

WESTERVILLE

WAREHOUSE FOR LEASE

5075-5095 WESTERVILLE ROAD, COLUMBUS, OHIO 43231



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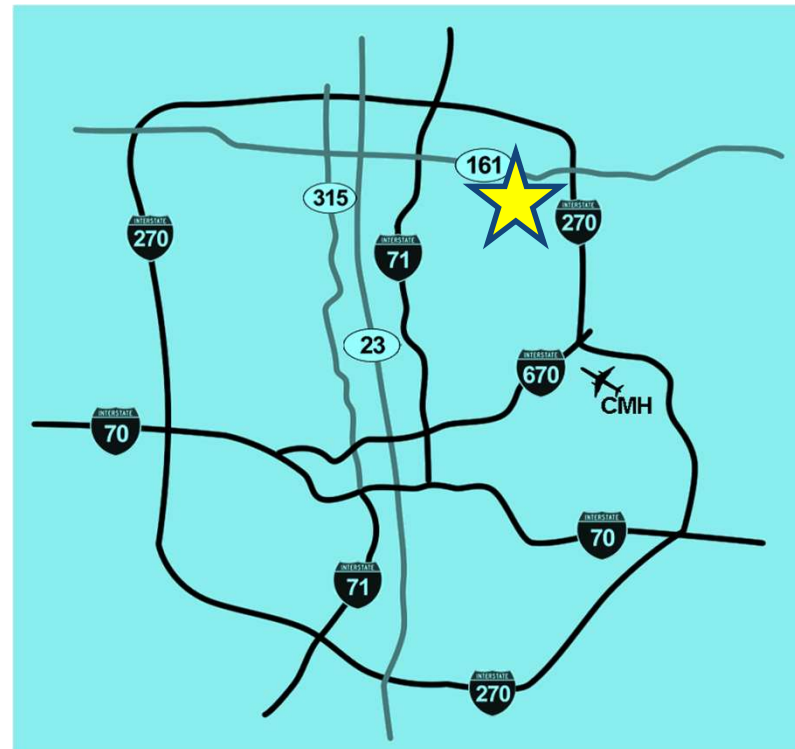
PROPERTY HIGHLIGHTS

- 8,680 SF – 18,930 SF available
 - Suite 5087: 10,250 SF @ \$9.00 NNN (available Q1 2027)
 - Suite 5089: 8,680 SF @ \$10.00 NNN
 - Suites 5087 & 5089 are contiguous
- Rare industrial opportunity inside I-270
- Immediate occupancy available
- Flexible warehouse and office layouts
- Dock and drive-in doors available
- Easy access to I-270 and SR-161

