



FOR LEASE

Industrial & Retail Services Groups

2675 Brice Road

Columbus, OH 43232

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EXECUTIVE SUMMARY

This stand-alone 210,341 SF building is located in a redeveloping market with immediate access to I-70. The property is located a 0.5 mile from I-70 and 1.5 miles from I-270.

The owner of this property has been a driver in the enhancement of neighboring properties and is offering this building for use to an industrial, retail, or office user. The property offers considerable flexibility including:

- Divisibility
- Up to 3 acres of paved outdoor storage
- Can be leased as-is or owner will contribute significant capital to redevelop
- Fully air conditioned if desired
- Dock doors and drive-in doors
- Heavy parking (1,000 spots) for retail, pick and pack or call center
- Easy on/off access to I-70
- Front Room Furnishings occupies 129,341 SF of the building
- Generator back-up for entire building
- Access to 2 bus stops, one on the north end and one on south end of building
- Adjacent to one of the largest Honda dealerships in the country
- Tremendous signage opportunity and 3 entrances/access points to building

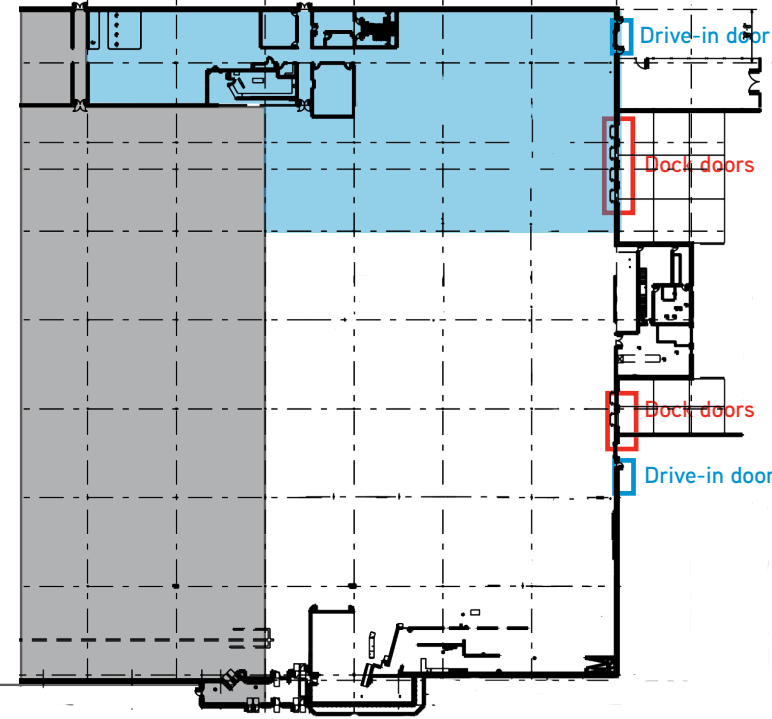
Address	2675 Brice Road, Columbus, OH 43232
Property Size	210,341 SF
Total SF Available	81,000+/- SF (divisible to 20,000 SF)
Ceiling Height	20'
Year Built	1986
Base Rental	\$3.50/SF NNN \$3.25/SF NNN
Operating Expenses	\$0.45 SF est.
Parcel ID	010-198708-00
Zoning City of Columbus	C-4, Commercial
Parking	1,000 +/- available, plus trailer parking
Traffic Count	53,000 per day on Brice Rd
CNG	Compressed Natural Gas station located on the premises and operated by landlord
Electricity	3 phase, 4 wire, 480/277 volt, 10,000 Amps
Column Width	49' x 49'
Drive in Doors	2 drive-in doors in available space
Dock Doors	6 (8'x8') dock doors (pit levelers on all 6 doors)
HVAC	Space is fully climate controlled with all new high efficiency HVAC systems and controls. 480V new HE HVAC
Sprinkler	Wet sprinkler system, 100 static psi, 85 residual psi
Lighting	Fluorescent lighting 277V T8 HE lighting

