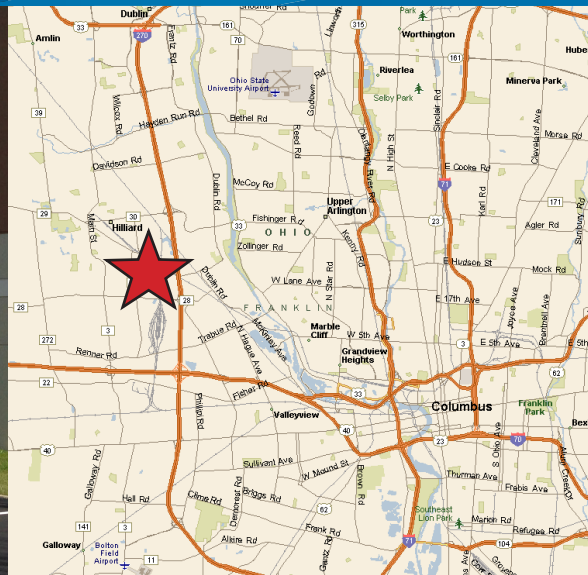


FOR LEASE > INDUSTRIAL SPACE

2787-2805 Charter St.

COLUMBUS, OHIO 43228



2787-2805 Charter St. > Industrial Space

Class A office-warehouse space for lease in an established industrial park on the west-side of Columbus. Quality concrete tilt-up construction and interior finish with ESFR sprinkler and new roof in 2016. Institutional landlord with first class property management. The building is strategically located in the Westbelt/Roberts Road area with excellent access to freeways.

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Building Type:	132,800 SF Office/warehouse facility
Available Space:	12,800-51,200 SF
Lease Rate:	\$4.75-\$5.75 NNN/SF
Operating Expenses:	\$2.55 SF
TI Allowance:	\$2.50/SF

2787-2805 Charter St. is
owned by Dalfen America Corp.



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.

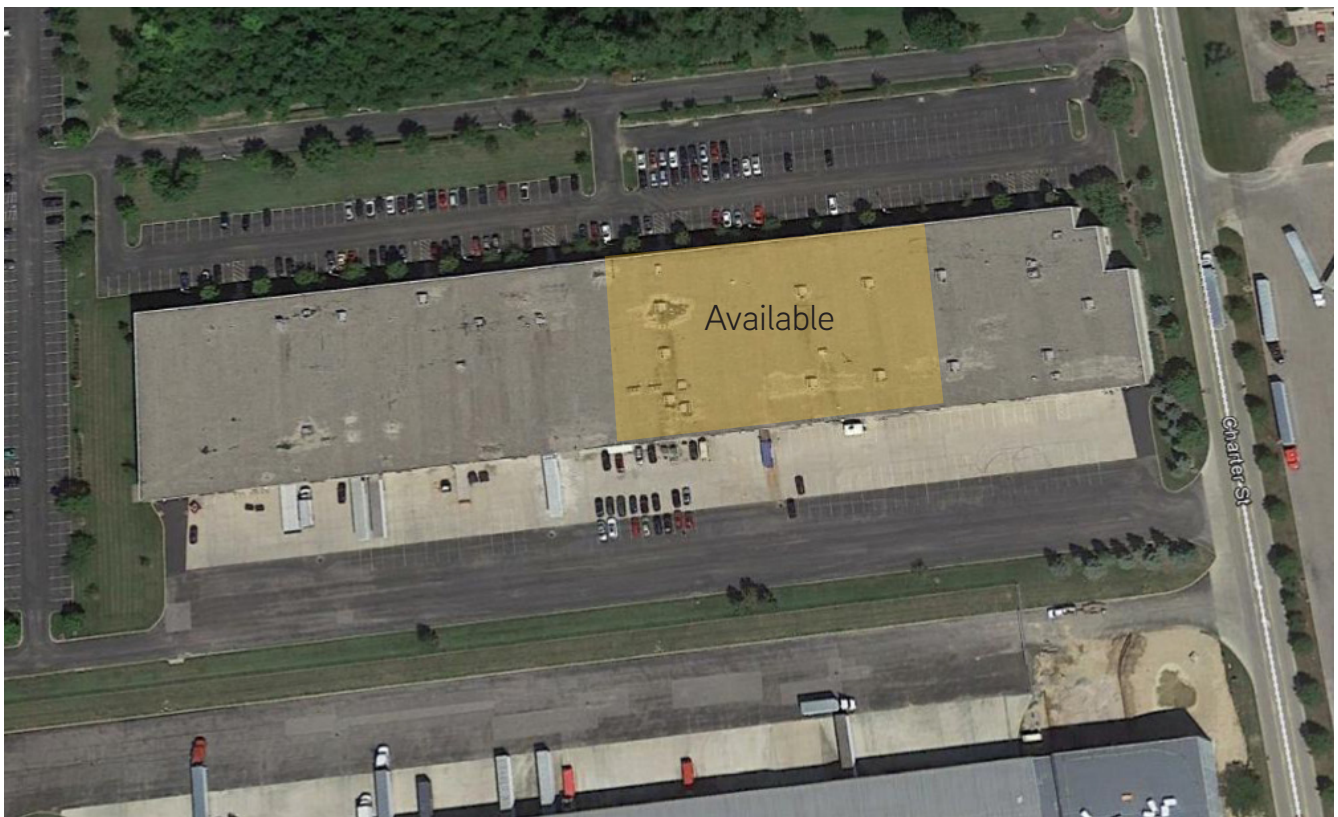
**COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION**

