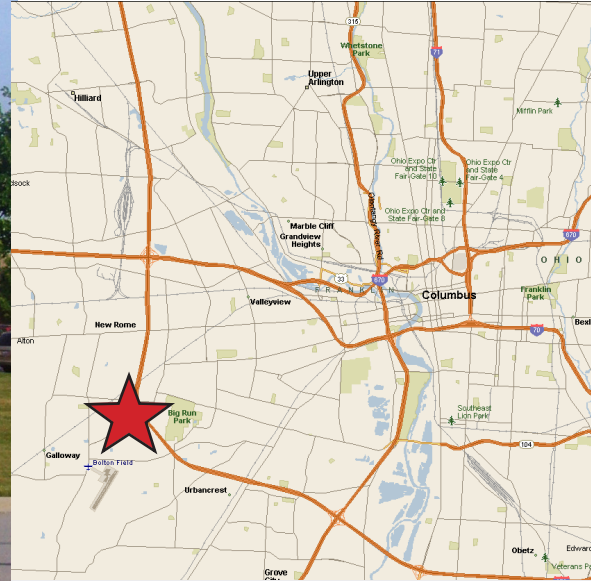


FOR LEASE OR SALE > INDUSTRIAL SPACE

1500 Boltonfield Street

COLUMBUS, OHIO 43228



1500 Boltonfield Street > Industrial Space

This production/headquarters facility contains approximately 40,000 SF of office, air-conditioning throughout, generator backup power, 9 dock doors and 1 drive-in door. The building is constructed of pre-cast panels with a humidification system installed throughout and has been immaculately maintained.

Building Type:	202,500 SF Office/production/warehouse facility
Available Space:	202,500 SF
Lease Rate:	\$6.95/SF NNN
Operating Expenses:	\$1.05/SF
Sale Price:	Negotiable
Real Estate Taxes:	\$1.50/SF (\$303,135.22/year)

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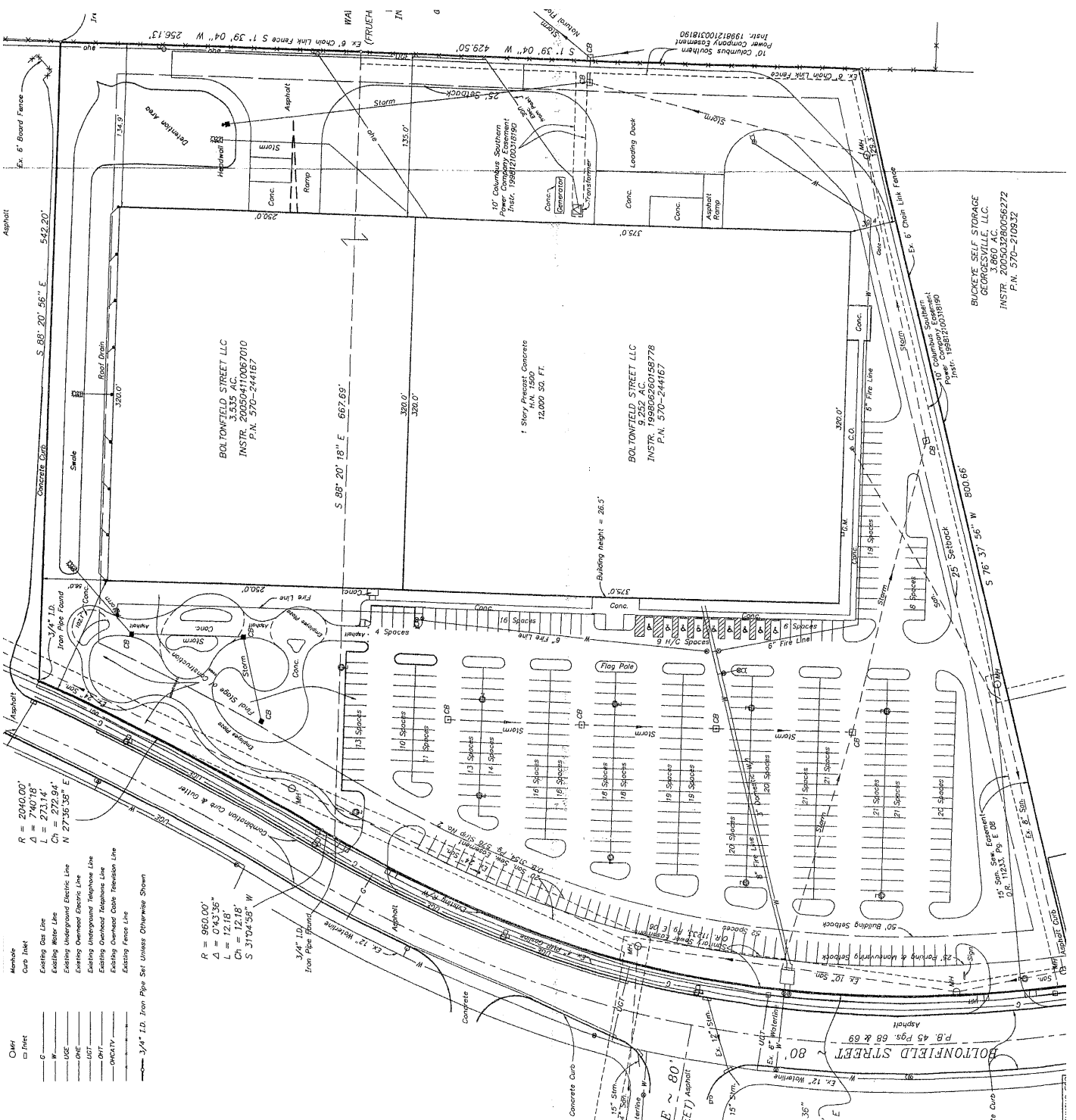
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**COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION**
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

