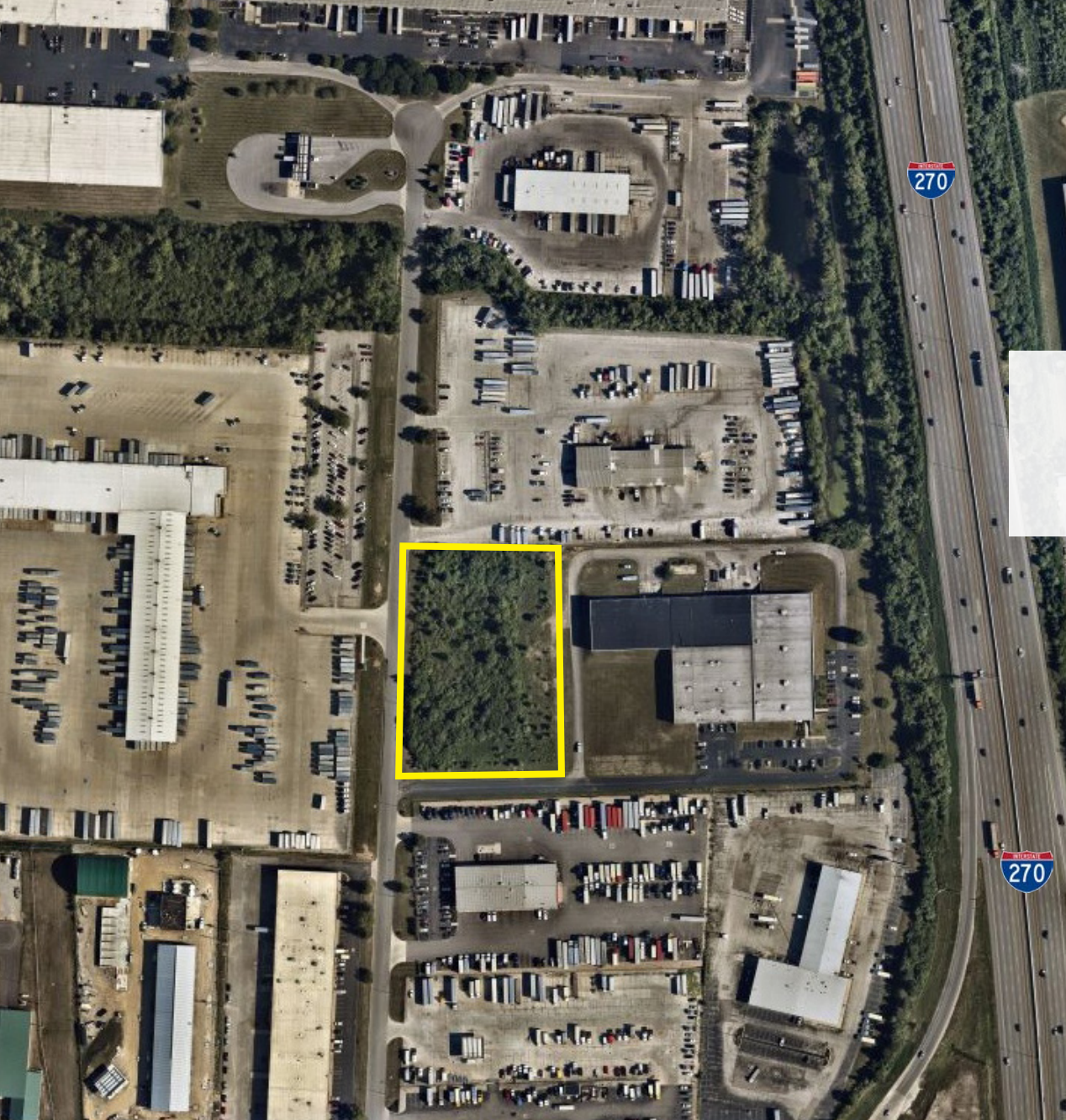




Single or Multi-tenant Build to Suit

Proposed Industrial Building

0 Westbelt Drive
Columbus, OH 43228

Take advantage of this rare opportunity to be a part of the design process for one of the areas last remaining industrial-zoned sites. This site offers the ability to develop up to approximately 60,000 square feet, with flexibility for single or multi-tenant designs. Please reach out for additional information and site plans.