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OBLIQUE AERIAL



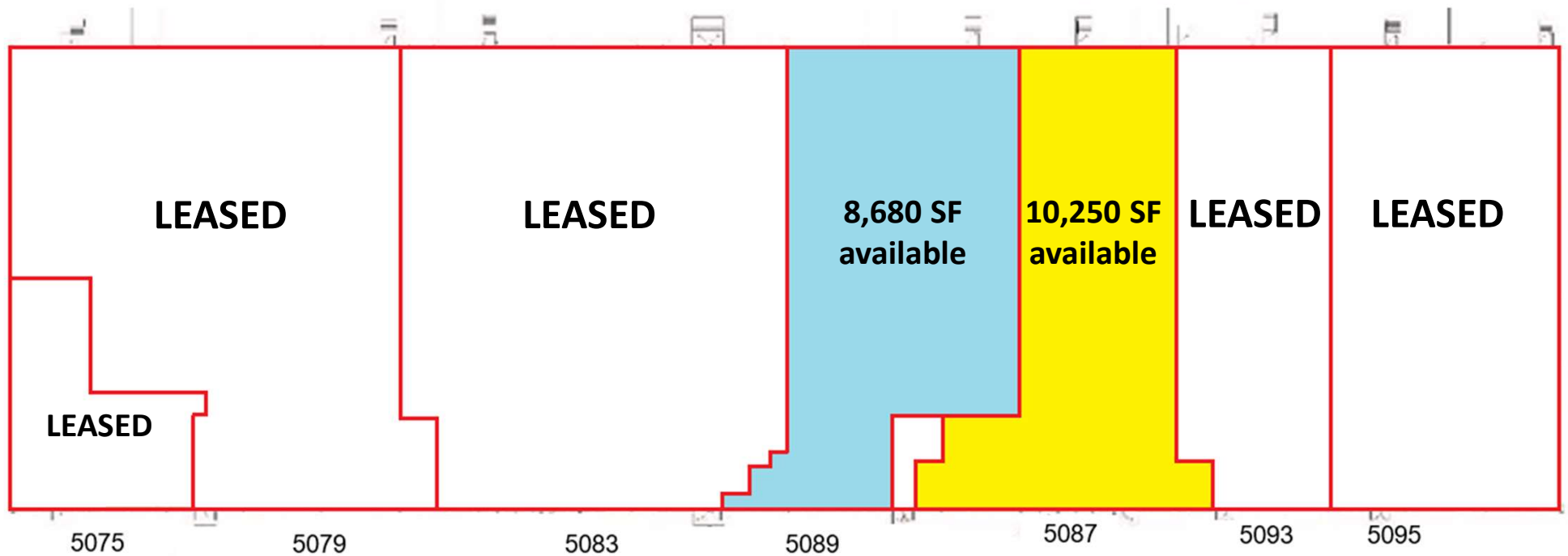
