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INDUSTRIAL SPACE | AVAILABLE FOR LEASE

±478,227 SF

DISTRIBUTION WAREHOUSE

5415 Centerpoint Parkway Obetz, OH



OFFICE

Main office - 2,566 SF
Total office - 3,940 SF

LOADING FACILITIES

64 dock doors fully equipped with
35,000 lb. mechanical levelers,
shelters, and trailer restraints. Cross
dock load.

DRIVE-IN DOOR

(4) 12' x 14' drive-in doors

BUILT

2013

CLEAR HEIGHT

32'

COLUMN SPACING

54'W x 50'D

TRUCK COURT

130' fenced | 60' concrete apron

INCENTIVES

15-Year 100% Tax Abatement

TRAILER PARKING

62 dedicated stalls, 59 at building

AUTO PARKING

134 spaces

CONSTRUCTION

Tilt-up wall

SLAB

7" concrete floors

HVAC

Gas fired split systems

LIGHTING

LED exterior

POWER

(2) 800 amp, 277/480-V, 3-phase

ROOF

TPO | 45 mil | R-20.5

FIRE SUPPRESSION

ESFR



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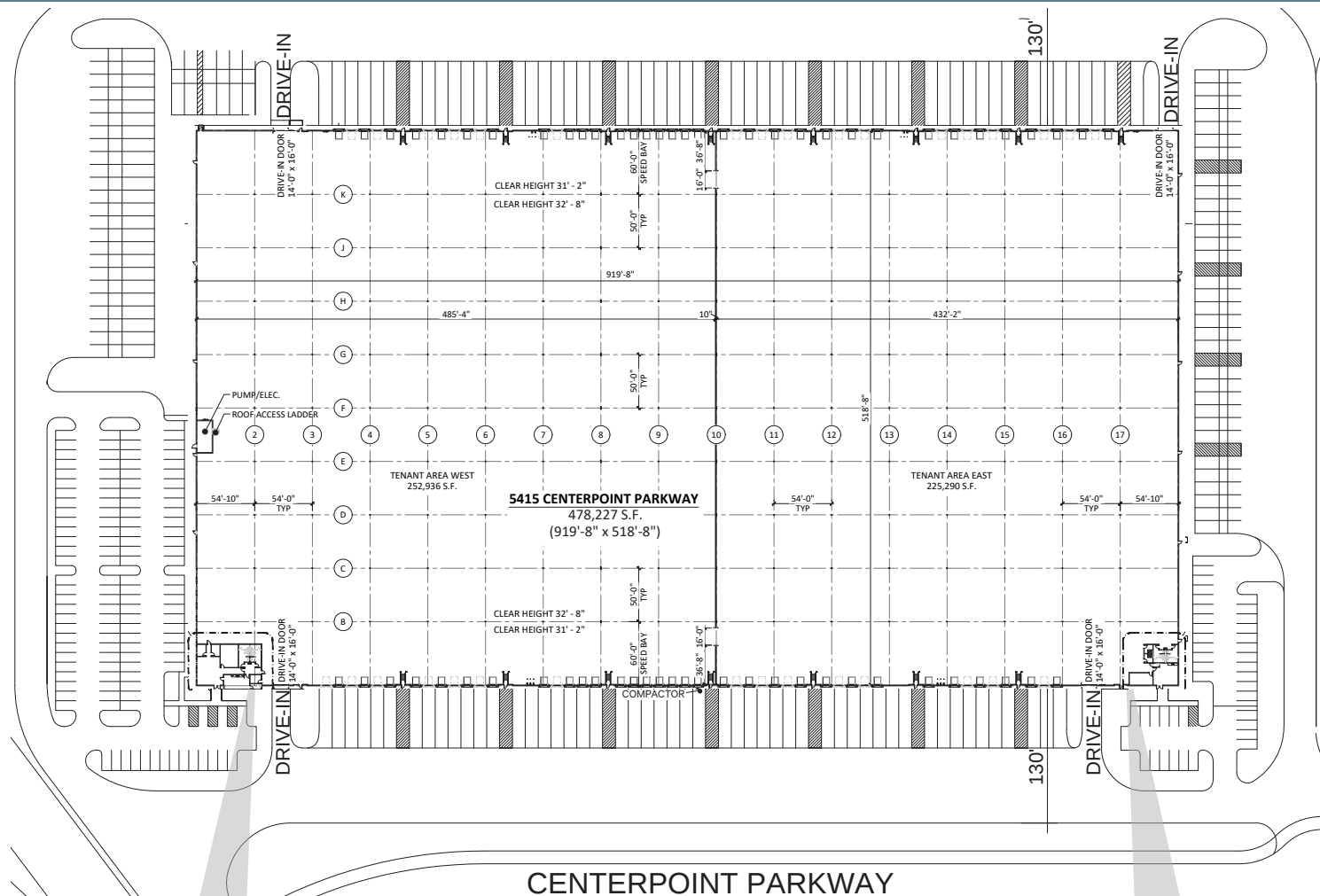
SHANE ELLIS