SITE PLAN

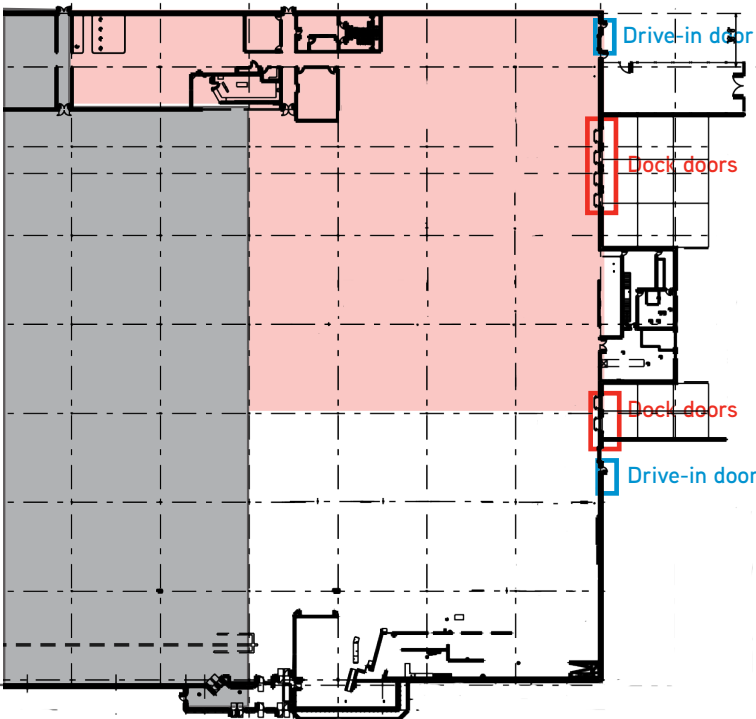


SITE PLAN

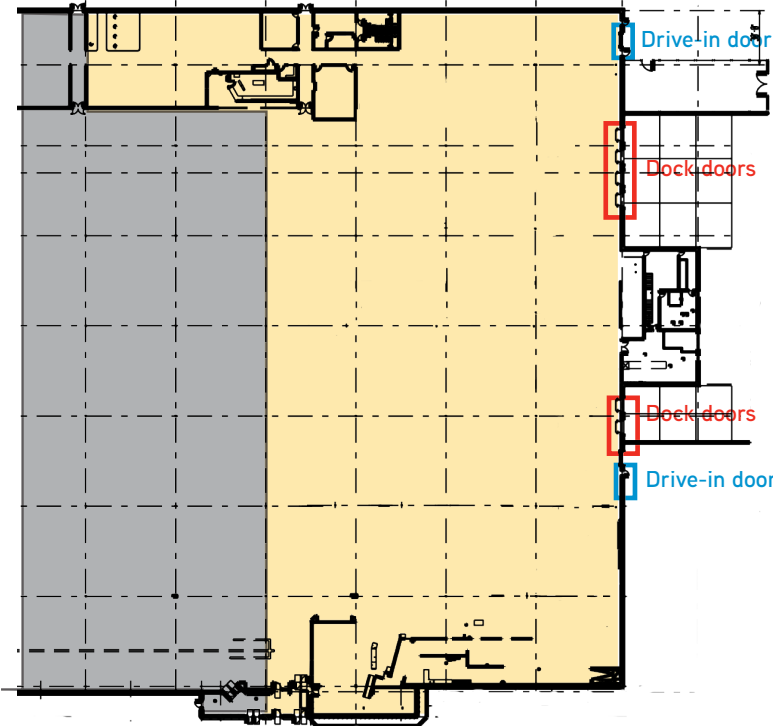
OPTION 1
30,000± SF



OPTION 2
50,000± SF

