

For Sublease

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2773 Westbelt Drive
Columbus, OH 43228

20,000–120,000 ± SF Available for Sublease

Lease Rate: $6.50/SF NNN | OPEX $2.40/SF (est. 2026)

About this Property

120,000 ± SF of industrial space available for sublease through November 30, 2028. The space is demised into three individual units of 20,000 ± SF, 40,000 ± SF and 60,000 ± SF, which can be subleased together or separately. Available for occupancy April 1, 2027. The property features 21'–25' clear heights, heavy power, LED lighting and ESFR sprinklers. Conveniently located just off the Roberts Road / I-270 exit on the west side of Columbus, OH.

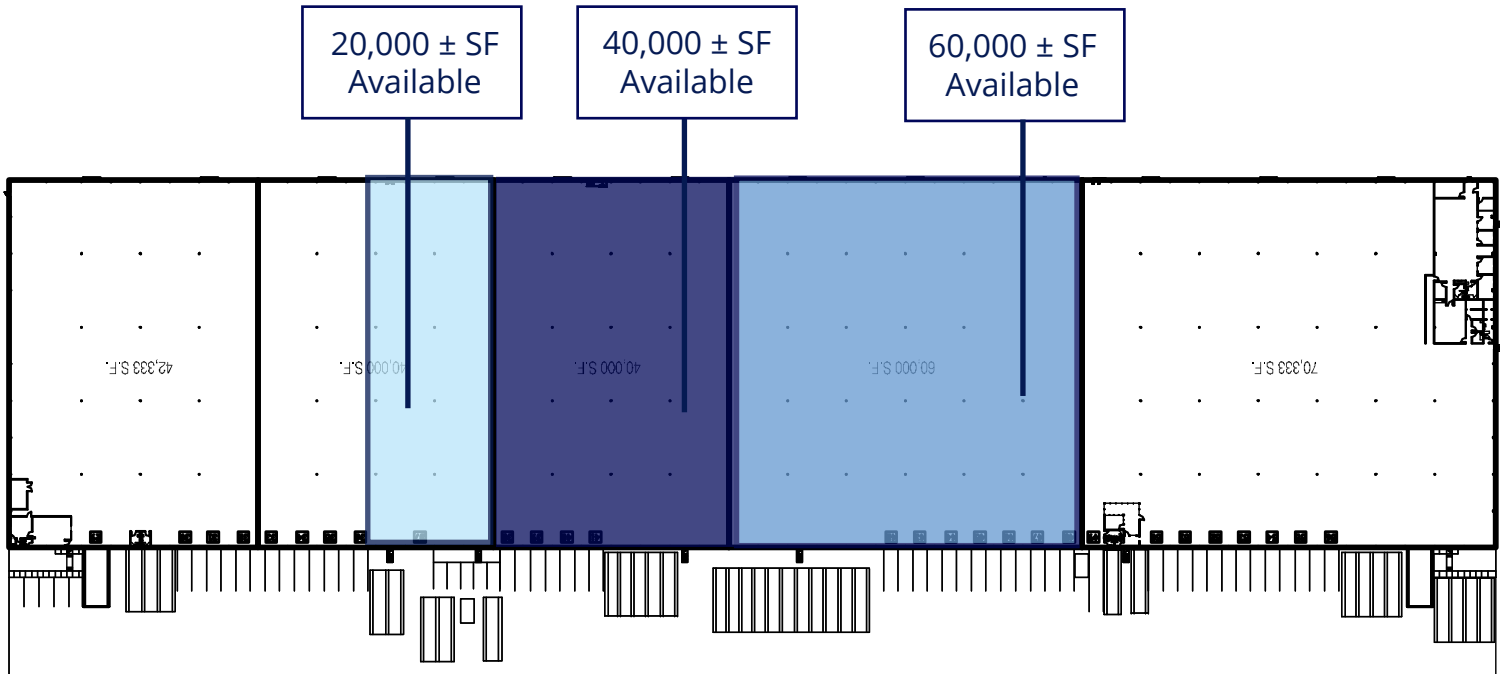
Building Specifications

- 120,000 ± SF total space available
- Demised into 20,000 ± SF, 40,000 ± SF & 60,000 ± SF individual units
- Spaces can be subleased together or separately
- Available 4/1/2027 for occupancy
- 11/30/2028 Sublease term
- Built in 1980
- 21'-25' Clear height
- 3 phase, 4 wire, 800 amp, 480/277V power
- ESFR Sprinkler