Associate

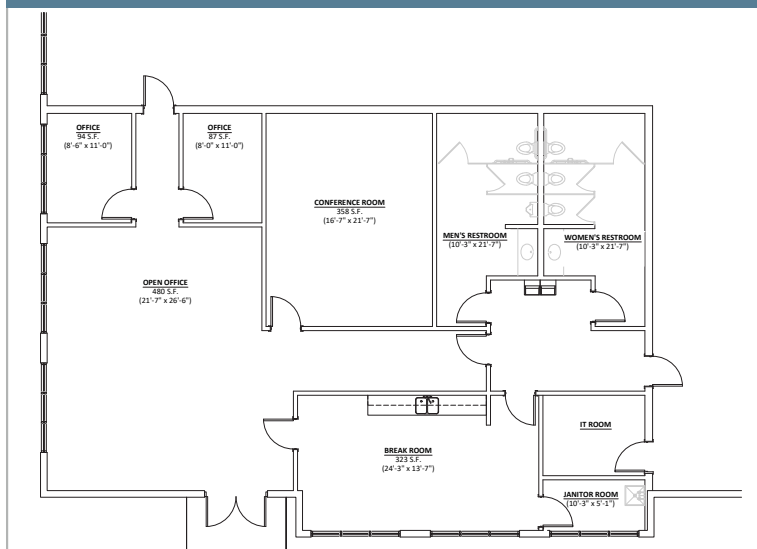
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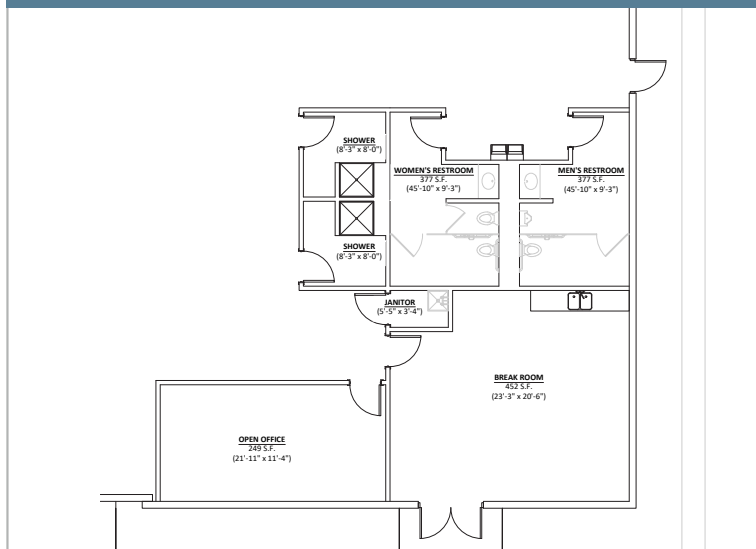
SITE PLAN



MAIN OFFICE IN THE SW CORNER (2,566 SF)



