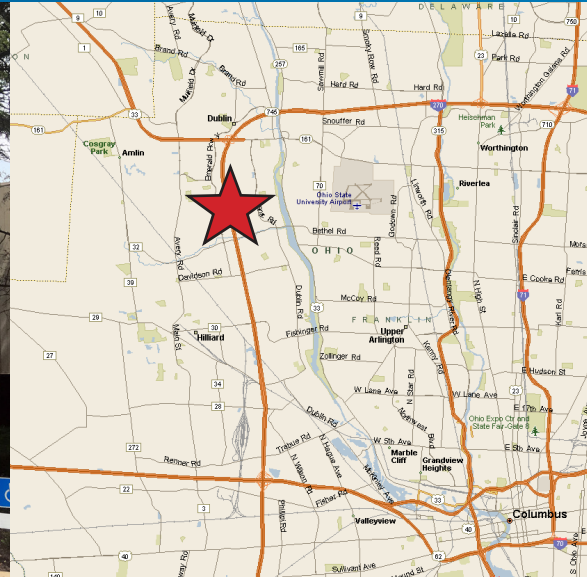


FOR LEASE OR SALE > FLEX SPACE

5160-5168 Blazer Parkway

DUBLIN, OHIO 43017



5160-5168 Blazer Parkway > Flex Space

This 85,962 SF office/warehouse building is situated on 10 acres of land and located in the city of Dublin at the intersection of Blazer Parkway and Frantz Road. There is approximately 26,278 SF of space available, including 13,300 SF of nicely finished office space and 12,978 SF of warehouse/lab space. The building offers easy access to the northern arc of Columbus, and is just minutes from I-270, SR-33 & SR-161. The space comes with 1 drive-in door, heavy power and ample parking.

Building Type:	85,962 +/- SF Tech/Flex Building
SF Available:	8,692 - 26,278 SF
Lease Rate:	\$6.95-\$8.25/SF NNN
Operating Expenses:	\$3.07/SF
Sale Price:	Negotiable

Contact Us

JONATHAN SCHUEN
614.437.4495
jonathan.schuen@colliers.com

ROSS LANFORD
614.437.4567
ross.lanford@colliers.com

SHANE WOLOSHAN, SIOR
614.410.5624
shane.woloshan@colliers.com

JOEL YAKOVAC, SIOR
614.410.5654
joel.yakovac@colliers.com

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

Building Amenities

- > Built in 1983
- > 13,300 SF of office space
- > Air conditioned warehouse space
- > 14'-16' clear ceiling height
- > 1 drive-in door (10' x 10')
- > Ability to add dock door and drive-in doors
- > Power:
 - > 1,600-amp, 480/277 volt, 3 phase service
 - > 400-amp, 120/208 volt, 3 phase service
- > 23' w x 47' d column spacing
- > City of Dublin ORL (Office/Laboratory/Research) Zoning
- > 320 parking spaces (4/1,000)
- > Monument signage