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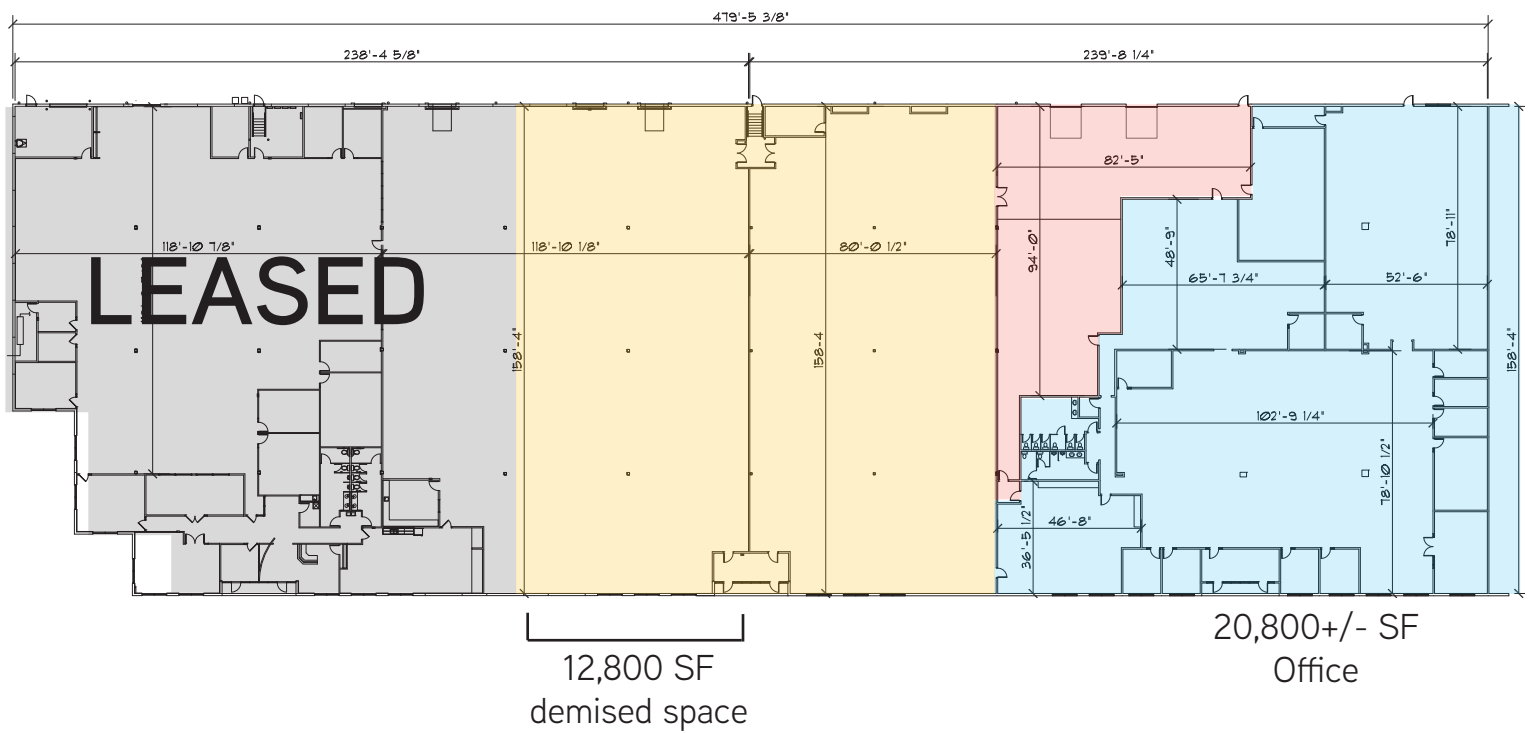
Space Amenities

- › 22'-24' clear ceiling height
- › ESFR sprinkler system
- › Air conditioned warehouse
- › 3 phase, 277/480 volt electrical service
- › 40' x 40' column spacing
- › 6 dock doors with room to add more
- › Approximately 20,800 SF of existing office, will retrofit/revise to spec
- › 1.75 per 1,000 sf parking ratio (1.75 per 1,000 additional can be added in the truck court if needed)

Available	Rate
12,800 SF	\$5.75/SF NNN
19,200-25,600 SF	\$5.50/SF NNN
36,000-51,200SF	\$4.75/SF NNN



2787 Charter St.



- Office
- Air Conditioned Warehouse
- Warehouse