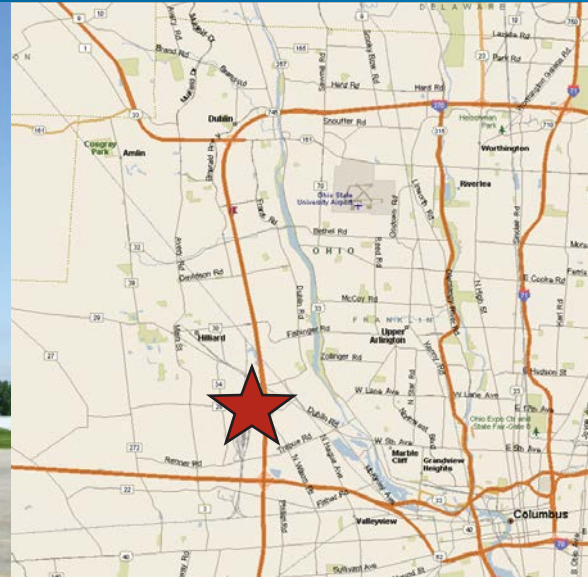


FOR SUBLEASE > FLEX SPACE



2580 Westbelt Drive

HILLIARD, OHIO 43228



2580 Westbelt Drive > Flex Space

Unique 85,024 +/- SF flex building with 30,000 +/- SF of fully air-conditioned space available for sublease in Hilliard, OH in the popular Westbelt corridor. The property offers easy access and direct visibility from I-270 on the west side of Columbus with signage and a long-term lease available.

Building Type:	85,024 +/- SF building
SF Available:	30,000 +/- SF
Lease Rate:	\$4.95/SF MG
Operating Expenses:	Tenant to pay own utilities, trash removal and janitorial

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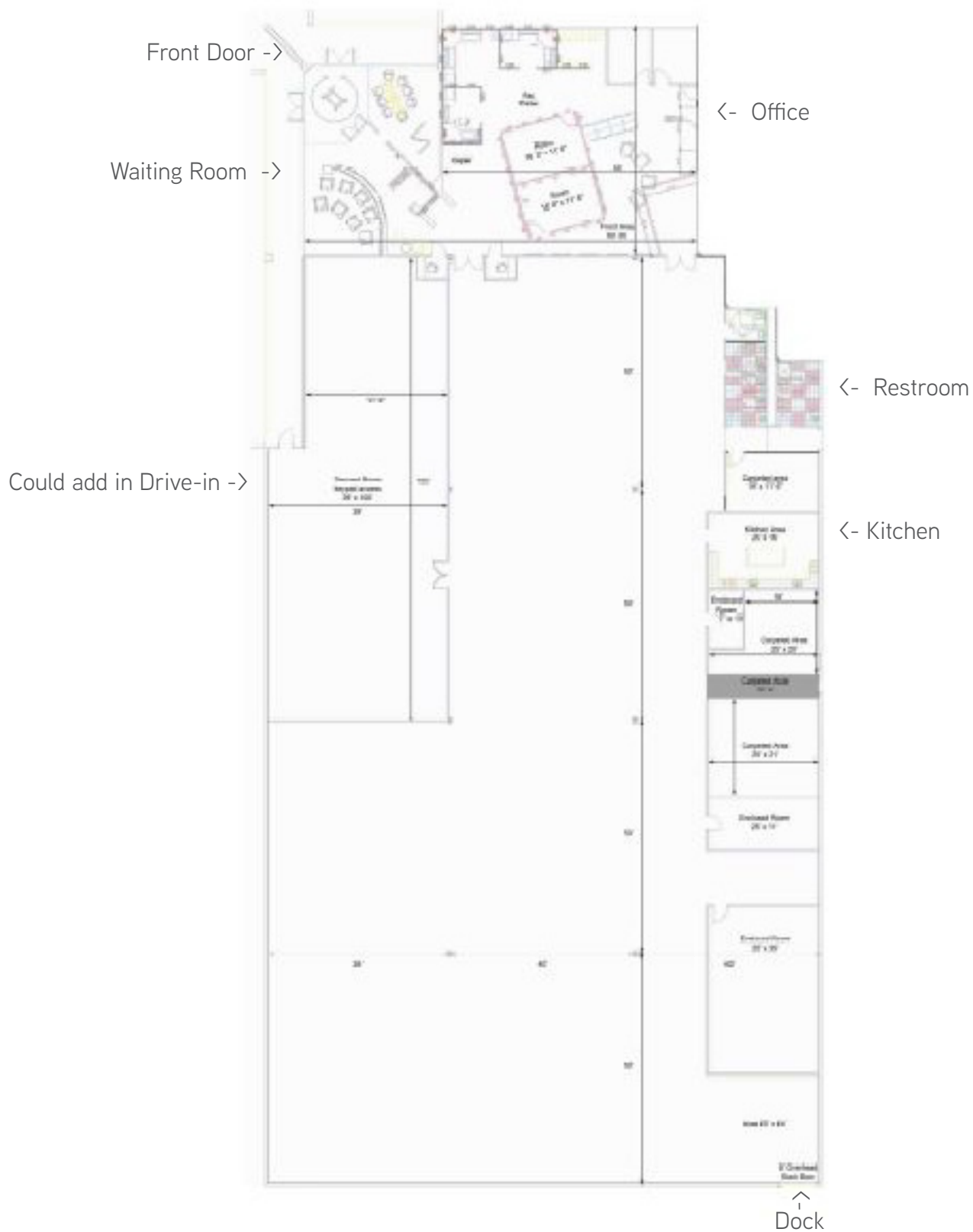
Building Amenities

- OFFICE/WAREHOUSE: Fully air-conditioned 30,000 +/- SF with 4,500 +/- SF of office. This suite offers a front entrance facing I-270 with a signage opportunity. Restrooms, office/conference space and a break room are offered in this space as well as the ability to add a drive-in door.
- CEILING HEIGHT: 18'-20' clear height
- DOCKS: 1 (9'x10')
- DRIVE-IN DOORS: Ability to add one (1)
- COLUMN SPACING: (40'x50')
- SPRINKLER SYSTEM: Wet
- LIGHTING: Fluorescent
- POWER: 3 phase 4 wire 120/208 volt
- PARKING: Additional spots could be added
- SIGNAGE: Building signage available with direct visibility to I-270
- ZONING: M-2

Suite	Total SF	Office SF	Docks	Lease Rate
B	30,000	4,500	1	\$4.95/SF MG



Floor Plan





Aerial Map



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