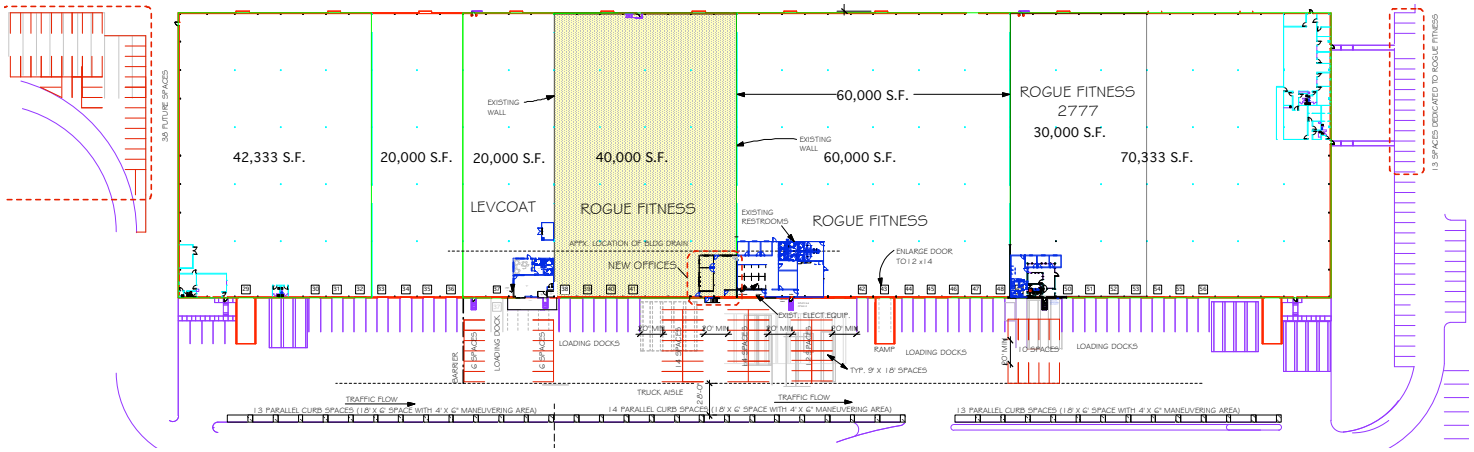
Available Suites & Floor Plans

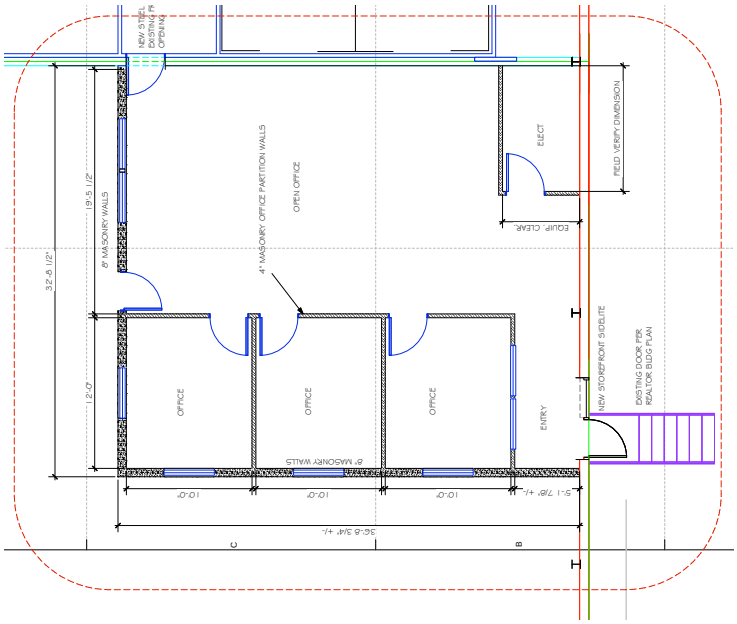
Total SF	Office SF	Docks / Drive-ins	Lease Rate	OPEX (est. 2026)
20,000 ± SF	1,500 ± SF	1 / 0	$6.50/SF NNN	$2.40/SF
40,000 ± SF	1,150 ± SF	4 / 0	$6.50/SF NNN	$2.40/SF
60,000 ± SF	3,750 ± SF	5 / 1	$6.50/SF NNN	$2.40/SF
120,000 ± SF	6,400 ± SF	10 / 1	$6.50/SF NNN	$2.40/SF