MERCHANT AERIAL



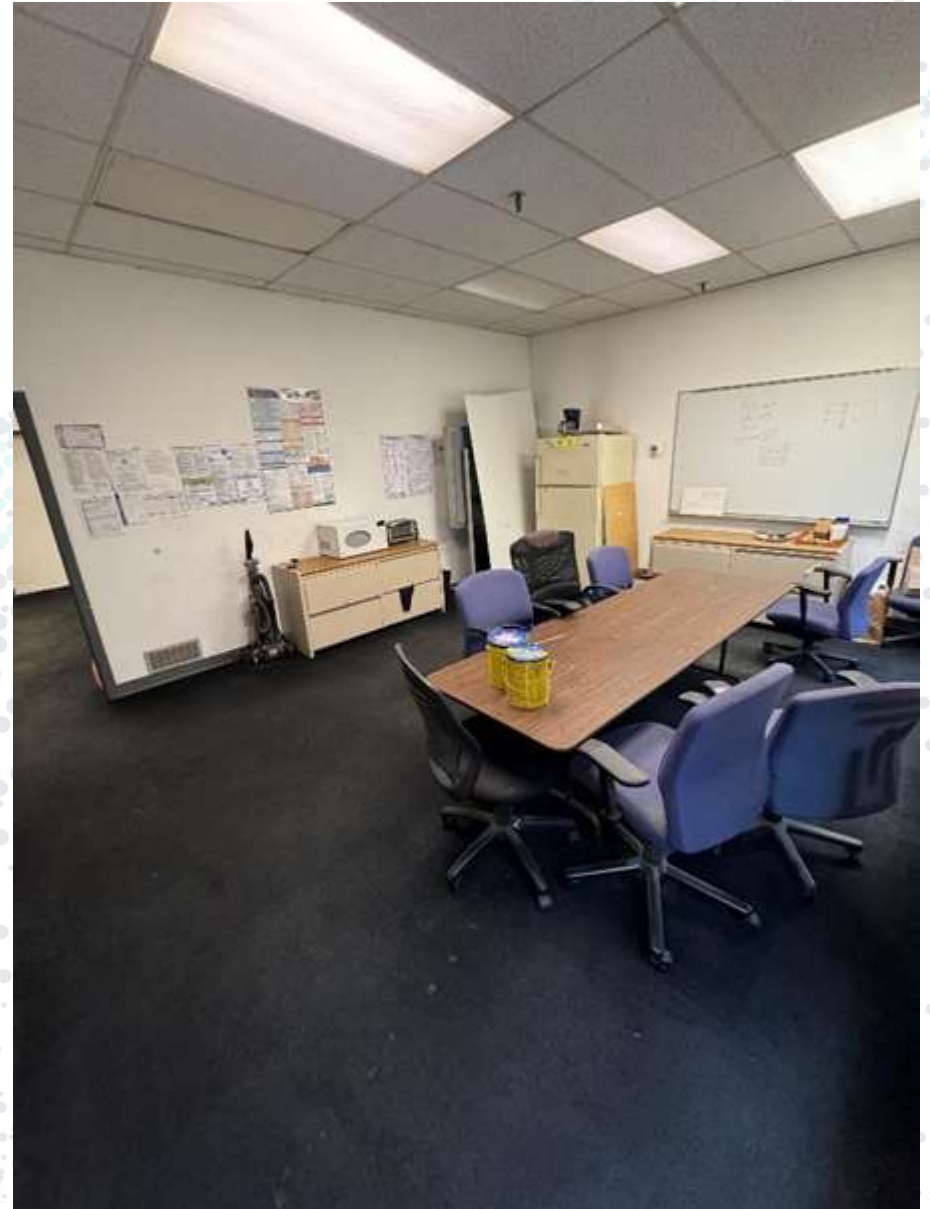
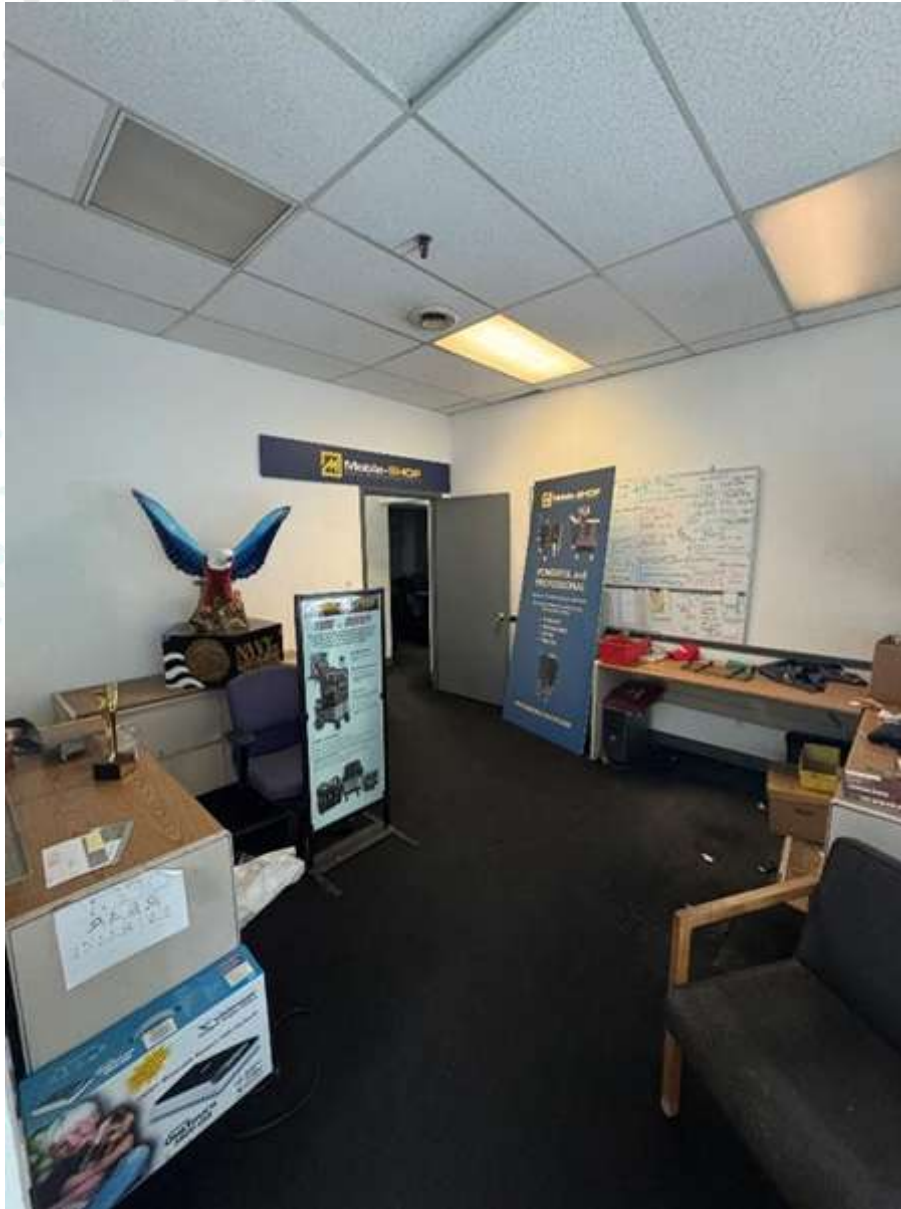
SPECIFICATIONS