JONATHAN SCHUEN
614.437.4495
COLUMBUS, OH
jonathan.schuen@colliers.com

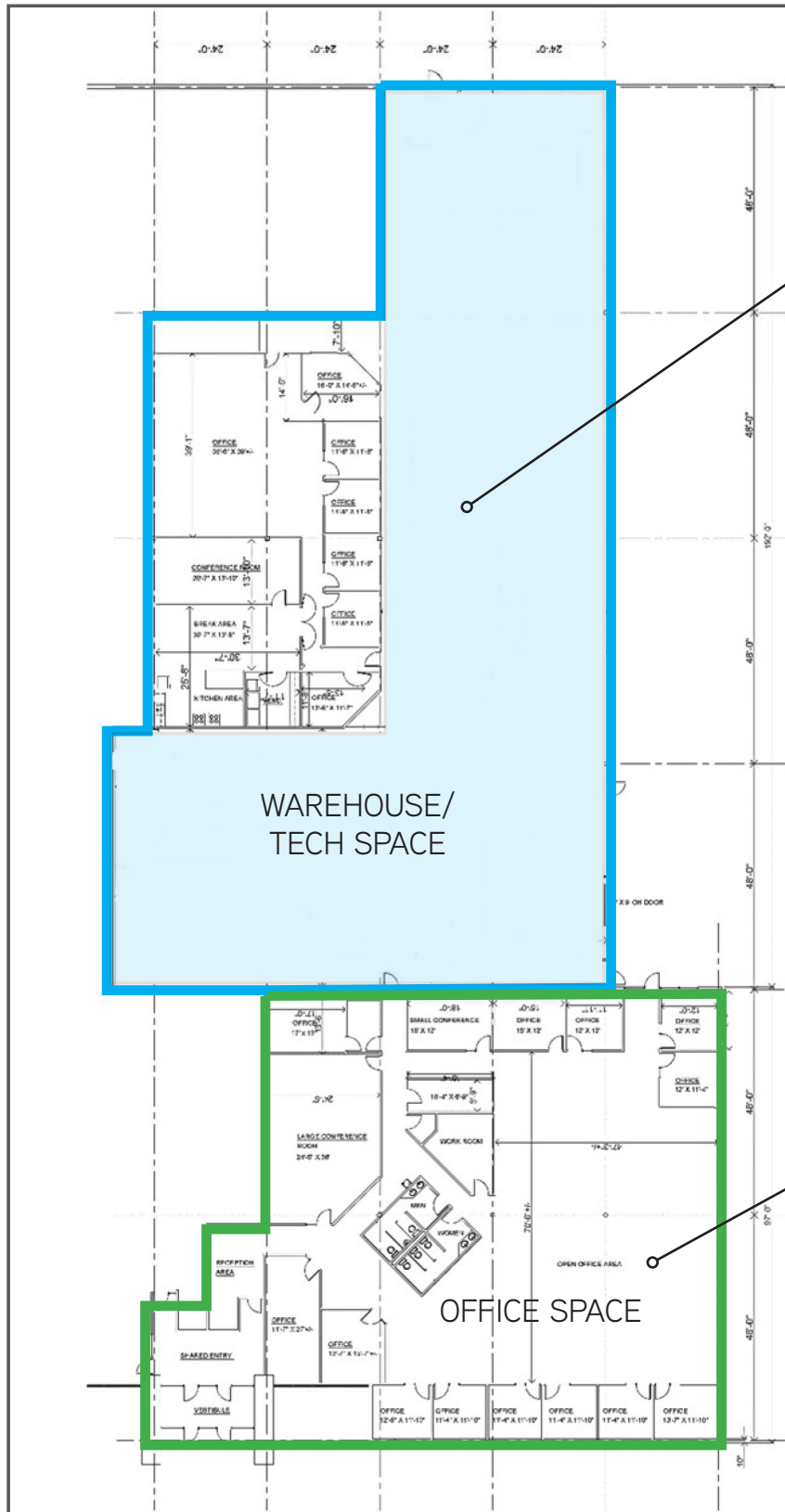
ROSS LANFORD
614.437.4567
COLUMBUS, OH
ross.lanford@colliers.com

