

315 Phillipi Road
Columbus, OH 43228

For Lease



WAREHOUSE SPACE with OFFICE, DOCKS & PAVED TRAILER SPACES

Lease Rate:

\$2.95 psf Net

Operating expenses est. \$0.89 psf

Available Space to Lease:

51,600 SF

18,000 SF

2,748 SF

Max Contiguous - 69,600 SF

- Excellent Columbus west side location
- Less than 1 mile to Fisher Rd/I-70 interchange
- Zoned M-Manufacturing in the City of Columbus
- Paved trailer parking spaces
- Docks & drive-in doors



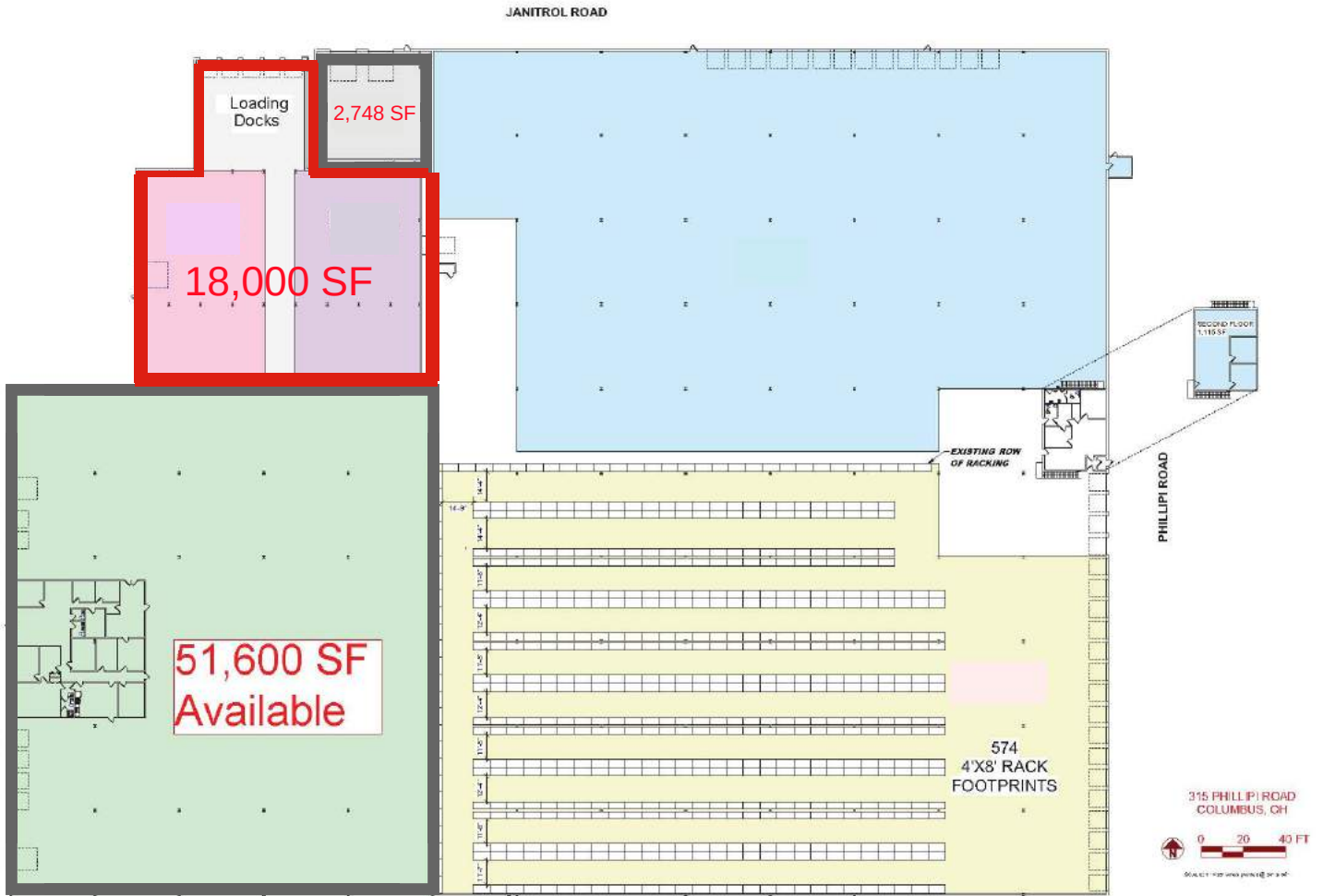
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Alterra Real Estate
