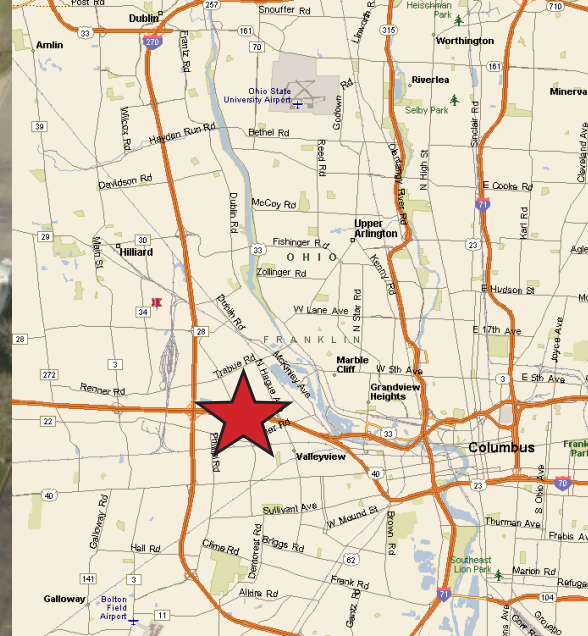


FOR LEASE > INDUSTRIAL SPACE

# 3883-3889 Business Park Dr

COLUMBUS, OH 43228



## 3883-3889 Business Park Dr > Industrial Space

Nicely maintained and extremely well located office/warehouse space available. Immediate access to I-70 @ the Wilson Road exit just west of Downtown and last exit before I-270. The building's south elevation has direct frontage along I-70 for possible signage opportunities as well as a monument sign on the freeway. Building has 16' clear height, with each bay having 1, 10'x12' drive-in door. Exterior metal construction with white batt insulation and ample parking in front of each tenant entry. Currently a two tenant building, with the anchor tenant occupying approximately 75% of the building and having been there since the property was constructed.

Building Type:	Premium office/warehouse space
Available Space:	5,080 SF total available
Office:	500 +/-1 SF office
Lease Rate:	\$6.25/SF NNN
Estimated Operating Expense:	\$1.80/SF (Taxes, Insurance, Common Area Maintenance)

## Contact Us

JOEL R. YAKOVAC, SIOR  
614.410.5654  
COLUMBUS, OH  
[joel.yakovac@colliers.com](mailto:joel.yakovac@colliers.com)

JONATHAN R. SCHUEN  
614.437.4495  
COLUMBUS, OH  
[jonathan.schuen@colliers.com](mailto:jonathan.schuen@colliers.com)

MICHAEL R. LINDER, SIOR  
614.410.5628  
COLUMBUS, OH  
[michael.linder@colliers.com](mailto:michael.linder@colliers.com)

SHANE E. WOLOSHAN, SIOR  
614.410.5624  
COLUMBUS, OH  
[shane.woloshan@colliers.com](mailto:shane.woloshan@colliers.com)

**COLLIERS INTERNATIONAL**  
**GREATER COLUMBUS REGION**  
Two Miranova Place, Suite 900  
Columbus, OH 43215  
[www.colliers.com](http://www.colliers.com)

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## Building Amenities

- Convenient access to I-70 and I-270 at I-70 and Wilson Rd interchange
- Built in 1991
- Hard to find smaller space with large drive-in door (10' x 12')
- 16' clear ceiling height
- Approximately 500 SF of open office
- 3 Phase/4 wire electric to the building
- Ample parking for employees and or clients
- Freeway frontage/building signage possibly available



JOEL R. YAKOVAC  
614.410.5654  
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joel.yakovac@colliers.com

JONATHAN R. SCHUEN  
614.437.4495  
COLUMBUS, OH  
jonathan.schuen@colliers.com

MICHAEL R. LINDER, SIOR  
614.410.5628  
COLUMBUS, OH  
michael.linder@colliers.com

SHANE E. WOLOSHAN, SIOR  
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COLUMBUS, OH  
shane.woloshan@colliers.com

