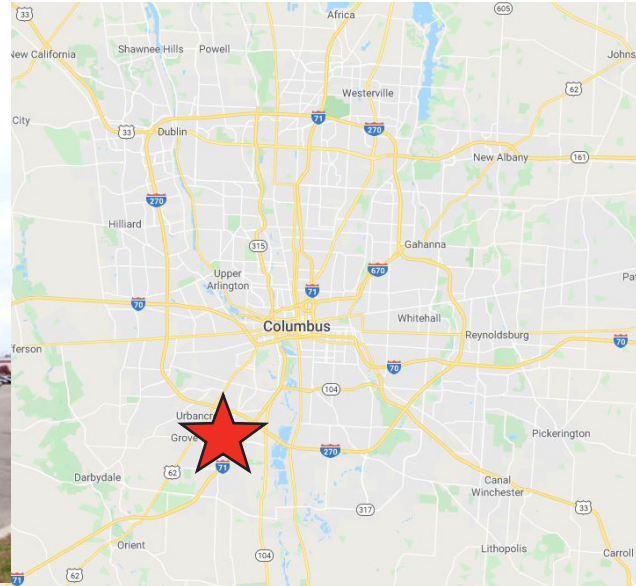
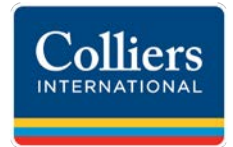


3455 Centerpoint Drive

GROVE CITY | OH 43123



INDUSTRIAL/FLEX SPACE

3455 CENTERPOINT DRIVE; SUITE H

Well maintained warehouse/distribution complex in the Southwest submarket of Columbus with immediate availability to sublease. The space is approximately 6,000 square feet with 1,500 square feet of nicely finished office space and 4,500 square feet of efficient warehouse space. The warehouse is served with 1 dock door, 1 drive-in door, and 22' clear height. The master lease term expires December 31, 2022.

| | |
|---------------------|----------------------------|
| Building Size: | 54,000 ± SF |
| Available Space: | 6,000 ± SF |
| Lease Rate: | \$7.00/SF NNN |
| Operating Expenses: | \$1.05/SF (estimated 2020) |
| Sublease Term: | 12/31/2022 |

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

**COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION**

Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

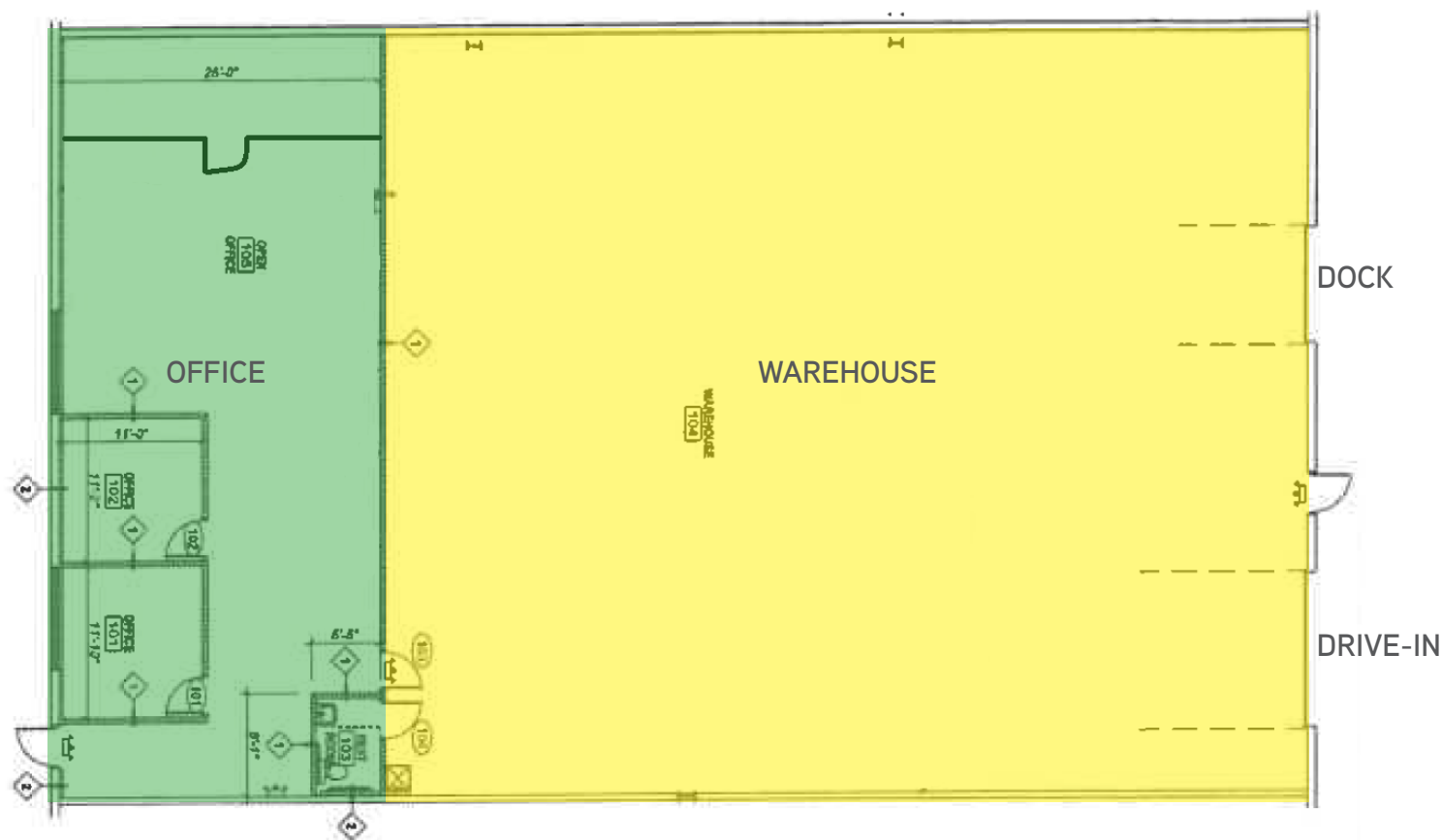
BUILDING AMENITIES

- > Excellent freeway access to I-270 & I-71
- > Highway visibility
- > Approximately 1,500 SF of office space
- > Approximately 4,500 SF of warehouse space
- > 1 dock door
- > 1 drive-in door (12' W x 14' H)
- > 18-23' clear ceiling height
- > Wet sprinkler system
- > Gas reznor heaters
- > 3-phase, 208/120V, 400-amp power
- > Built in 2006

SITE PLAN



FLOOR PLAN



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