SHANE WOLOSHAN, SIOR
614.410.5624
COLUMBUS, OH
shane.woloshan@colliers.com

JOEL YAKOVAC, SIOR
614.410.5654
COLUMBUS, OH
joel.yakovac@colliers.com



Option 1 & 2

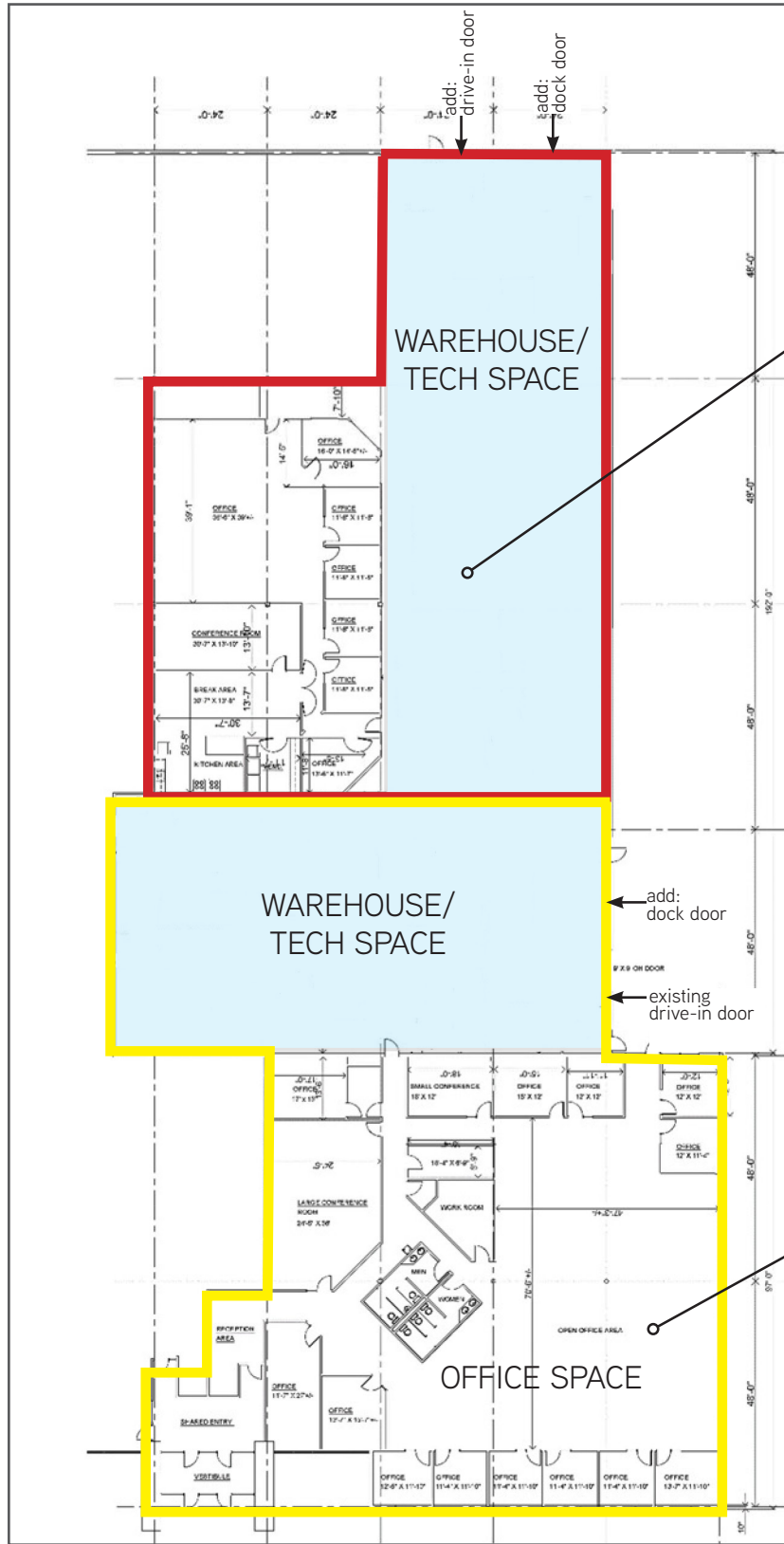


OPTION 1	
Office:	4,608 ± SF
Warehouse/Tech Space:	12,978 ± SF
Total:	17,586 ± SF
Loading:	1 drive-in door

OPTION 2	
Office	8,692 ± SF
Warehouse:	0 SF
Total SF	8,692 ± SF

Suite 1 & 2 can be combined up to 26,278 ± SF

Option 3 & 4



OPTION 3	
Office:	4,608 ± SF
Warehouse:	6,912 ± SF
TOTAL:	11,520 ± SF

OPTION 4	
Office:	8,692 ± SF
Warehouse:	4,608 ± SF
TOTAL:	13,300 ± SF

Suite 1 & 2 can be combined up to 26,278 ± SF



JONATHAN SCHUEN
614.437.4495
COLUMBUS, OH
jonathan.schuen@colliers.com

ROSS LANFORD
614.437.4567
COLUMBUS, OH
ross.lanford@colliers.com

SHANE WOLOSHAN, SIOR
614.410.5624
COLUMBUS, OH
shane.woloshan@colliers.com

JOEL YAKOVAC, SIOR
614.410.5654
COLUMBUS, OH
joel.yakovac@colliers.com

