

FOR LEASE

# 255 Phillipi Road

Columbus, Ohio 43228

136,987 sq ft - 11.122 acres



MARK F. TAGGART CO.  
Property Management • Sales • Leasing • Development



## FOR LEASE | 255 PHILLIPI ROAD COLUMBUS, OHIO 43228

- New Ownership (2019) • Aggressive Lease Rates
- 850 Parking Spaces • Common Area Renovations In place
- Onsite Vending with updated interior and exterior Break Areas
- Fiber is in the building with dual backup generators and UPS
- Monument Signage Available



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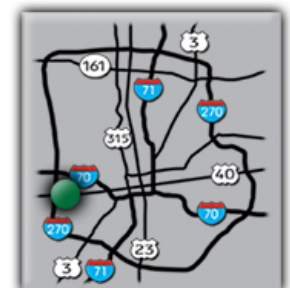
### MARK F. TAGGART CO.

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## PROPERTY

Total Building Size 136,987 Sq Ft

Available Space:

Suite A 30,253 USF A/C Warehouse Space  
(racked)

Suite B 17,661 USF Flex/Office Space

Suite C 25,387 USF Flex/Office Space

Suite E 1,307 USF Fully Equipped Kitchen

Suite F 2,718 USF Call Center Space  
(Fully Furnished)

Suite G 17,788 USF First Floor Offices/Second  
Floor Call Center

## LOCATION

- Opportunity Zone
- Columbus, OH, Westside, Inside 270  
Just East 270 and South of 70 Intersection
- Excellent access to over 250,000 people within  
a 10 minute drive time; excellent labor pool

## AMENITIES

- Two (2) Backup Generators with Redundancy  
and UPS Battery Backup
- 850 Parking Spaces (Fenced with Lighting)
- Fiber Optics in place, multiple service providers  
available
- Fully Temperature Controlled Facility including  
Warehouse Space



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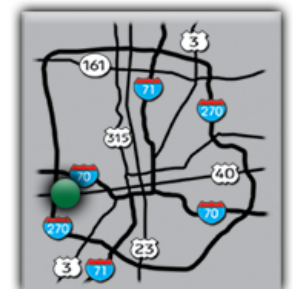
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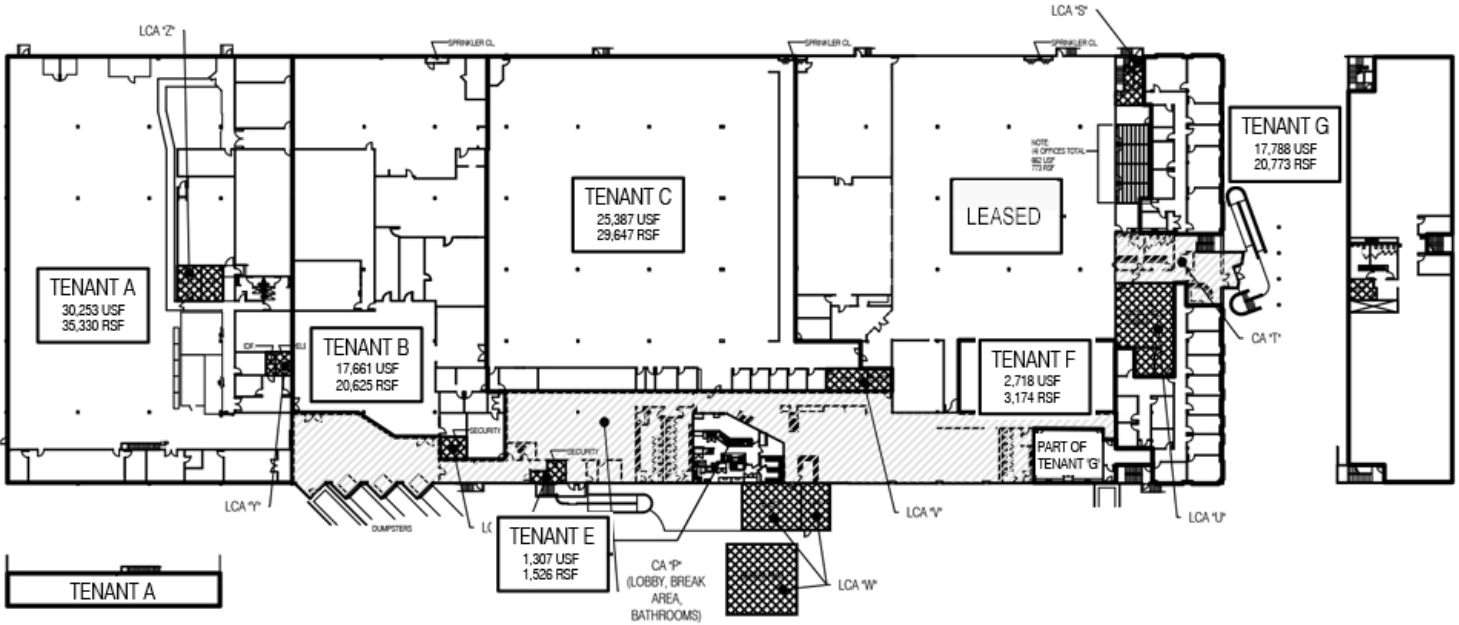
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TOTAL USF = 119,134 SF  
 TOTAL COMMON AREA (CA) = 15,067 SF  
 TOTAL LIMITED COMMON AREA (LCA) = 4,925 SF  
 TOTAL COMMON AREA = 19,992 SF  
 TOTAL RSF (119,134 + 19,992) = 139,126 SF  
 R/U (COMMON AREA FACTOR) = 139,126 / 119,134 = 1.167811 or 16.7811%