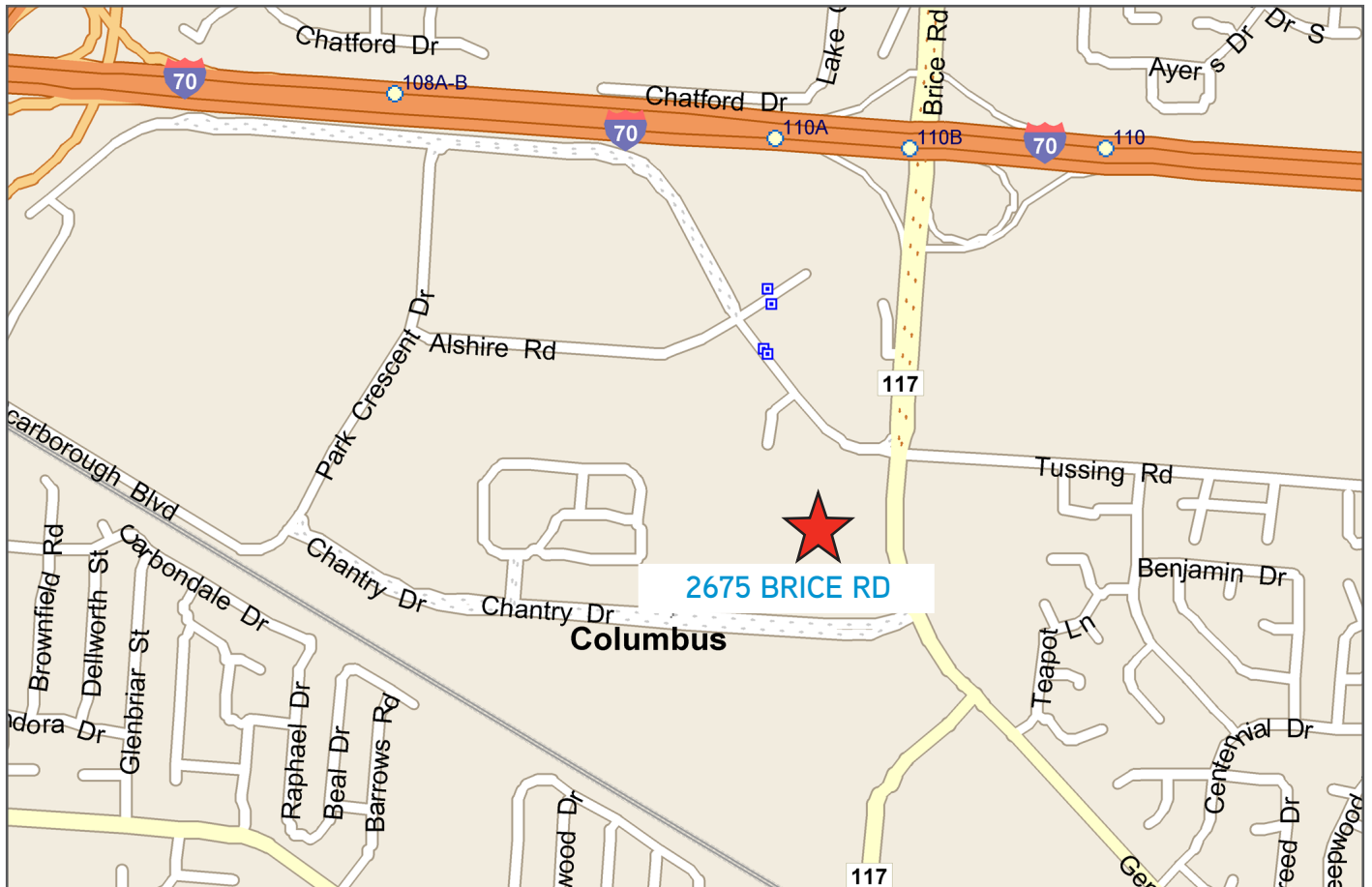
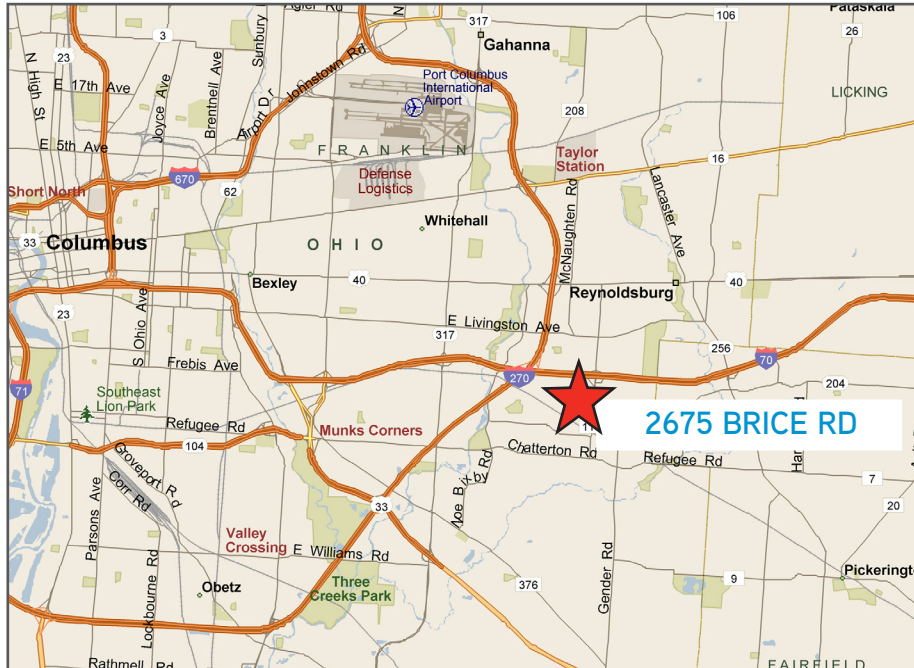


OPTION 3
81,000± SF











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