

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:

61,115 SF - Suite B

51,600 SF - Suite E

18,000 SF - Suite C

2,748 SF - Suite D

Max Contiguous - 130,715 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
- Exterior gravel lot for storage



Ron Barnhart  
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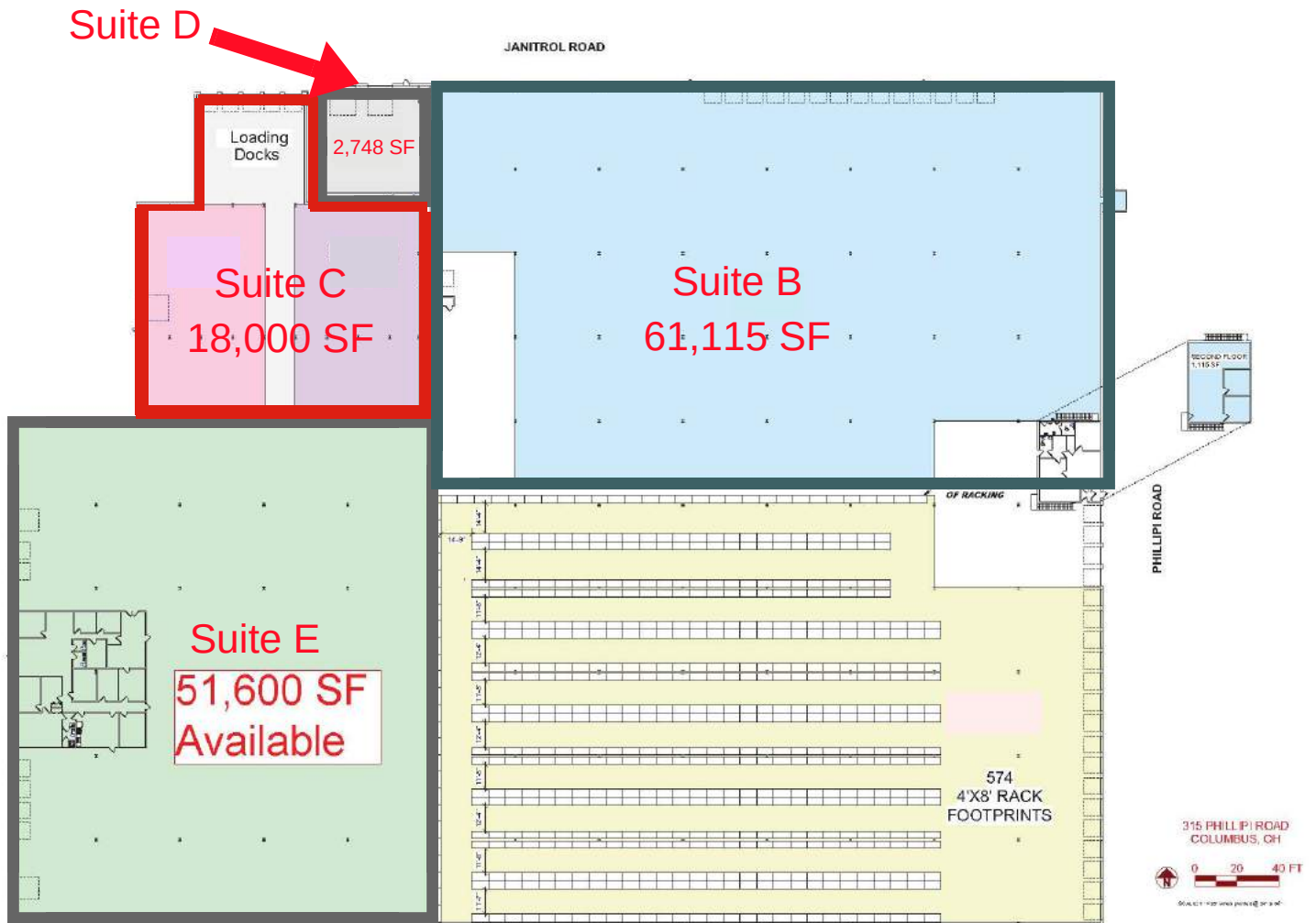