Colliers | Greater Columbus Region
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

Kyle M. Ghiloni

614.437.4515
Columbus, OH
kyle.ghiloni@colliers.com

Michael R. Linder, SIOR

614.410.5628
Columbus, OH
michael.linder@colliers.com

Shane E. Woloshan, SIOR

614.410.5624
Columbus, OH
shane.woloshan@colliers.com

Joel R. Yakovac, SIOR

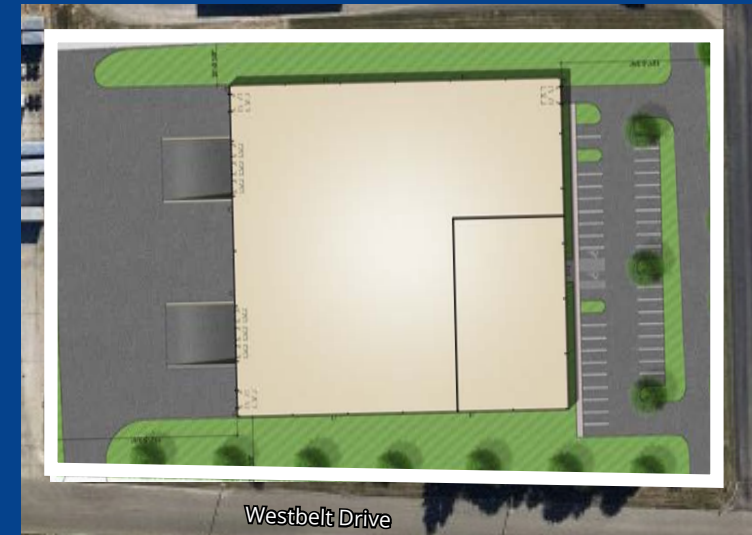
614.410.5654
Columbus, OH
joel.yakovac@colliers.com

Jonathan R. Schuen, SIOR

614.437.4495
Columbus, OH
jonathan.schuen@colliers.com

Property Overview

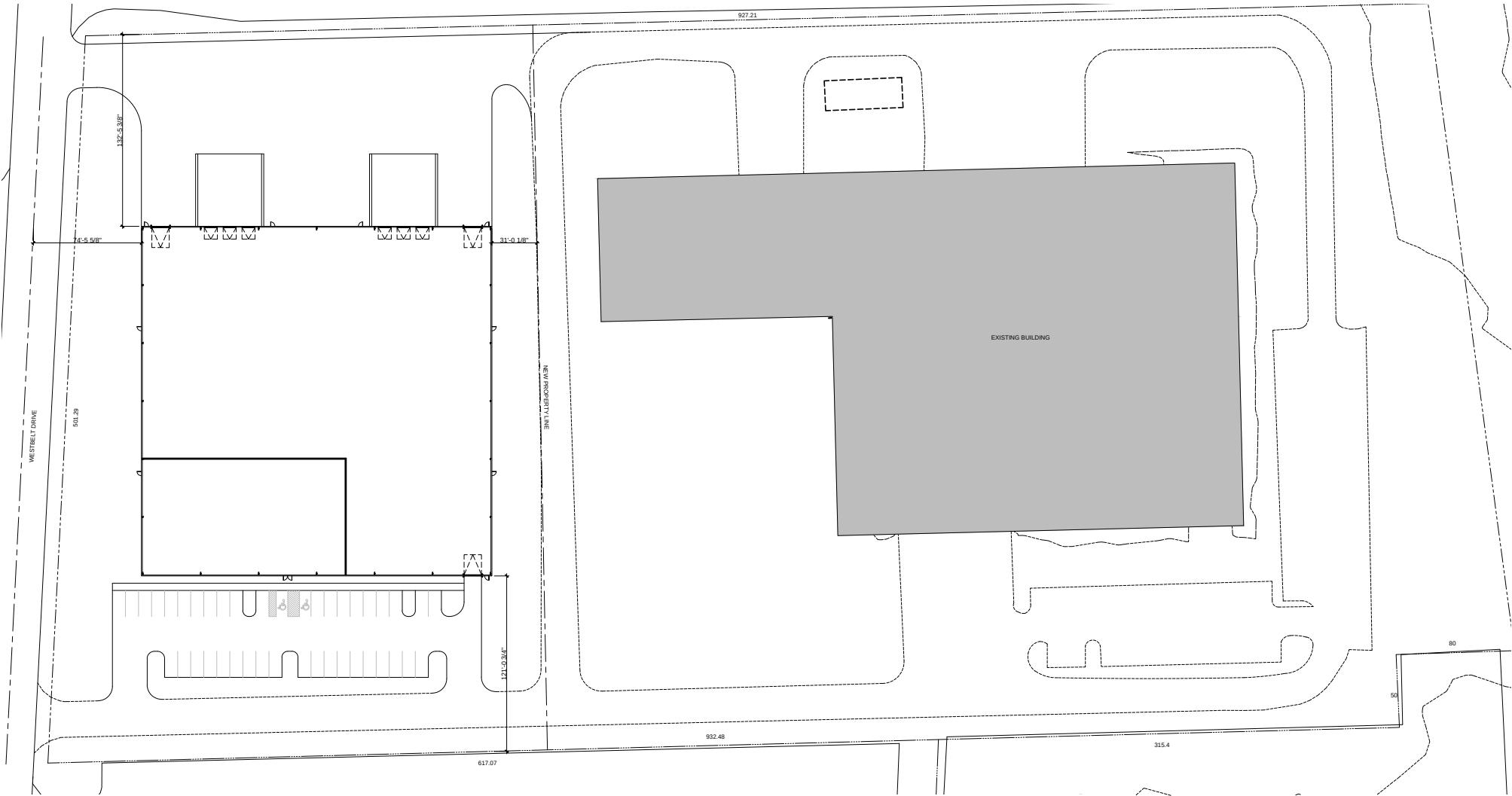
Building SF:	60,000 SF industrial building
Available Space:	6,000 - 60,000 ± SF
Site Size:	3.45 ± acres
Office area:	Build to suit
Dock Doors:	6 - 9' x 10'
Drive-in Doors:	3 - 14' x 16' insulated and powered overhead doors
Clear Height:	33' minimum at first column line
Bay Size:	6,000 ± SF
Warehouse Heating:	Hanging Reznor
County:	Franklin
Lighting:	LED
Truck Court:	Approx. 123' of total depth
Zoning:	M-2, City of Columbus



