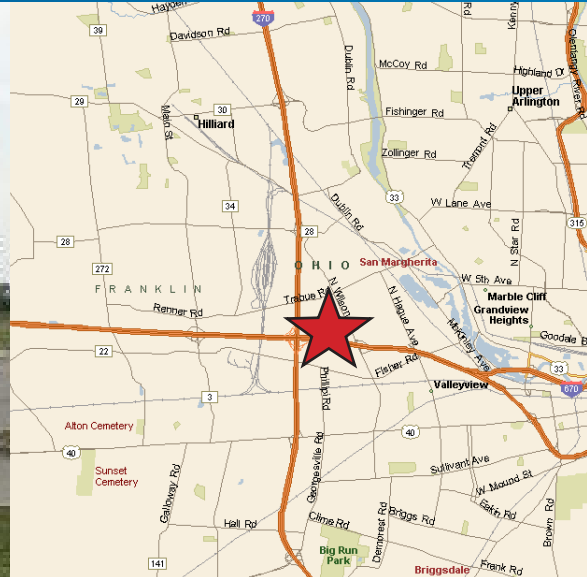


FOR LEASE > INDUSTRIAL SPACE

4060 Business Park Dr.

COLUMBUS, OHIO 43228



4060 Business Park Dr. > Industrial Space

21,000 +/- SF available in Westbelt, including 11,518 +/- SF of nicely finished offices with lakeside setting. Excellent access to I-70 and I-270. Office space can be removed as needed.

Building Amenities

- > Located on 5.118 acres
- > 23'-25' clear ceiling height and 40' x 45' column spacing
- > 3 dock doors and 1 (10'x12') drive-in door
- > Gated truck court
- > Wet sprinkler system
- > 11 private offices and large conference/training room
- > Owners are willing to either expand office or warehouse components to best fit your needs

Contact Us

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COLLIERS INTERNATIONAL
8800 Lyra Drive, Suite 150
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4060 Business Park Dr. > Floor Plan

Building Type:	45,000 +/- SF Distribution Building
Available Space:	21,000 +/- SF
Lease Rate:	\$4.50 NNN/SF
2010 Estimated Operating Expenses:	\$2.00/SF
Office:	11,518 +/- SF nicely finished office



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