**LEGEND**

- TENANT AREA (UNHATCHED)
- COMMON AREA (CA)
- LIMITED COMMON AREA (LCA)



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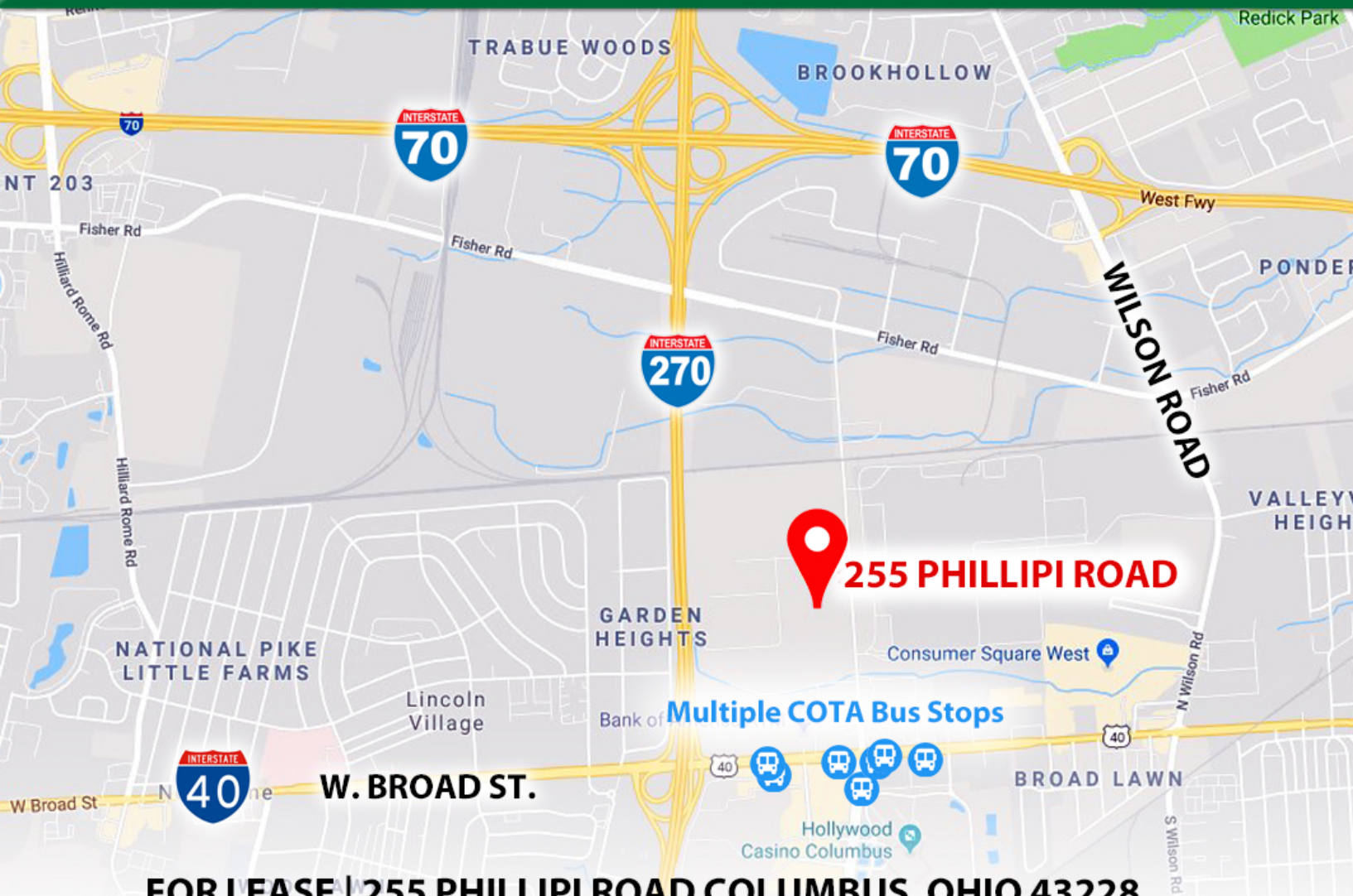
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  - Columbus, OH, Westside, Inside 270
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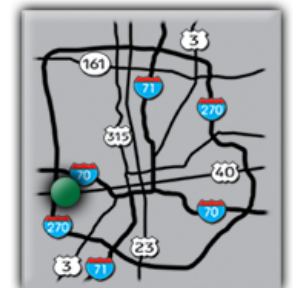
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