

FOR LEASE

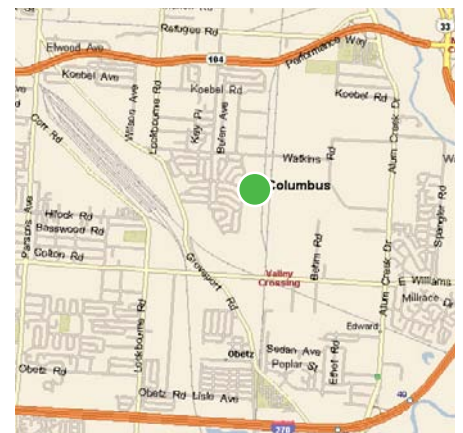
Southfield Building 2

37,000 - 126,000± sq ft
\$1.95/sq ft nnn



1655 Watkins Road, Columbus, Ohio 43207

- Up to 126,000± contiguous sq ft available
- Rail available from Norfolk Southern
- Adjacent to Norfolk Southern's Discovery Park intermodal yard
- Operating expenses: \$0.88/sq ft
- Situated in City of Columbus Enterprise Zone
- Zoned "M" - Manufacturing
- Completely renovated in 2007



For more information, contact:

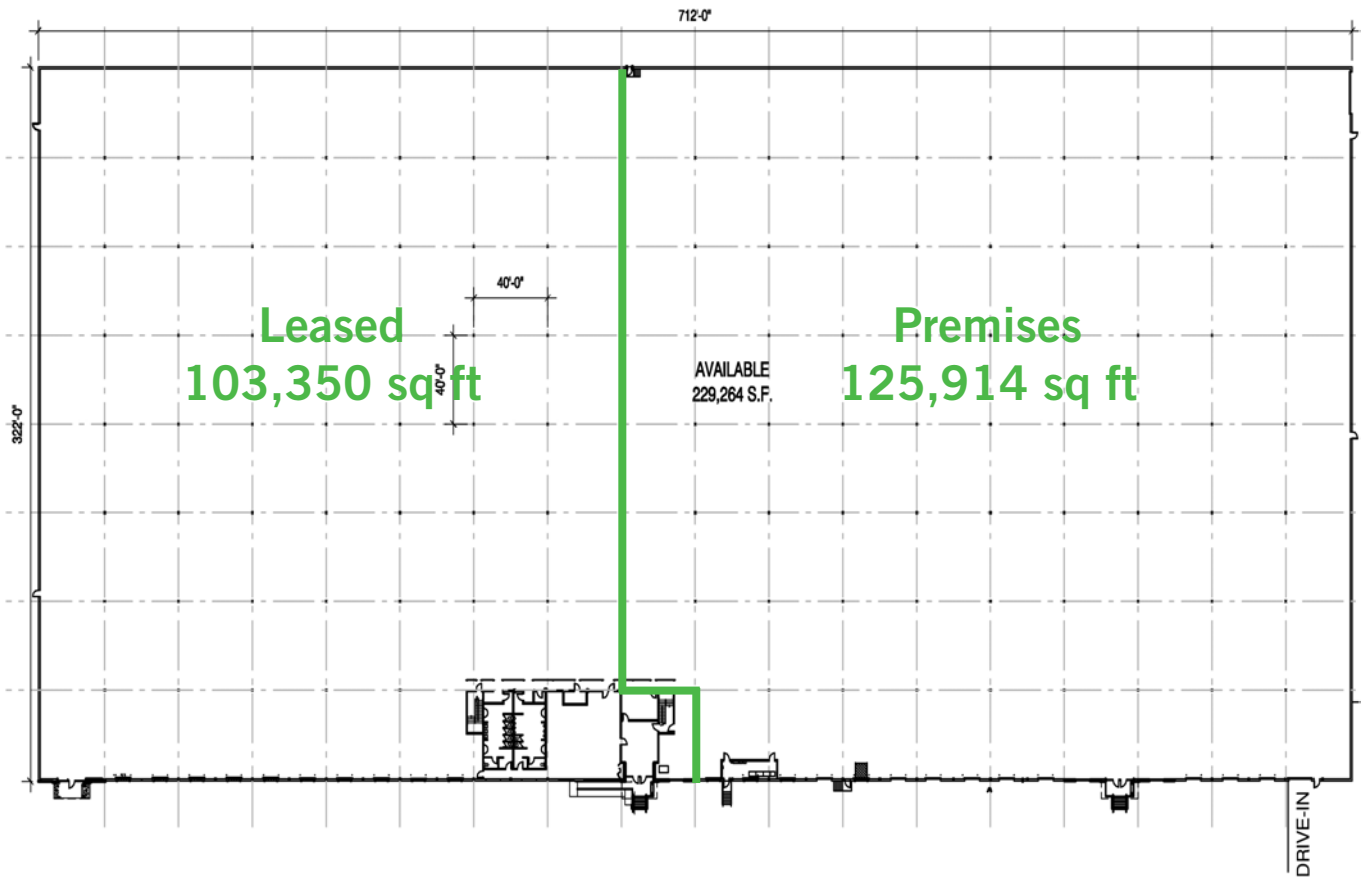
Rick Trott, SIOR
614.827.1715
richard.trott@cassidyurley.com

Kevin McGrath
614.827.1703
kevin.mcgrath@cassidyurley.com

325 John H. McConnell Blvd.
Suite 250
Columbus, Ohio 43215

cassidyurley.com

**Cassidy
Turley** / Commercial
Real Estate Services



Building Features:

- Built-to-suit office
- 23'-24' clear ceiling height
- 11 dock doors (8' x 10') and 1 drive-in door (14' x 14')
- 40' x 40' column spacing
- New 400-watt metal halide lighting
- Warehouse interior and columns painted white
- New upgraded electrical services
- Aggressive lease rates
- Sprinkler system: 0.30 GMP/2,500 sq ft