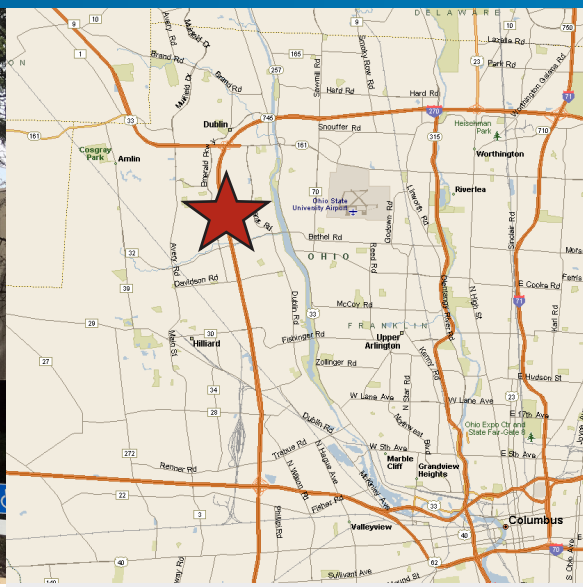
FOR LEASE OR SALE > FLEX SPACE

5160-5168 Blazer Parkway

DUBLIN, OHIO 43017





5160-5168 Blazer Parkway > Flex Space

This 85,962 SF office/warehouse building is situated on 10 acres of land and located in the city of Dublin at the intersection of Blazer Parkway and Frantz Road. There is approximately 26,137 SF of space available, including 13,454 SF of nicely finished office space and 12,683 SF of warehouse/lab space. The building offers easy access to the northern arc of Columbus, and is just minutes from I-270, SR-33 & SR-161. The space comes with 1 drive-in door, heavy power and ample parking.

Building Type:	85,962 +/- SF Tech/Flex Building
SF Available:	9,429 - 26,137 SF
Lease Rate:	$6.95-$8.25/SF NNN
Operating Expenses:	$3.07/SF
Sale Price:	Negotiable

Contact Us

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COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

Building Amenities

- Built in 1983
- 13,454SF of office space
- Air conditioned warehouse space
- 14'-16' clear ceiling height
- 1 drive-in door (10' x 10')
- Ability to add dock door and drive-in doors
- Power:
  - 1,600-amp, 480/277 volt, 3 phase service
  - 400-amp, 120/208 volt, 3 phase service
- 23' w x 47' d column spacing
- City of Dublin ORL (Office/Laboratory/Research) Zoning
- 320 parking spaces (4/1,000)
- Monument signage













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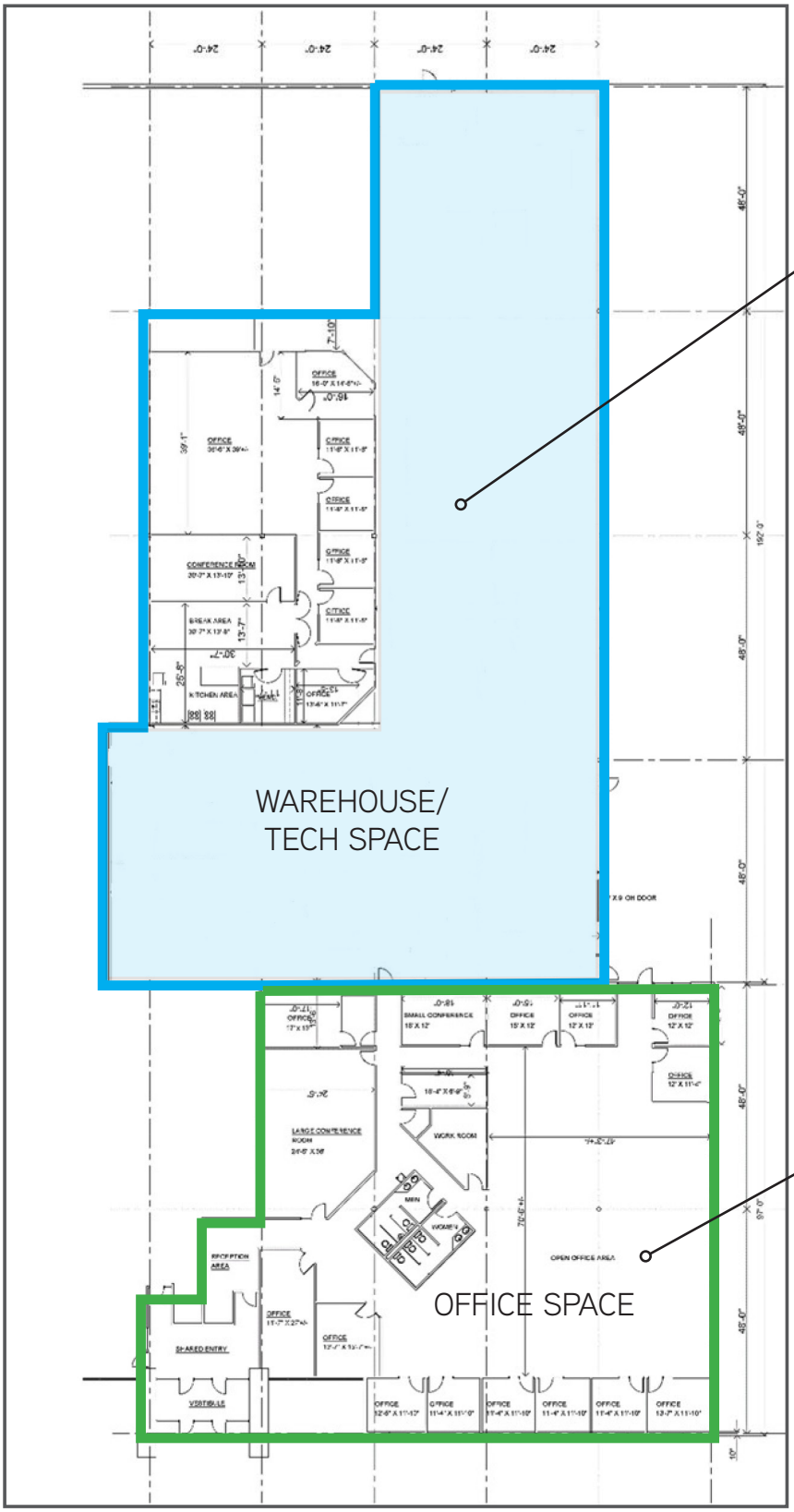
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Colliers INTERNATIONAL

