

FOR LEASE

3949 Business Park Drive

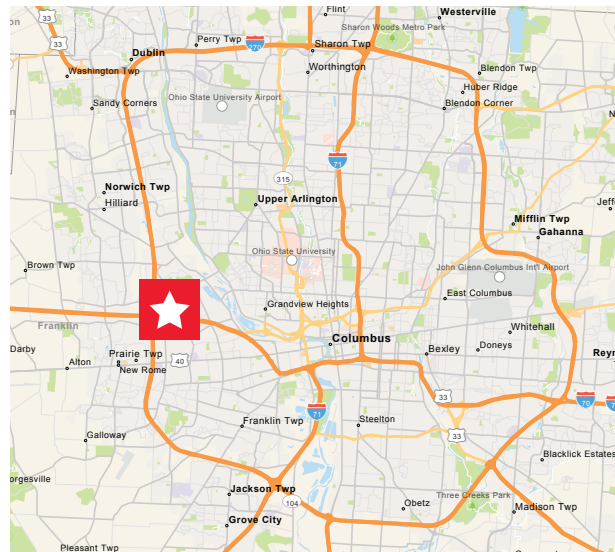
Columbus, OH 43204

92,618 SF / \$3.75/SF NNN



PROPERTY HIGHLIGHTS

- Prominent 92,618 SF free standing office/production/warehouse building conveniently located on the west side of Columbus
 - 10,500 SF of office
 - 6,250 SF of loft style showroom
 - 63,000 SF of warehouse
 - 12,500 SF of production area
- I-70 freeway visibility
- Additional land to expand building or parking
- Accessed via Wilson Road/I-70 and Roberts Road/I-270
- Located seven (7) minutes to downtown Columbus
- 2019 Operating Expenses: \$1.49



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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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AERIAL PHOTO



BUILDING AMENITIES

- Highway visibility on I-70
- 4,000 Amp, 3 Phase, 480 V
- 12' - 25' ceiling height
- 35' x 50' column spacing
- Natural Gas powered backup Generator (20kw) for Security/Phone/IT
- 80 tons of HVAC were installed in 2015 to service the warehouse and production areas
- Four (4) docks: 9' x 9'
- Ten (10) grade level doors:
 - Five (5): 9' x 9'
 - Five (5): 12' x 14'
- Upgraded lighting (T-5 and LED)
- Fiber provided by Spectrum (780 MB down, 900 MB up*)
- 91 parking spaces

*Per Taylor Communications



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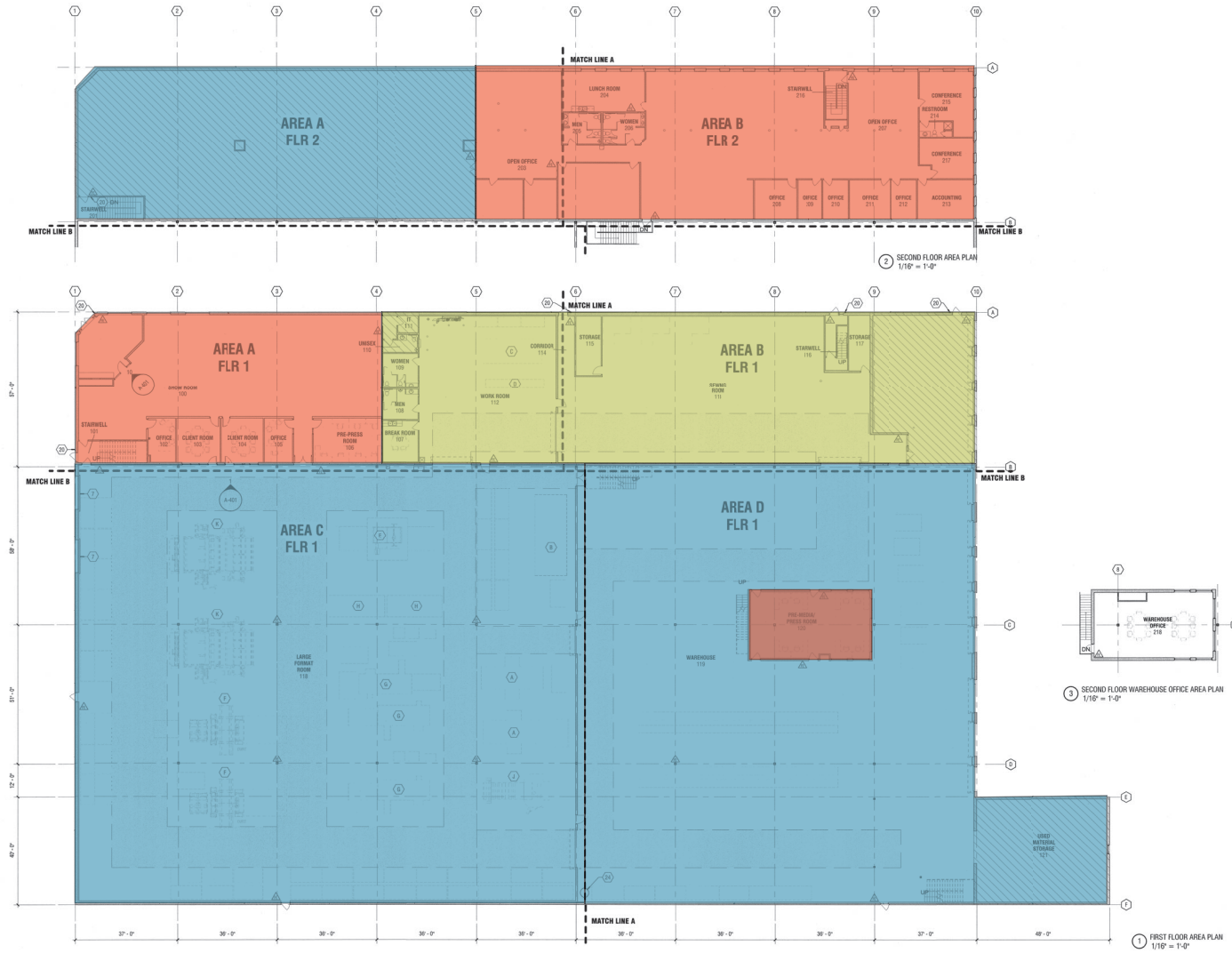
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FLOOR PLAN

GENERAL NOTES



- Office
- Production
- Warehouse



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PROPERTY PHOTOS



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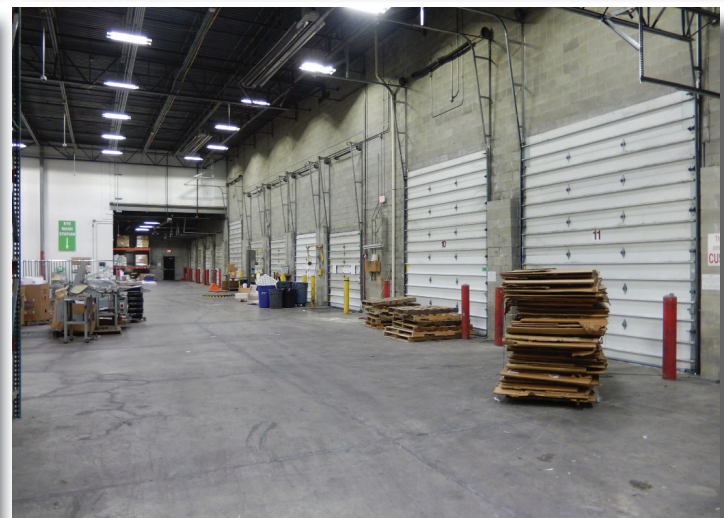
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