

1760-1786 DIVIDEND DRIVE

NEW OWNER - PROPERTY IMPROVEMENTS

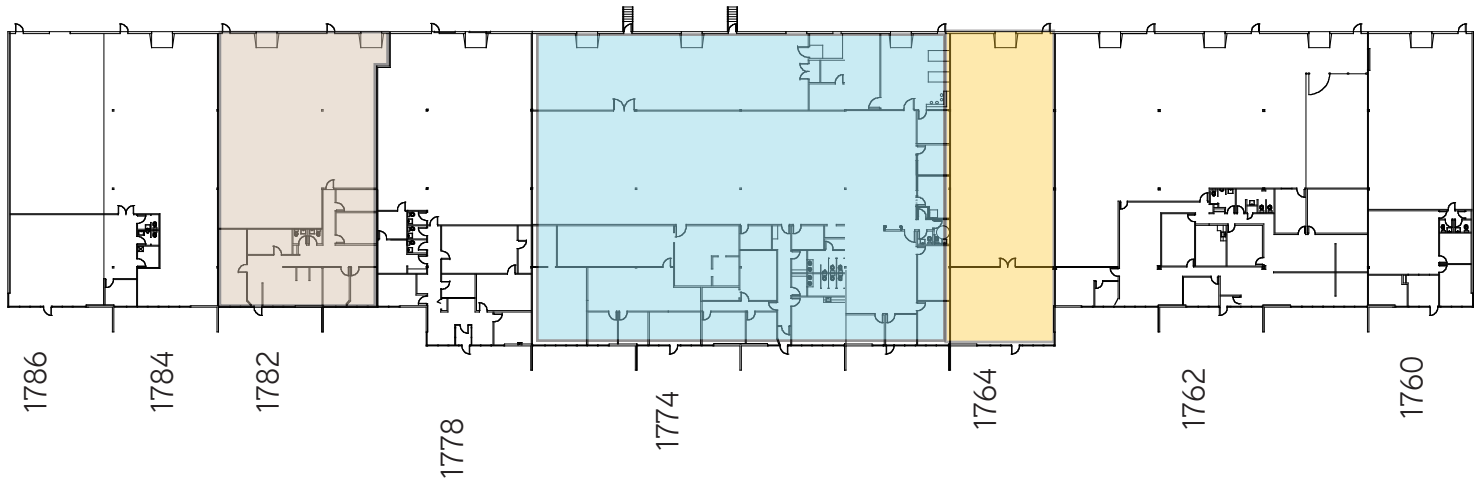


Columbus, Ohio 43228

FOR LEASE > INDUSTRIAL SPACE



SITE PLAN

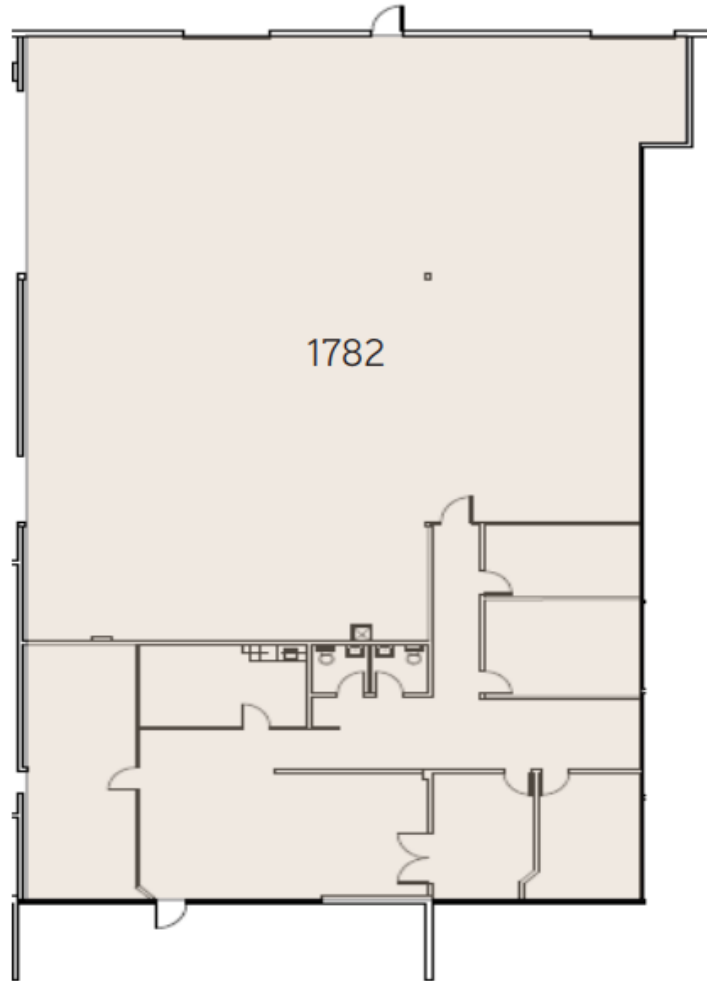


Well located office/warehouse building within the Westbelt submarket. Above average parking ratio with approximately 2.5/1,000 for this 62,000+ square foot building. The building also offers 18' clear height, dock high building with some ramped drive-in doors and efficient office configurations. There is the benefit of fiber to the building and possibility of redundant services to meet the modern needs of users. New owner has undertaken several capital improvement projects, including brand new roof, pavement sealing, landscaping plan and new standard office finishes for new prospects.

