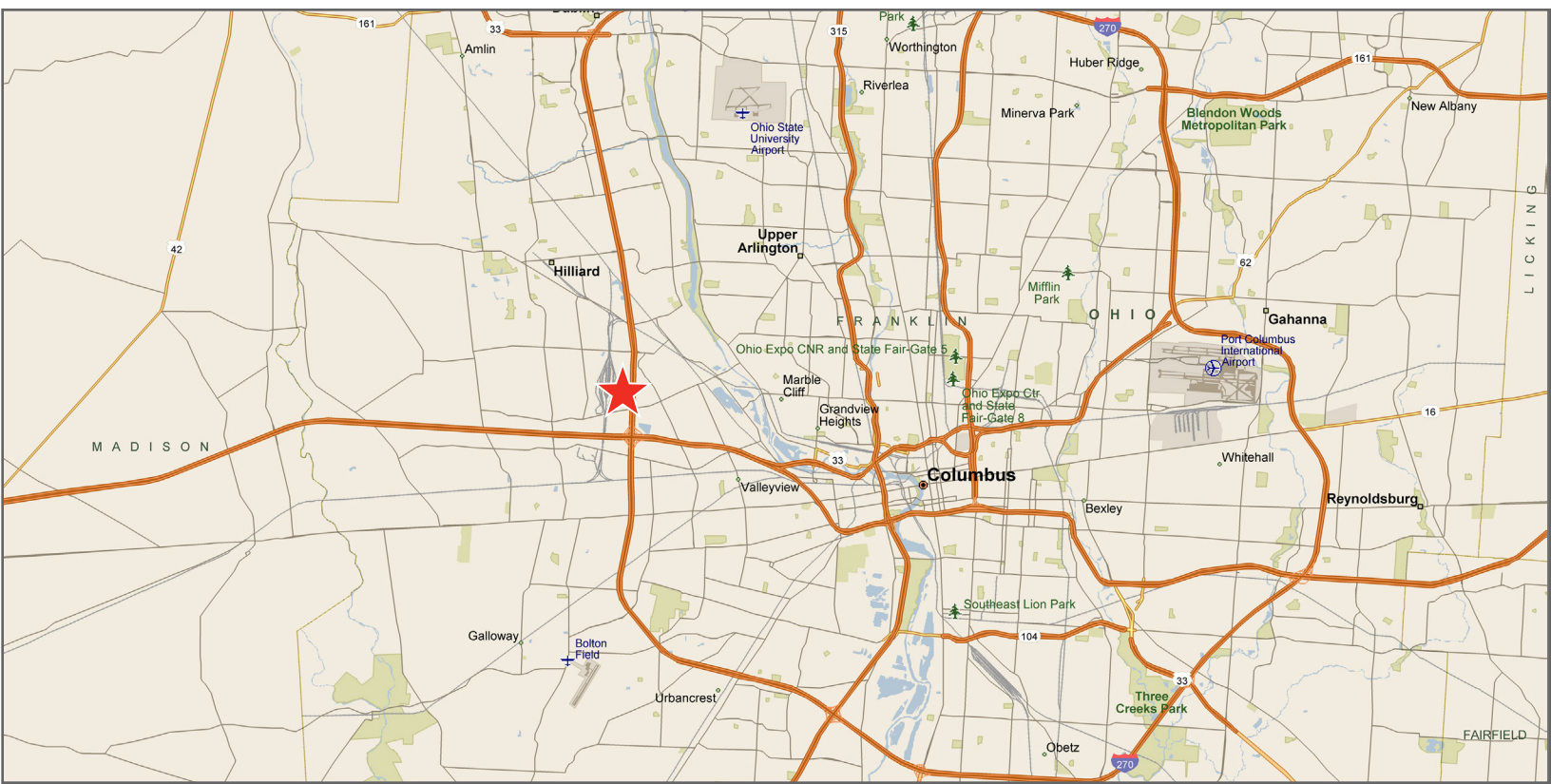
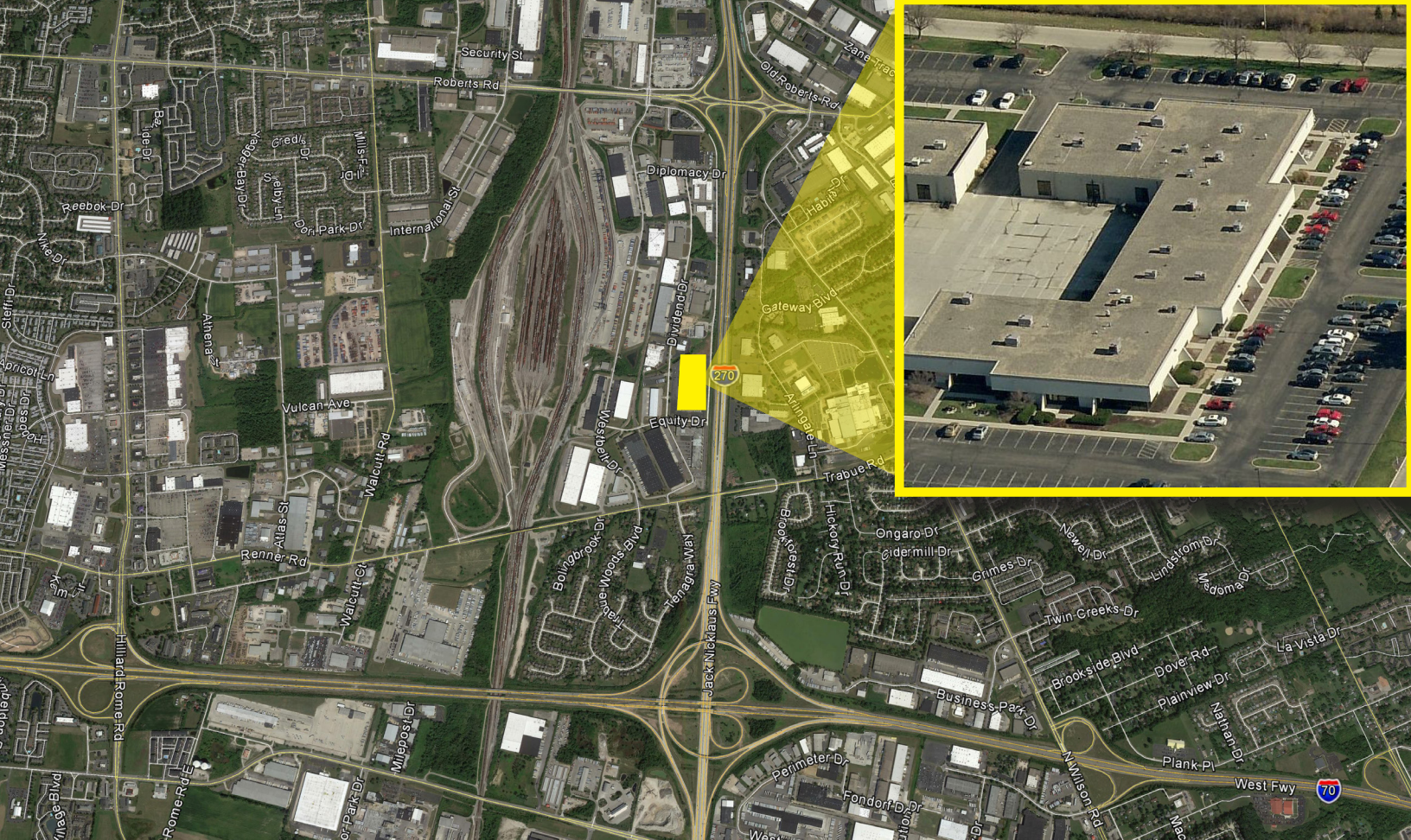
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