Building Amenities

Acres:	12.79 acres
Year Built:	1998—120,000 SF original building; 2005—80,000 SF expansion
Parking:	425 surface parking spaces
Office:	40,000 SF
Warehouse/Production:	160,000 SF
Clear Height:	20'
A/C:	Fully air conditioned
Doors:	9 dock high doors (equipped with levelers and dock seals), 1 drive in door and 1 step van
Construction:	Building is constructed of 8" insulated, pre-cast concrete panels. Entire perimeter is finished with drywall with batt insulation.
Foundation/Floors:	Office areas and computer room—4" concrete slab over 4" gravel on 6 mil vapor barrier. All other areas—6" concrete slab over gravel on 6 mil vapor barrier. Areas with computer equipment have raised floor systems.
HVAC Specs:	Multi-zoned facility with various systems ranging from rooftop packaged units to split-units equipped with full humidification capabilities supported by a hot water boiler system.
Sprinkler:	Wet
Roof:	Ballasted EPDM roofing system on a 2" rigid insulation with an R-12.5 rating on a metal deck
Electrical Service:	The site is supplied by a 15KV loop high voltage switch, which supplies two transformers, with each unit rated at 3000 KVA 13,200/7,620 volt 3-phase 4 wire primary with 480/277 volt 3-phase 4-wire secondary. Each transformer has a 480/277 3-phase 4-wire 4,000 amp automatic transfer switch. Electrical distribution is conducted through a high voltage bus duct system. Generators Three (3) diesel engine generators – One(1) Caterpillar 480/277 3-phase 3,200 amp 2,000KW generator, and two (2) Cummins 480/277 3-phase 3,000 amp 2,000KW generators.
Security:	The site is fully equipped with a computer-based security system along with HID readers and cameras. The loading dock area is fully enclosed with an automatic gate and chain link fencing.
Grounds:	A fully developed landscape environment along with an outdoor employee lounge area is integral to the site. Irrigation system installed for upkeep of the landscaping.