<u>Suite sizes:</u>	#5087: 10,250 SF (1,500 SF office, 8,750 SF warehouse) Available Q1 2027
	#5089: 8,680 SF (1,750 SF office, 6,930 SF warehouse)
<u>Estimated operating expenses:</u>	\$3.00/SF
<u>Number of drive-in doors:</u>	2 doors (9' x 8')
<u>Number of dock doors:</u>	4 dock doors
<u>Clear height:</u>	18' – 22' feet
<u>Column spacing:</u>	25 feet wide x 60 feet deep
<u>Sprinkler:</u>	Wet
<u>Power:</u>	Multiple: 200+ amp, 3-phase service panels
<u>Zoning:</u>	M-2

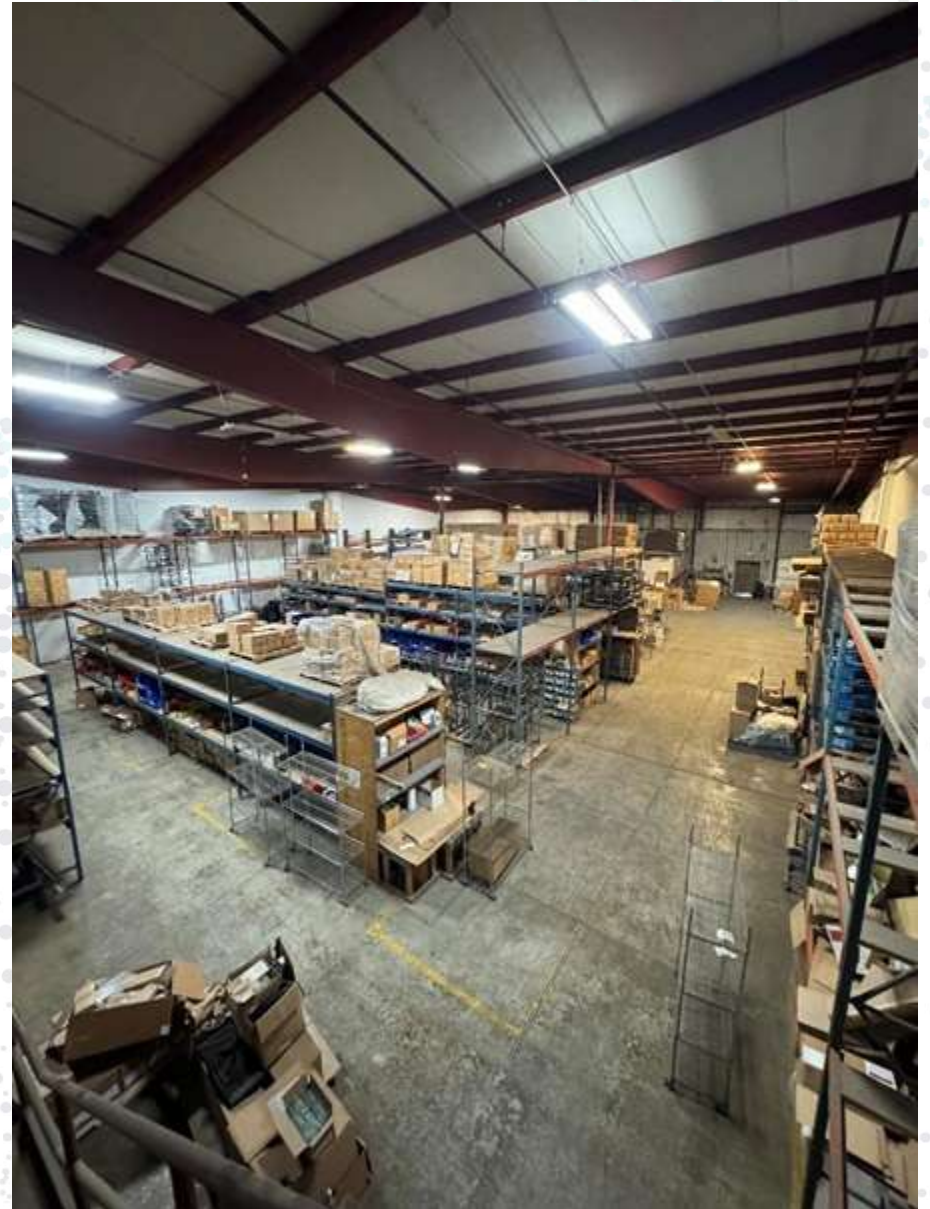
SPACE PLAN



INTERIOR PHOTOS



INTERIOR PHOTOS



ACCESS