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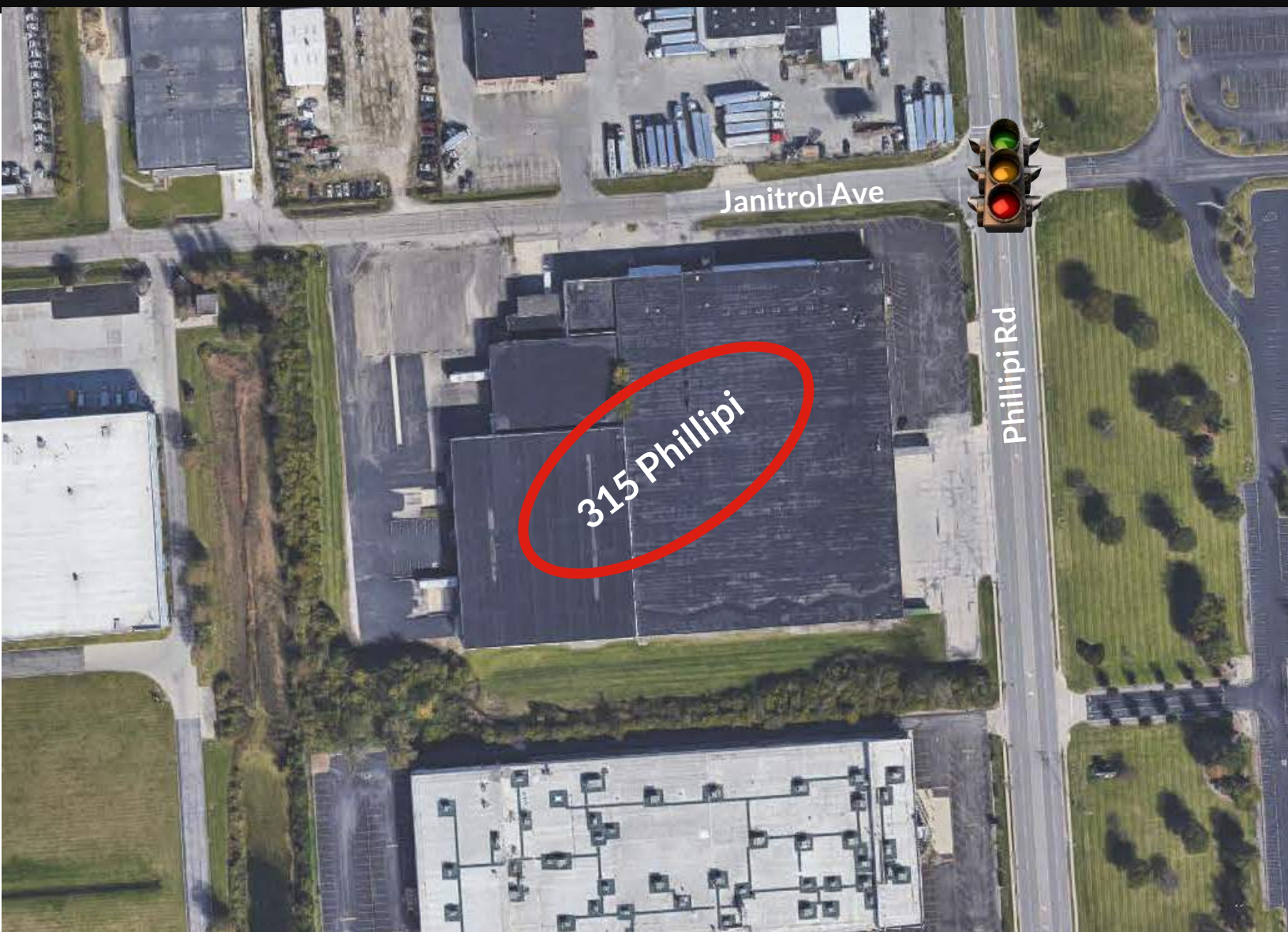
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DESCRIPTION OF 51,600 SF PROPERTY FOR LEASE

- 51,600 SF available - 47,500 SF warehouse / 4,100 SF office; 6 docks & 2 - 9' x 14" drive-in doors
- Office: 9 offices, kitchen, conference/training room, and reception with waiting area
- Warehouse :
 - 22' clear height
 - Wet sprinkler system
 - 40' x 40' column spacing
 - 1400 amp/208 volt, 3 phase electrical service
 - 25 paved trailer parking spaces
 - Gravel lot available for outside storage and parking

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