Key Highlights

- Located on the west side of Columbus
- 0.4 miles from the Roberts Road / I-270 exit
- Surrounded by amenities and great access
- Excellent opportunity for a business to occupy a single-tenant standalone building
- Well-developed area, near the city center

Site Plan





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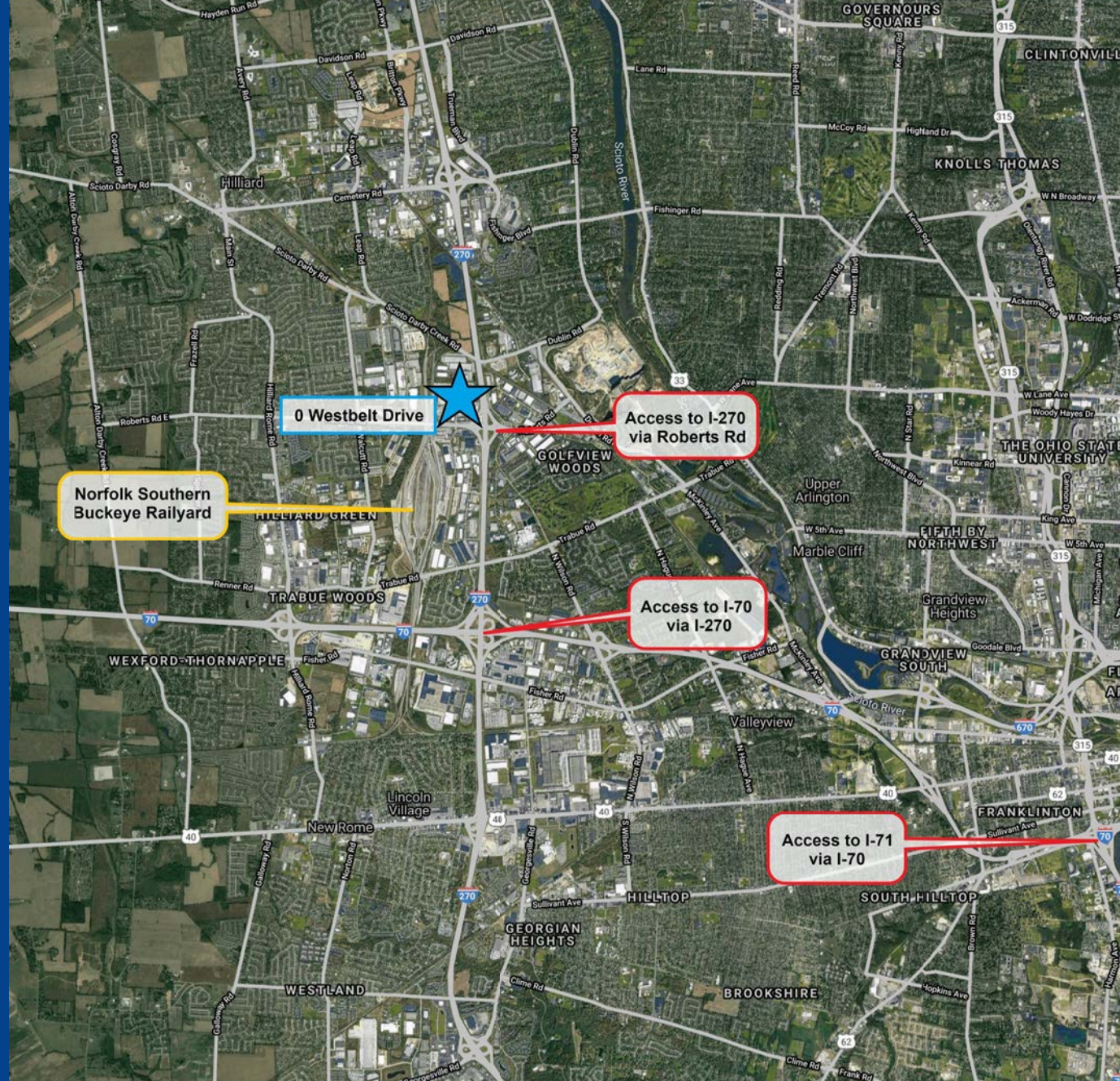
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