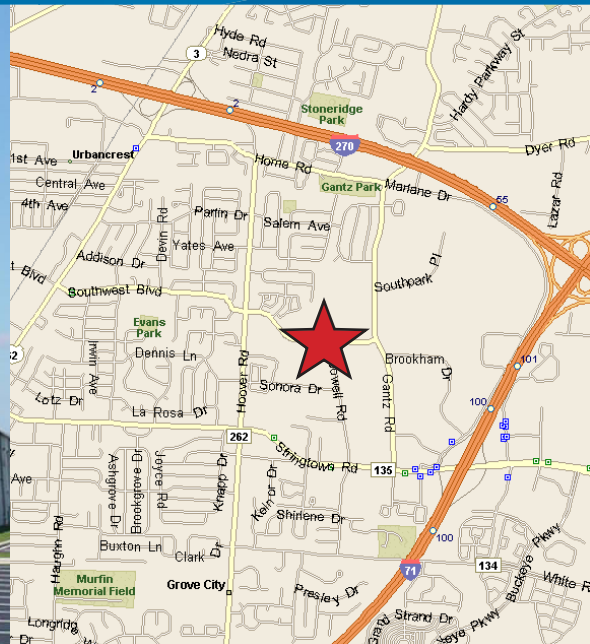


FOR LEASE > INDUSTRIAL SPACE



SouthPark VI

2235 SOUTHWEST BLVD, GROVE CITY, OHIO 43123



2235 Southwest Blvd > Industrial Space

SouthPark VI is located in a 500-acre master planned industrial center ideal for distribution, warehouse and manufacturing. This property offers a prime site within the industrial corridor with easy access to major highways including I-71, I-270 and I-70. The available space is an end cap with 5 docks and 1 drive-in door.

Building Size:	143,355 SF Manufacturing/warehouse
Available Space:	36,355 SF
Lease Rate:	\$4.00/SF NNN
Operating Expenses:	\$2.09/SF - estimated 2018

2235 Southwest Blvd.
is owned by:

**LINCOLN
PROPERTY
COMPANY**

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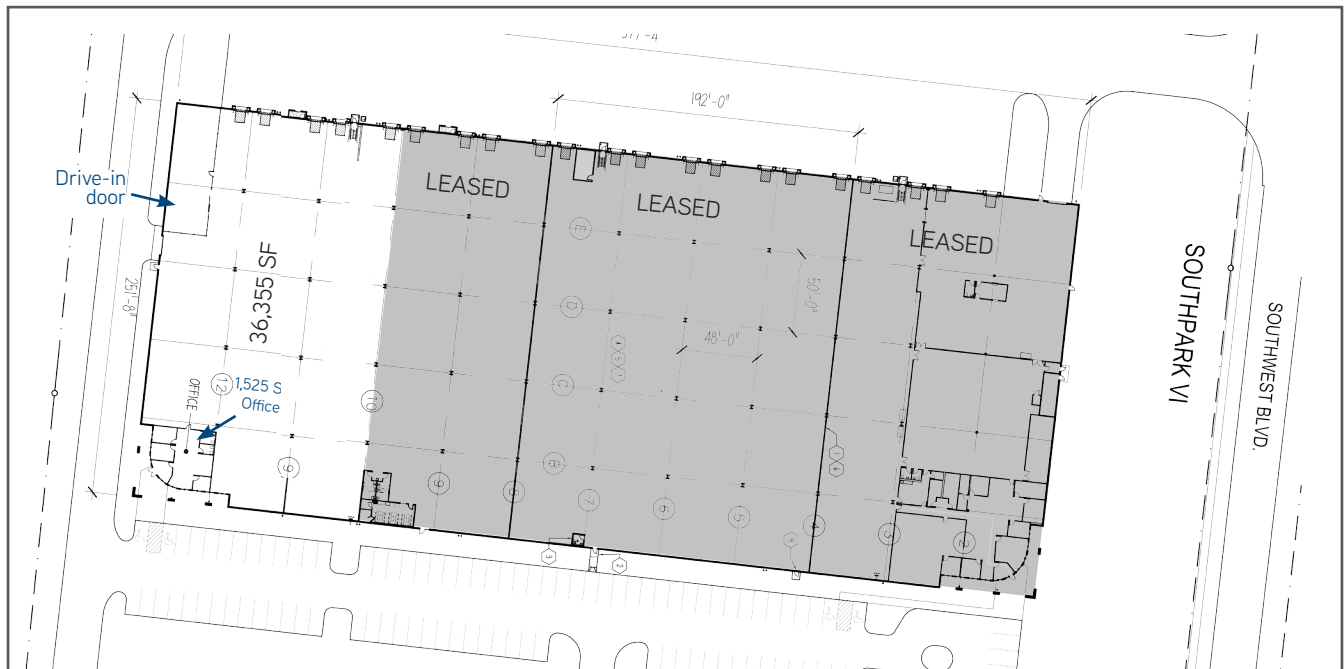
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Building Amenities

- > CEILING HEIGHT: 24'-26' clear
 - > COLUMN SPACING: 48' W x 50' D
 - > DOCK DOORS: 5 (9' x 10') total
Levelers - 25,000 lb, dock lights & dock shelters
 - > DRIVE-IN DOORS: 1 (14' x 16')
 - > POWER: 200 amp, 277/480 volt, 3-phase electric service
 - > ROOF: Standing seam metal
 - > SPRINKLER SYSTEM: ESFR
 - > LIGHTING: High efficiency fluorescent lighting
 - > TRUCK COURT: 190' truck court
 - > OFFICE: 1,525 SF
-
- > Minutes from the Columbus International Airport and Rickenbacker Air Industrial Park
 - > Build-to-suit design standards in a multi-tenant facility
 - > Beautiful, park-like campus with appealing architectural design and high-quality construction standards
 - > Precast concrete walls create durability and enhance appearance
 - > Superior quality floor construction allows higher stacking and reduced structural maintenance
 - > Concrete dock area and heavy duty drive lanes for ample truck maneuverability



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Aerial



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