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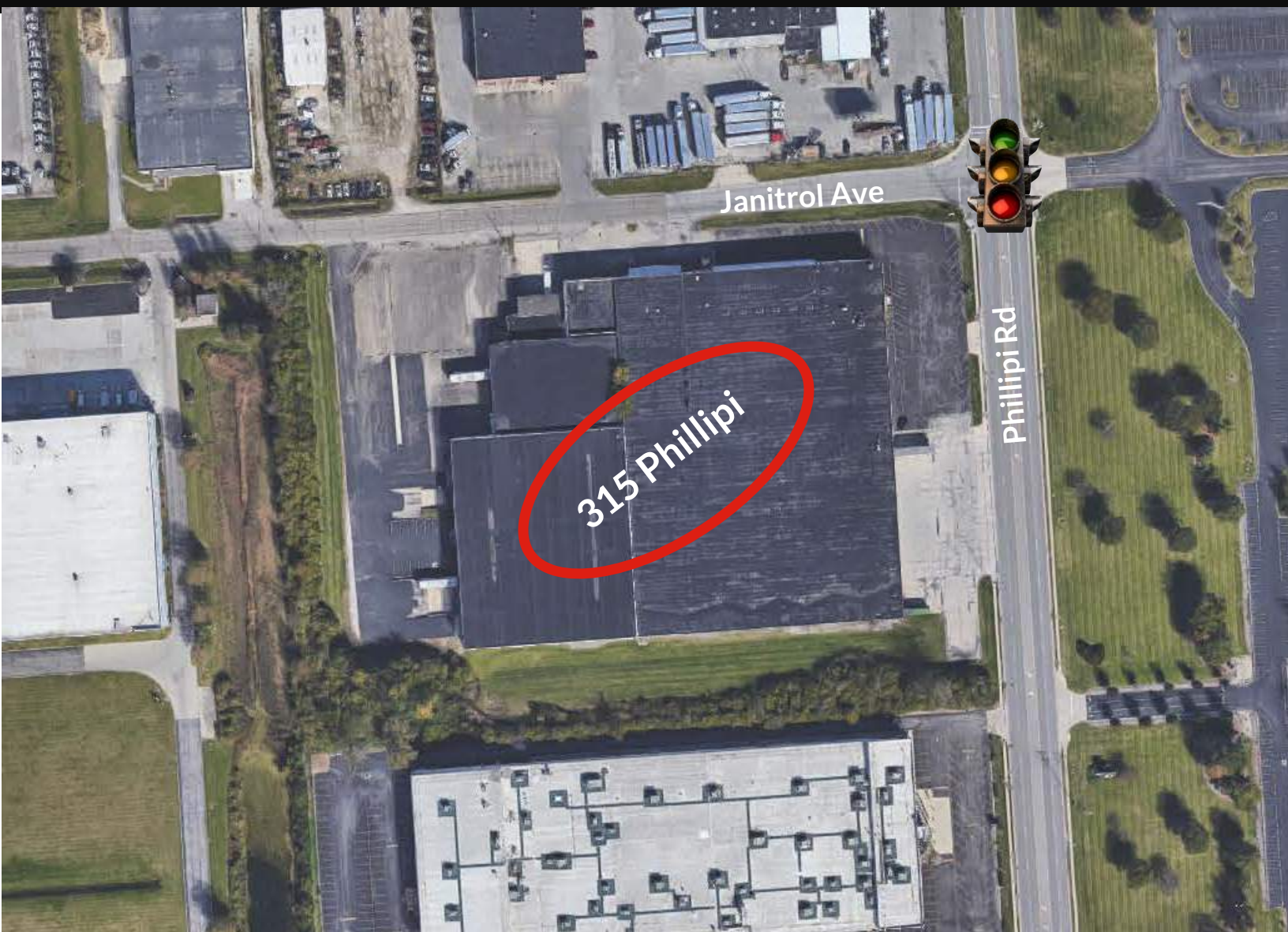
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## WAREHOUSE PROPERTY FOR LEASE

- Up to 130,715 SF available, divisible to 2,748 SF
- Office (divisible): 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
  - Paved trailer parking spaces
  - Gravel lot available for outside storage and parking

