6465 Busch Blvd. > Industrial/Flex Space

This 94,250 SF office/warehouse building is situated on 10 acres of land in the city of Columbus. There is 51,200 +/- SF of warehouse/food preparation area, and 43,050 +/- SF of office space (including 18,590 +/- SF of mezzanine banquet area). The building offers easy access to the northern arc of Columbus, and is just minutes from I-71, I-270, US-23 & SR-315. The building is outfitted with heavy power, and offers an abundance of paved parking and outdoor storage.

<table>
<thead>
<tr>
<th>Building Size:</th>
<th>94,250 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Available Space:</td>
<td>94,250 SF</td>
</tr>
<tr>
<td>Sale Price:</td>
<td>$3,900,000 ($41.38/SF)</td>
</tr>
<tr>
<td>Lease Rate:</td>
<td>$3.75 SF NNN</td>
</tr>
<tr>
<td>Operating Expenses/CAM:</td>
<td>$1.36/SF (estimated for 2019)</td>
</tr>
<tr>
<td>Lot Size:</td>
<td>10 acres</td>
</tr>
</tbody>
</table>

6465 Busch Blvd. is owned by: WESTON
**Building Amenities**

- 430 auto parking spaces with the ability to add more
- Outdoor storage capabilities
- 16’-20’ clear height
- 35’ x 40’ column spacing
- 2 dock doors
- 3 drive-in doors
- Floor drains
- Several large kitchens & freezer/coolers for catering/food production
- Heavy power
- Zoning: M (Manufacturing)
- Built in 1975

![Site Plan](image)

- Warehouse & Food Preparation
  - 51,200 SF
- Office & Mezzanine
  - 43,050 +/- SF
  - (Mezzanine 18,590 +/- SF)
- 6465 Bush Blvd
- 94,250 SF
- Including 18,590 SF Mezzanine

- 10 +/- Acres

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Note: The image contains a site plan and a building site layout, which are not described in the textual content.
Roberts Road Industrial Park owned by a Hackman Capital affiliate:

Floor Plan

- Warehouse 51,200 SF Available
- Office 43,050 SF (Mezzanine 18,590 SF) Available
- Office & Mezzanine 2nd Story
- Drive-in Dock
- Drive-in Dock
- Drive-in Dock
- Drive-in Dock
- Office & Mezzanine 2nd Story

Legend:
- Yellow: Office & Mezzanine
- Red: Warehouse
Roberts Road Industrial Park owned by a Hackman Capital affiliate:

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