

FOR LEASE

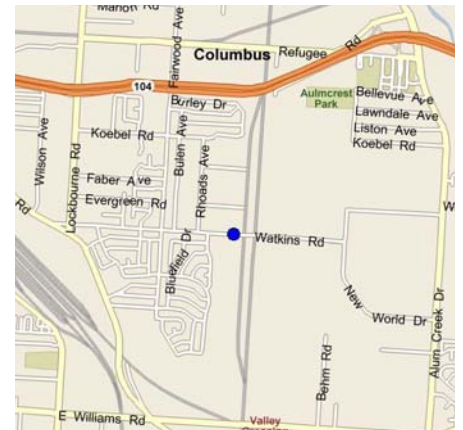
# Southfield Building 3

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:

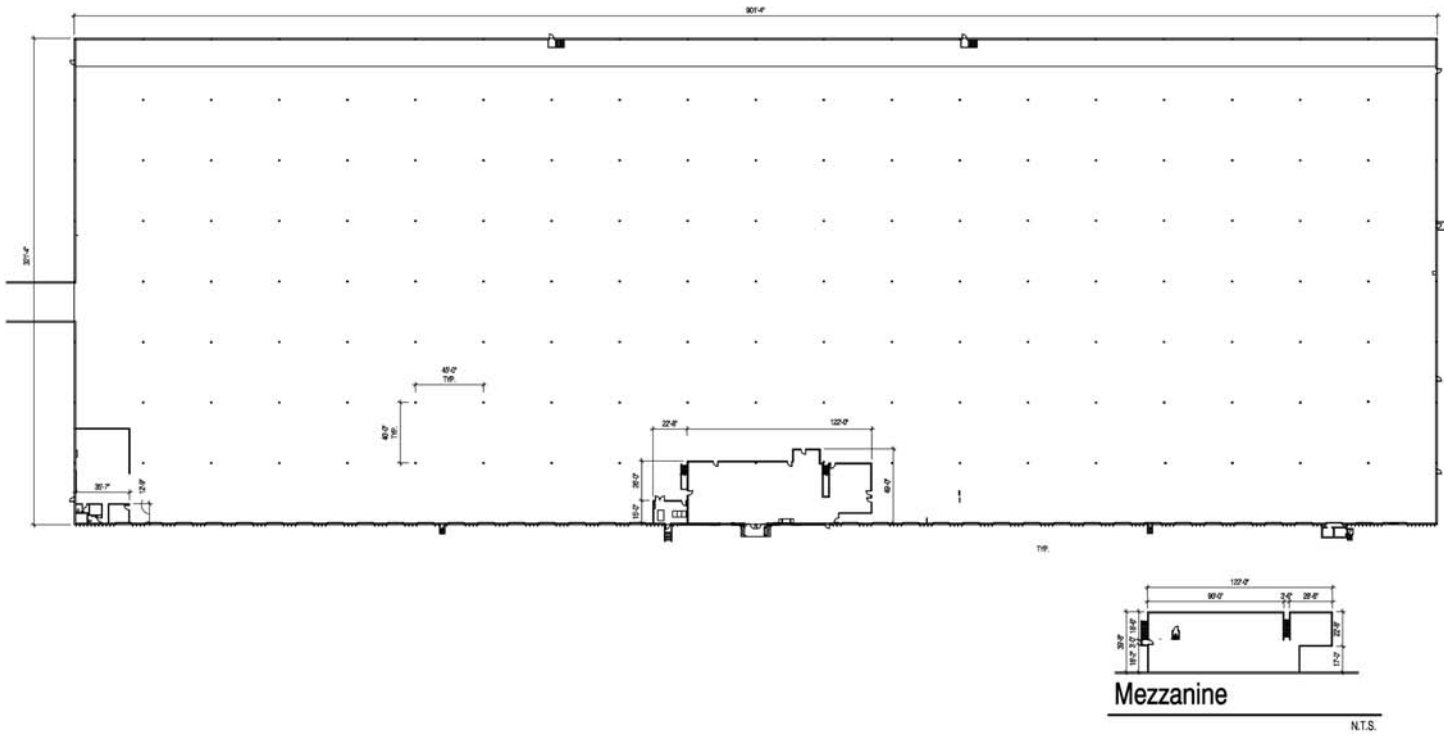
**Rick Trott, SIOR**  
614.827.1715  
richard.trott@cassidyturley.com

**Kevin McGrath**  
614.827.1703  
kevin.mcgrath@cassidyturley.com

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

cassidyturley.com

**Cassidy  
Turley** / Commercial  
Real Estate Services



5980 Wilcox Place  
Suite J  
Dublin, OH 43016  
Ph: 614-792-1000  
Fax: 614-792-1001  
mail@carneyranker.com

### 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 1 drive-in door (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