Option 1 & 2



OPTION 1	
Office:	4,025± SF
Warehouse/Tech Space:	12,683 ± SF
Total:	**16,708 ± SF**
Loading:	1 drive-in door

OPTION 2	
Office	9,429 ± SF
Warehouse:	0 SF
Total SF	**9,429 ± SF**

Suite 1 & 2 can be combined up to 26,137 ± SF

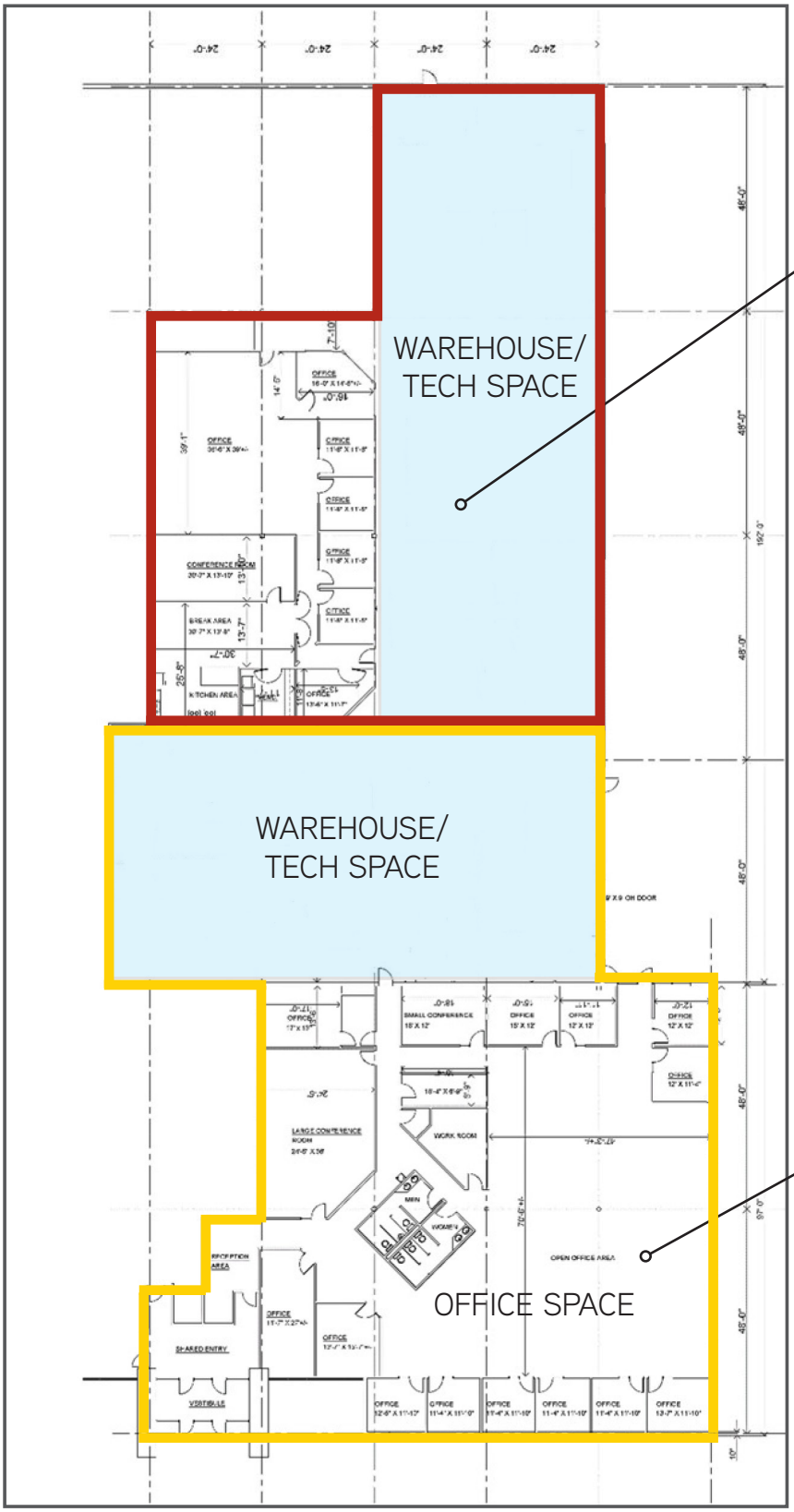
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Option 3 & 4



OPTION 3	
Office:	4,025 ± SF
Warehouse Space:	6,998 ± SF
Total:	**11,023 ± SF**

OPTION 4	
Office	9,429 ± SF
Warehouse:	5,685 ± SF
Total SF	**15,114 ± SF**

Suite 1 & 2 can be combined up to 26,137 ± SF

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