$R = 2040.00'$
 $\Delta = 7'40''18''$
 $L = 2733.14'$
 $Ch = 2729.94'$
 $N 27'30''35'' E$

$R = 960.00'$
 $\Delta = 0'42''35''$
 $L = 12.18'$
 $Ch = 12.18'$
 $S 37'04''35'' W$

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BUCKEYE SELF STORAGE
GEORGETOWN, LLC
 3.860 AC.
 INSTR. 20050328006272
 P.N. 570-210932

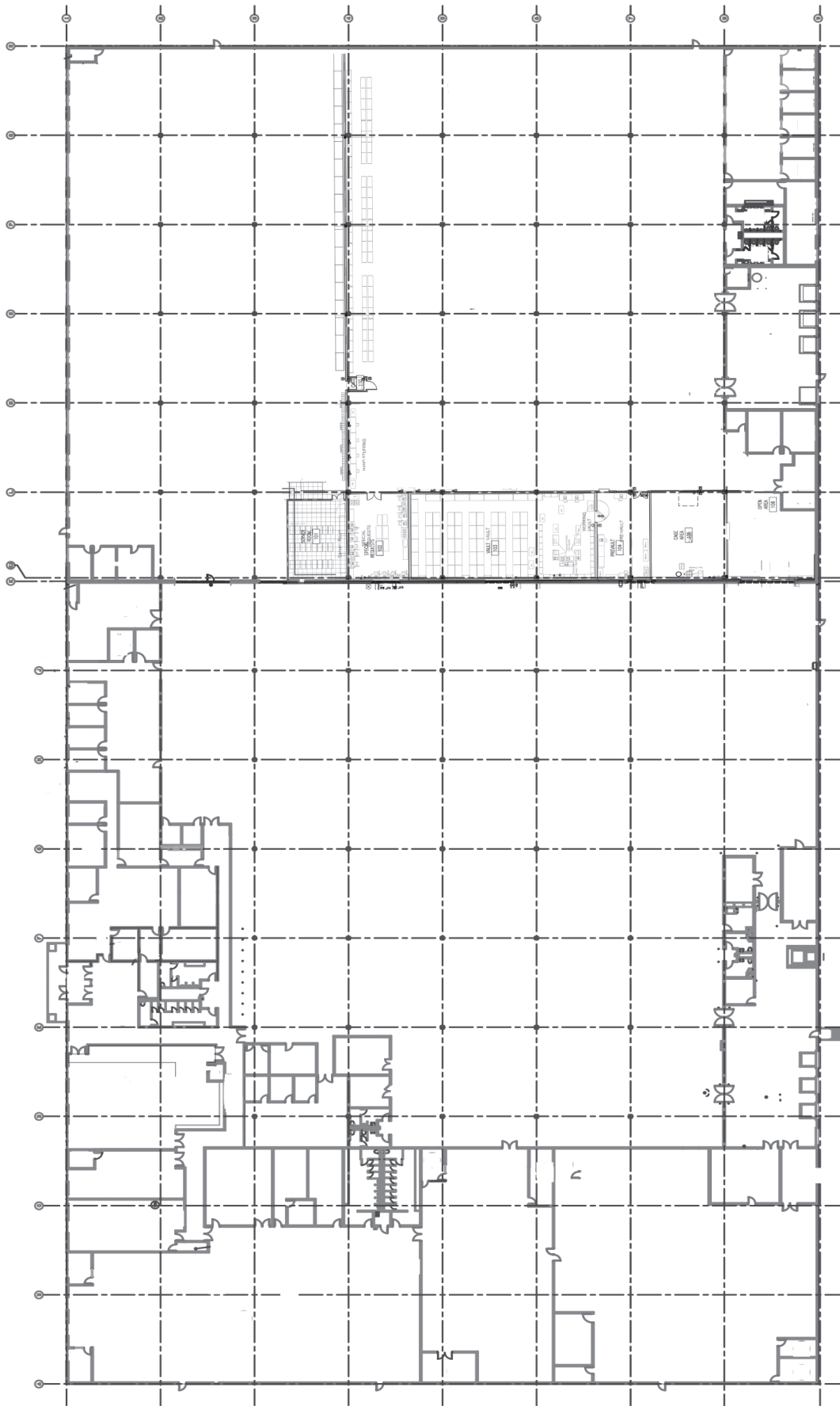
10' Columbus Southern Power Company
 Instr. 1988210318194

10' Columbus Southern Power Company
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15' Set. Sec. Easement
 P.B. 112337 Pg. 6 of 08

15' Set. Sec. Easement
 P.B. 45 Pgs. 68 & 69





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