



For Lease

**2177 - 2255 Westbelt Drive,
Columbus, OH 43228**

45,600 SF available for lease

- Immediate access to I-70 & I-270
- Great loading with eight (8) dock doors
- New spec office - 1,103 s.f.
- Asking \$3.95/ s.f. NNN
- 2020 OPEX \$1.50/ s.f.

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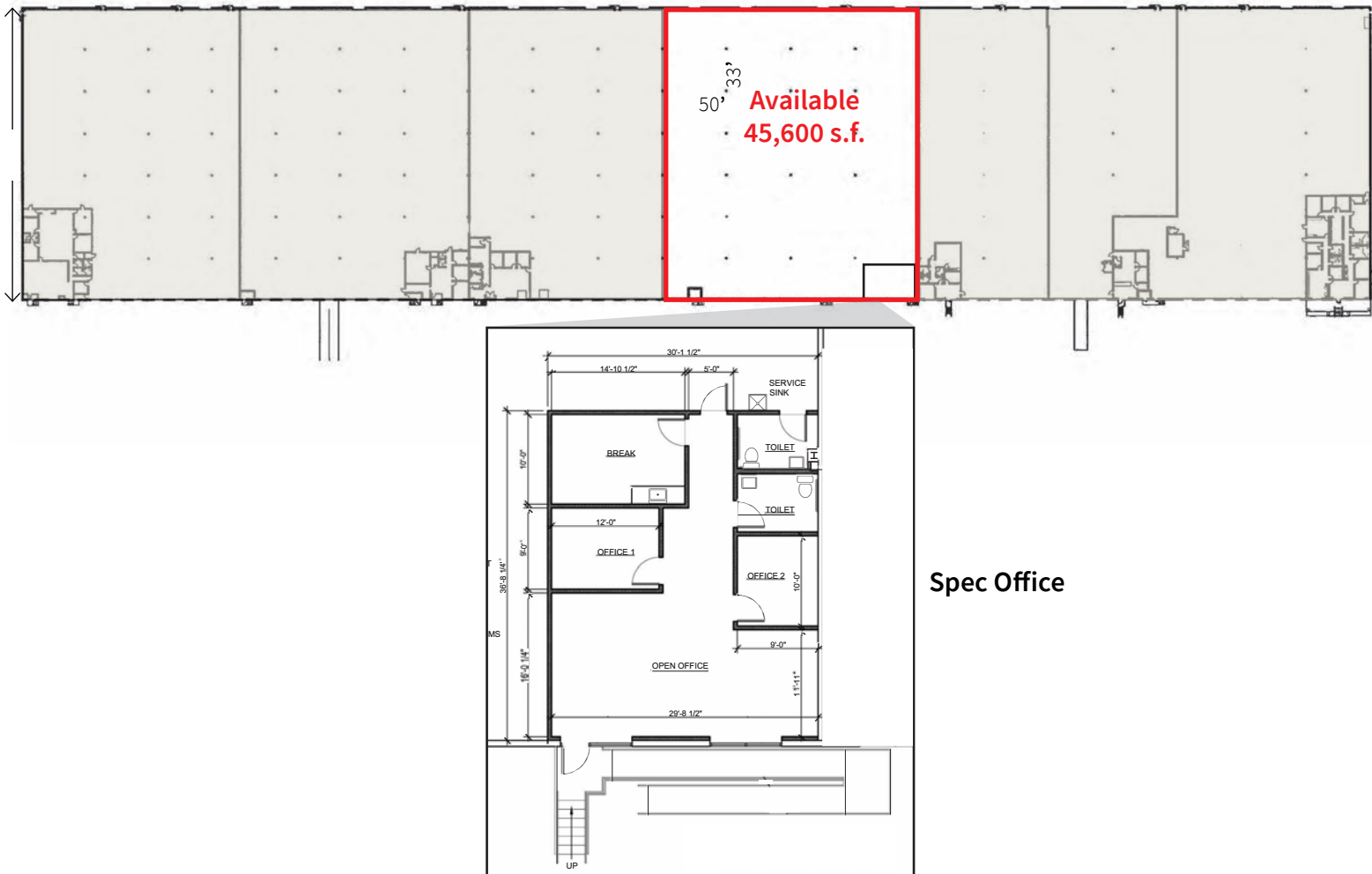
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COMPANY



Floor Plan



Building Features

TOTAL BUILDING:	239,685 s.f.	BUILT:	1977
AVAILABLE:	45,600 s.f.	FIRE SUPPRESSION:	Wet system
OFFICE:	1,103 s.f.	POWER:	120/208 150 Amps
DOCK DOORS:	8 - (9'x10') 6 levelers	ZONING:	M- City of Columbus
CLEAR HEIGHT:	22' - 24'	RAIL SERVED:	Norfolk Southern
COLUMN SPACING:	50' x 33'	ASKING RATE:	\$3.95 NNN
VACANCY DIMENSIONS:	200' x 228'	2020 OPEX EST:	\$1.50 / s.f.

Location

