

FOR LEASE

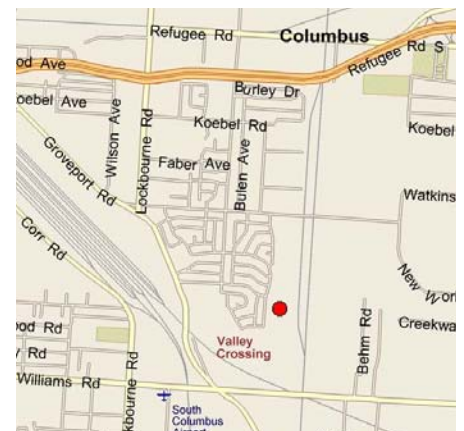
Southfield Building 4

50,000-202,000± sq ft
\$1.95/sq ft nnn



1695 Watkins Road, Columbus, Ohio 43207

- Up to 202,000± contiguous sq ft available
- Divisible to 50,000 sq ft
- Rail served by 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
- Office will be built-to-suit



For more information, contact:

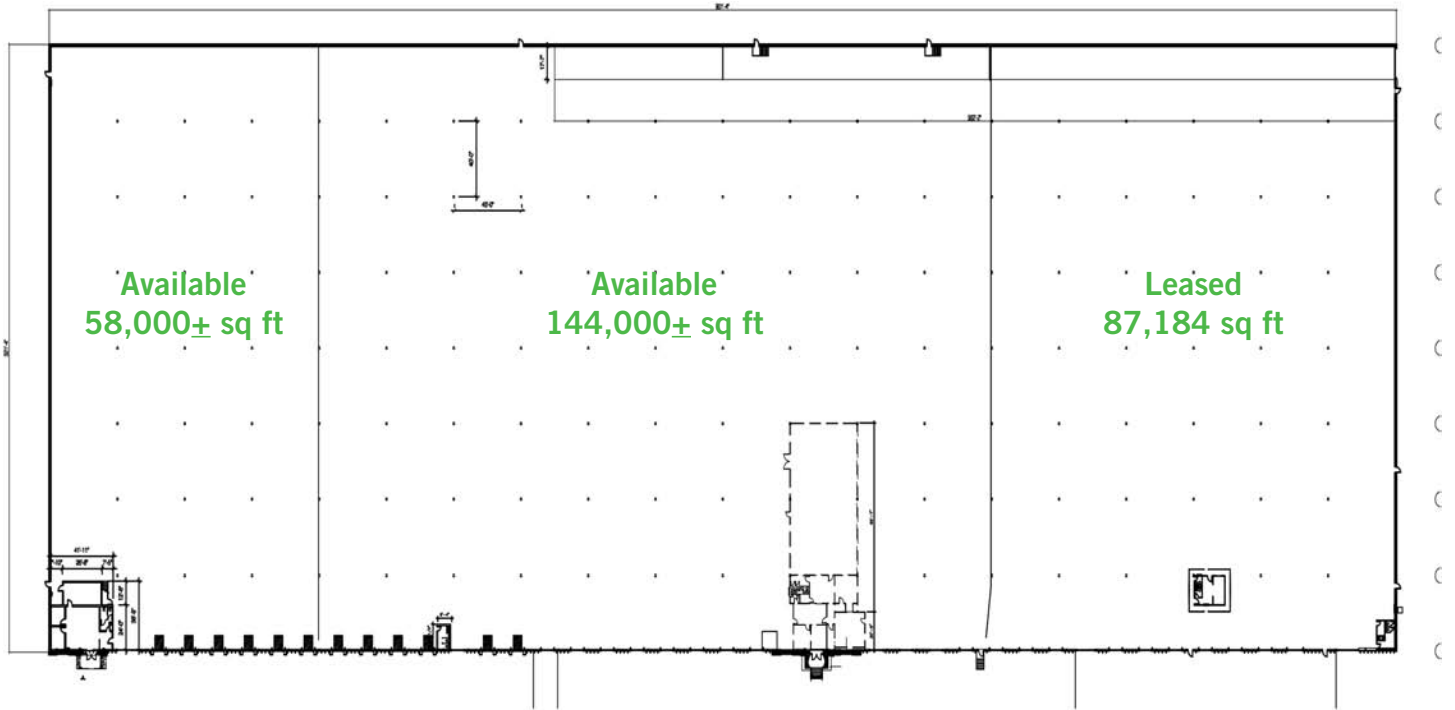
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**Cassidy
Turley** / Commercial
Real Estate Services



Building Features:

- 1695 Watkins Road is a 290,000± sq ft facility with 202,000± sq ft available for lease
- 23' - 24' clear ceiling height
- 22 dock doors (8' x 10') and 2 drive-in doors (14' x 14') available for the vacant space
- 40' x 45' column spacing
- New 400-watt metal halide lighting throughout
- Bright white interior
- New upgraded electric services
- Aggressive lease rates