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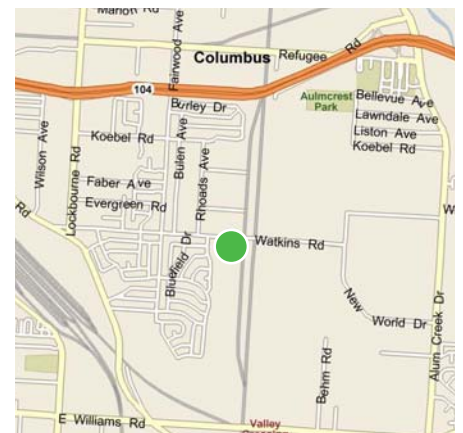
Southfield Building 3

50,000-290,000± sq ft
\$1.95/sq ft nnn



1675 Watkins Road, Columbus, Ohio 43207

- Up to 290,000± contiguous sq ft available
- Divisible to 50,000± sq ft
- Rail available from Norfolk Southern
- Adjacent to Norfolk Southern Discovery Park intermodal yard
- Operating expenses: \$0.88/sq ft
- Situated in City of Columbus Enterprise Zone
- Zoned "M" - Manufacturing
- Completely renovated in 2007
- Office to be built-to-suit



For more information, contact:

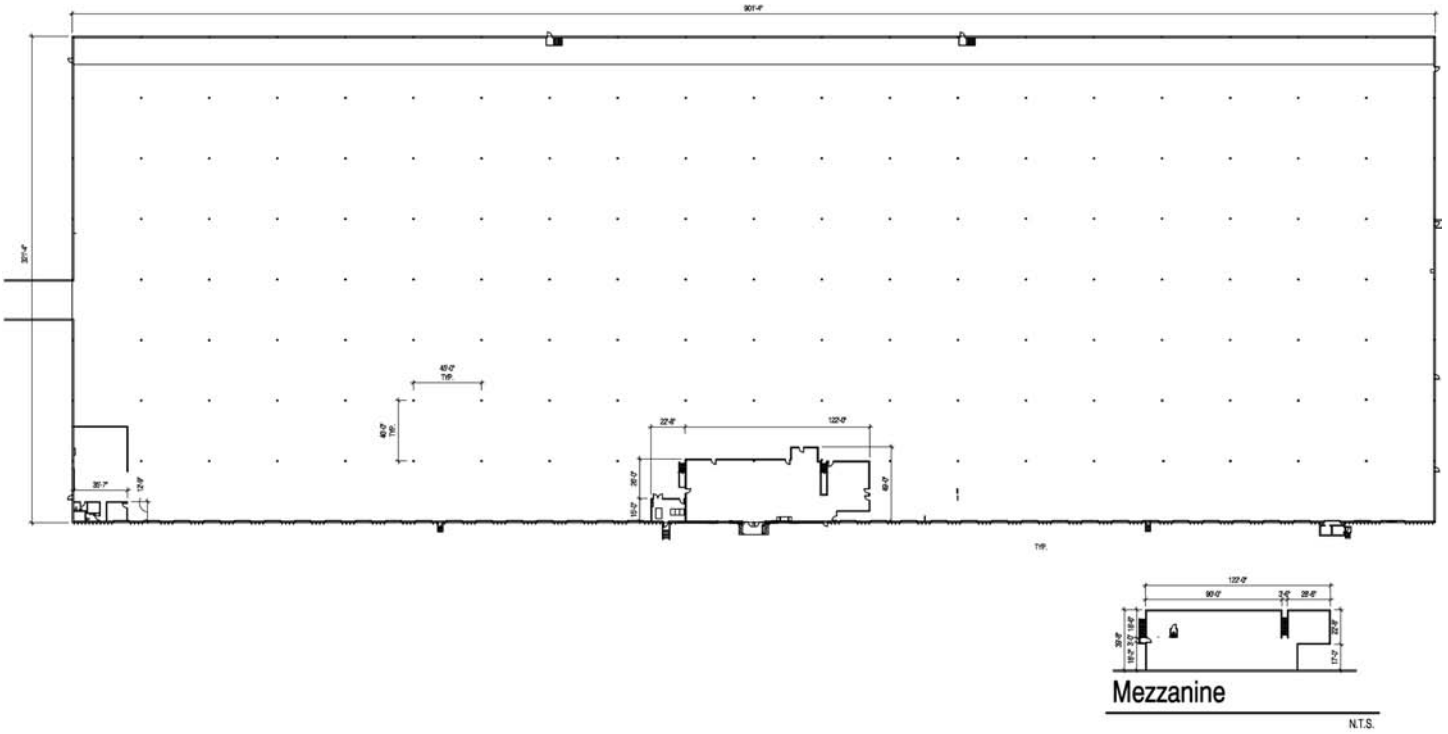
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1675 Watkins Road

Southfield Warehouse Distribution Centre
294,096 gross s.f.

N.T.S.



Building Features:

- 1675 Watkins Road is a total of 290,000± sq ft
- 23' - 24' clear ceiling height
- 34 dock doors (8' x 10') and 2 drive-in doors (12' x 14'); 6 doors with 30,000 lb levelers
- 40' x 45' column spacing
- New metal halide lighting
- Bright white interior
- Three- 800 amp, 480/277 volt, 3-phase electric service panels
- Sprinkler system: 0.19 GPM/2,000 sq ft