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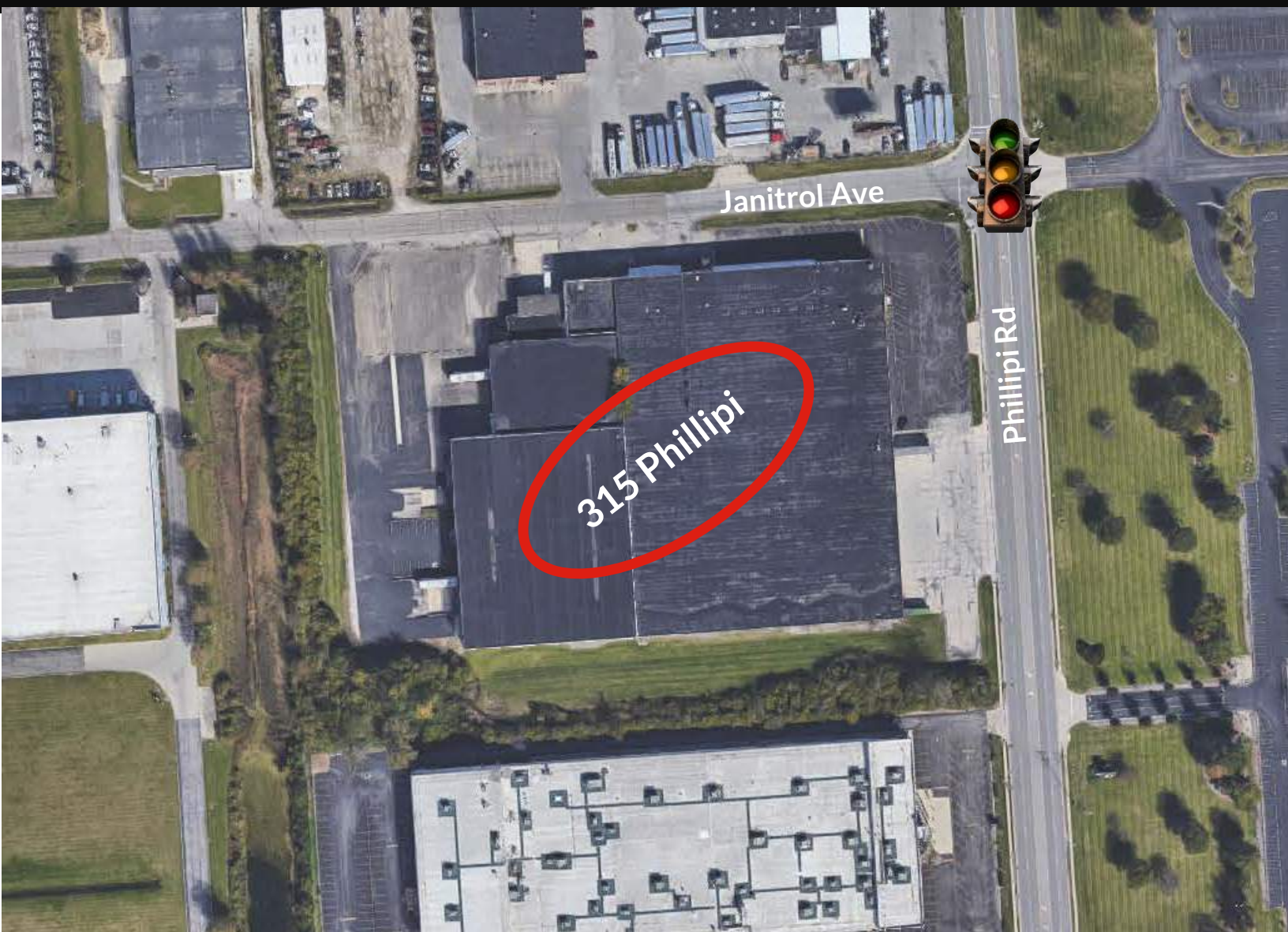
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## DESCRIPTION OF 51,600 SF PROPERTY FOR LEASE

- 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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