Building Amenities

- › 62,604+/- SF Flex Building
- › 155 automobile parking spaces (2.5+/1,000 ratio)
- › Excellent Interstate access via Roberts Rd/I-270 interchange or via Hilliard Rome Rd/I-270
- › Well maintained complex
- › 18' clear height
- › Built in 1984
- › No common area factor
- › Wet sprinkler system

FLOOR PLAN



Suite	Total SF	Office SF	Drive-ins/Docks	Lease Rate	Operating Expenses
1782 Dividend Dr	6,479	2,179	2 docks	\$5.50/SF NNN	\$2.64/SF
1774 Dividend Dr	19,233	7,000	4 dock doors	\$6.25/SF NNM	\$2.64/SF
1764 Dividend Dr	4,800	4,800	1 dock door	\$6.25/SF NNN	\$2.64/SF

*1764 and 1774 are currently combined for 24,023 SF Total and up to 5 dock doors are possible

*1764 is currently 100% finished office space. 1 dock door available and can be added

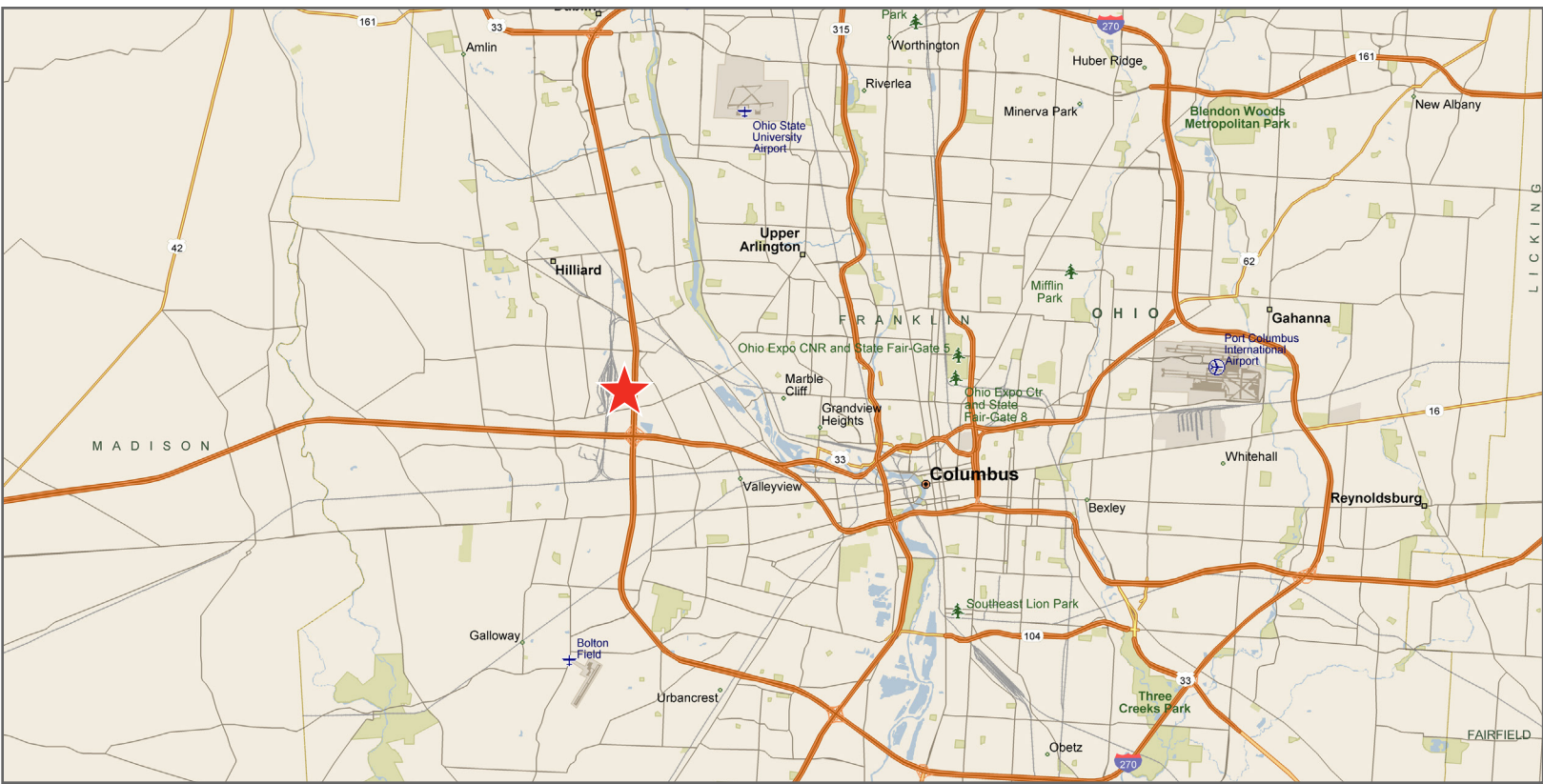
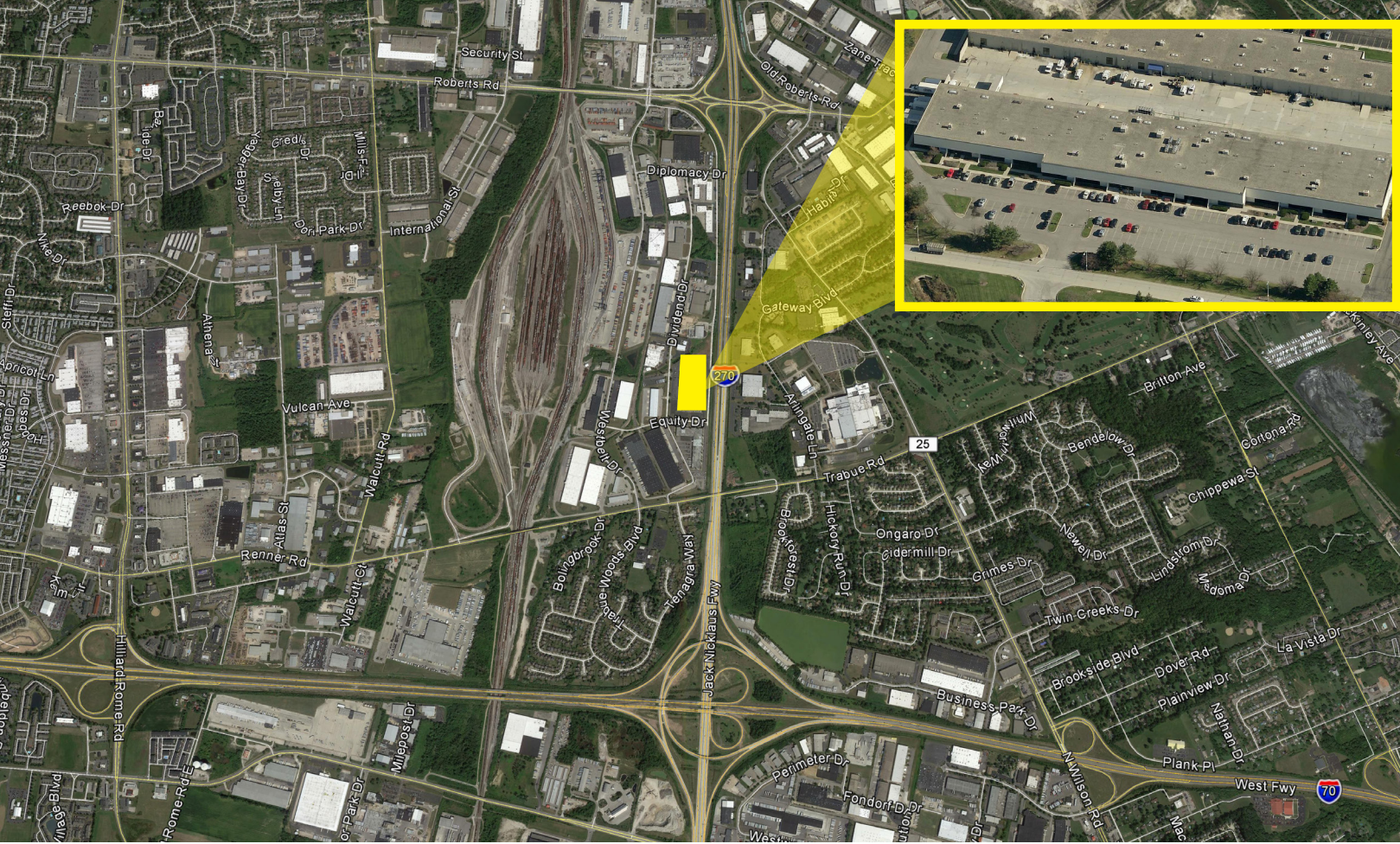
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