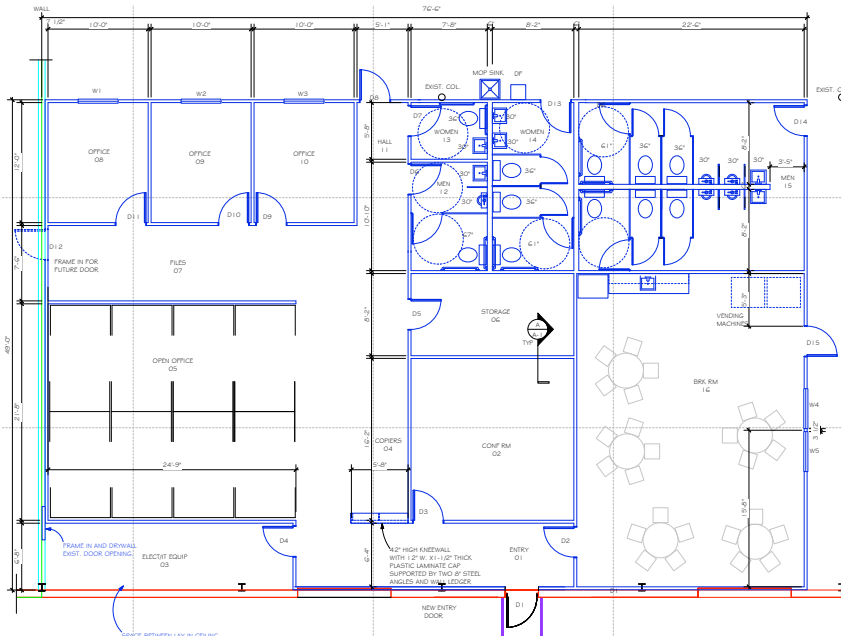
Site Plan



Floor Plans

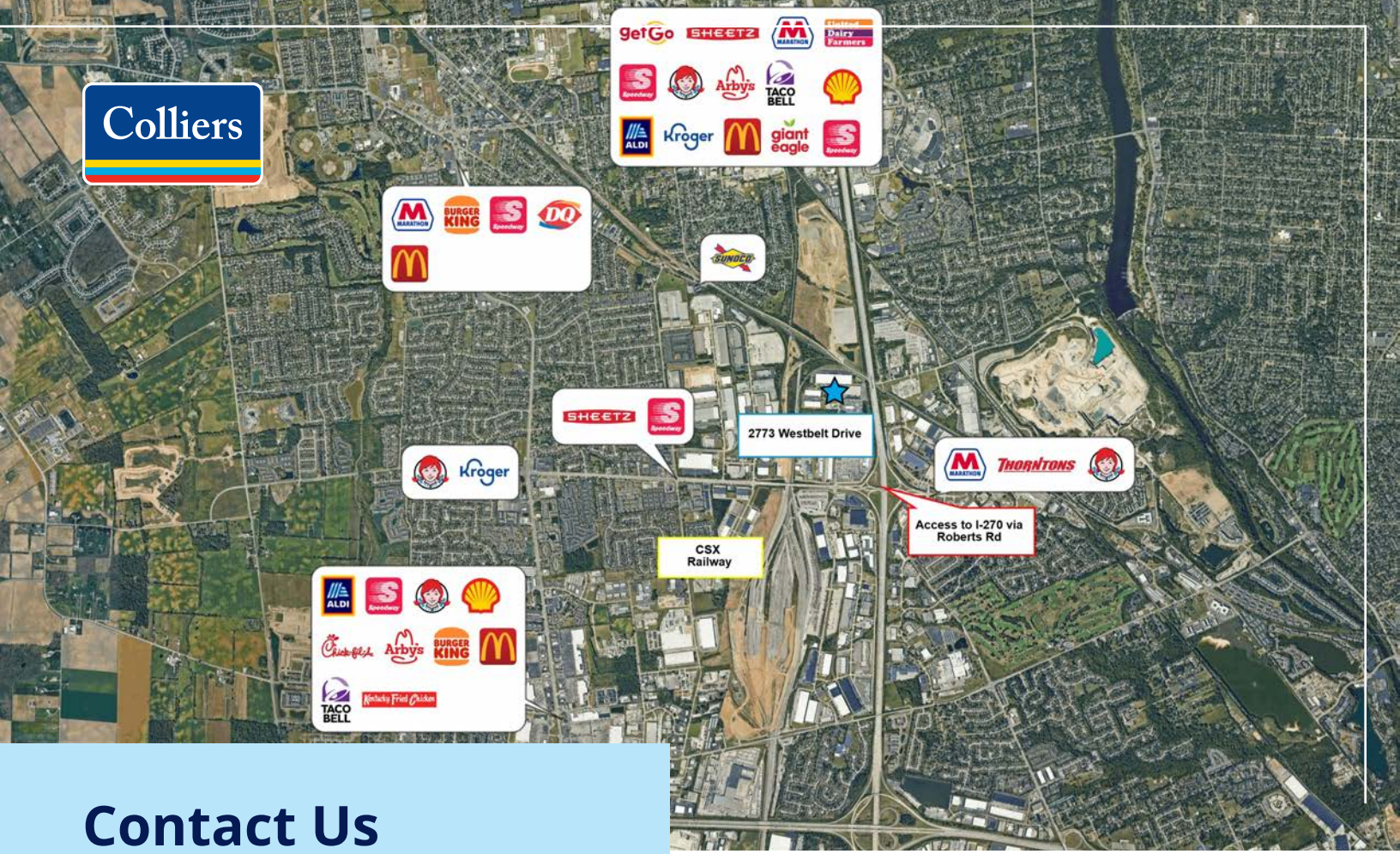

42,333 S.F.
20,000 S.F.
20,000 S.F.
40,000 S.F.
60,000 S.F.
60,000 S.F.
ROGUE FITNESS
2777
30,000 S.F.
70,333 S.F.
LEVCOAT
ROGUE FITNESS
ROGUE FITNESS
NEW OFFICES
EXISTING WALL
EXISTING RESTROOMS
ENLARGE DOOR TO 12 x 14
LOADING DOCKS
RAMP
TRAFFIC FLOW
TRUCK AISLE


OPEN OFFICE
4" MASONRY OFFICE PARTITION WALLS
8" MASONRY WALLS
OFFICE
OFFICE
OFFICE
ENTRY
ELECT
FIELD VERIFY DIMENSION
NEW STOREFRONT SIDELITE


OFFICE 08
OFFICE 09
OFFICE 10
FILES 07
OPEN OFFICE 05
COPIERS 04
ELECT/IT EQUIP 03
CONF RM 02
ENTRY 01
STORAGE 06
BRK RM 16
VENDING MACHINE
MEN 15
WOMEN 14
WOMEN 13
MEN 12
HALL 11
NEW ENTRY DOOR

Site Overview





Contact Us

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Area Access & Amenities

Distances	
I-270 via Roberts Rd	0.9 miles
CSX Railway	1.4 miles
I-70 via I-270	2.9 miles
Downtown Columbus	10.4 miles
CMH Airport	15.2 miles

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