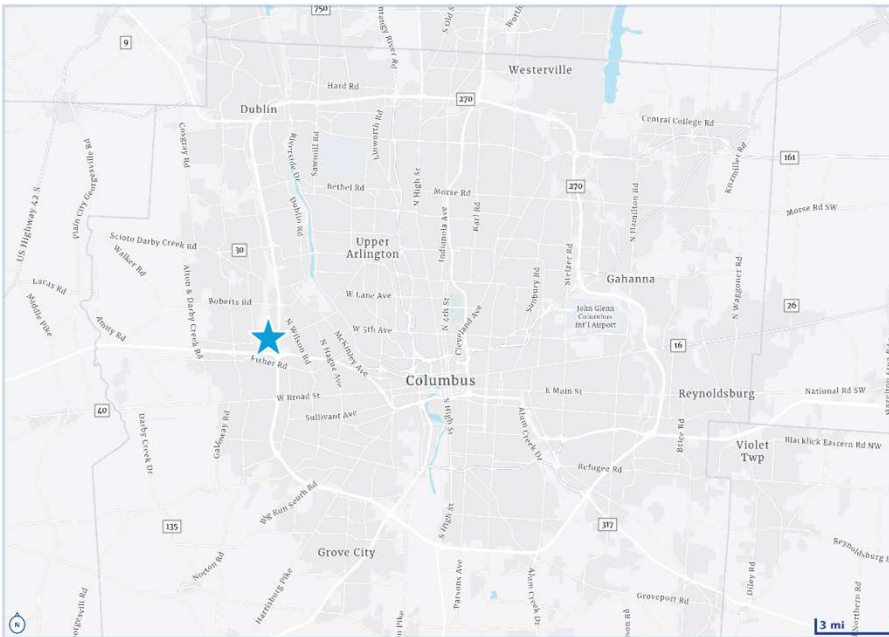


1605 WESTBELT DRIVE, COLUMBUS, OH 43228**29,559 SF**

PROPERTY DESCRIPTION

1605 Westbelt Drive is a 147,791 SF office/warehouse facility located in the desirable West submarket in Columbus, OH just minutes away from access to major highways. This space boasts 26' clear height, 3 dock doors with levelers, and trailer parking.

Full office refresh, parking and truck court improvements completed in 2025.

LOCATION DETAILS

Located in the West Submarket
1.5 miles TO I-70
1.2 miles TO I-270



1605 WESTBELT DRIVE, COLUMBUS, OH 43228**29,559 SF**

SPACE AMENITIES

- 29,559 ± SF Available
- Lease Rate: Negotiable
- Operating Expenses: \$2.35/SF (est. 2026) plus 3.5% mgt fee of gross receipts.
- 26' Clear Height
- 5,728 ± SF Total Office
 - Office 1 - 2,864
 - Mezz Office - 2,864 (2nd floor not included in square footage unless used)
- 3 Dock Doors with levelers
- Ability to add grade level drive-in door
- 10 trailer spots
- 20 auto parking spaces
- Zoned M-2 Manufacturing
- 277/480V, 400-amp electric service

OWNER



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