RECEIVING OFFICE (1,374 SF)



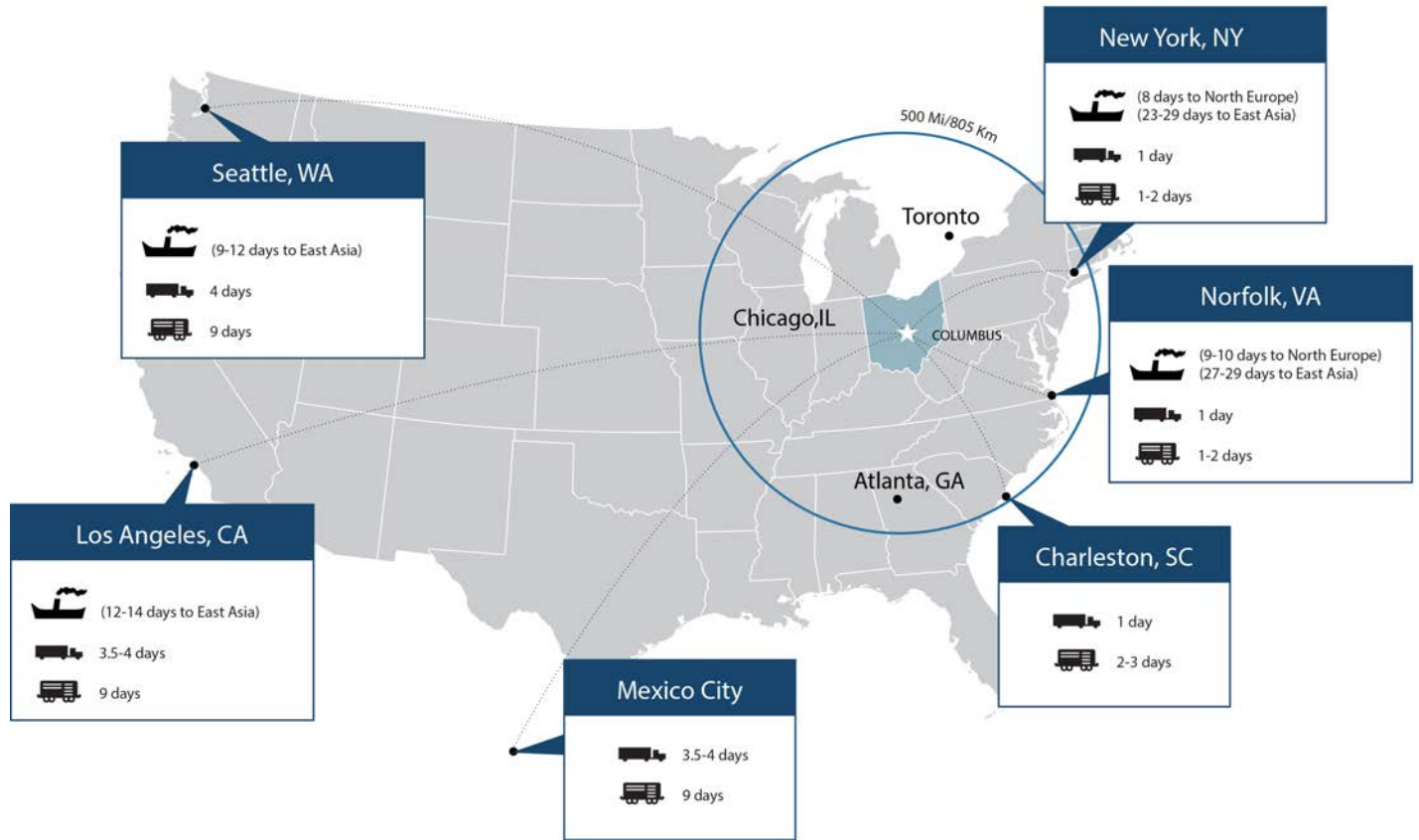
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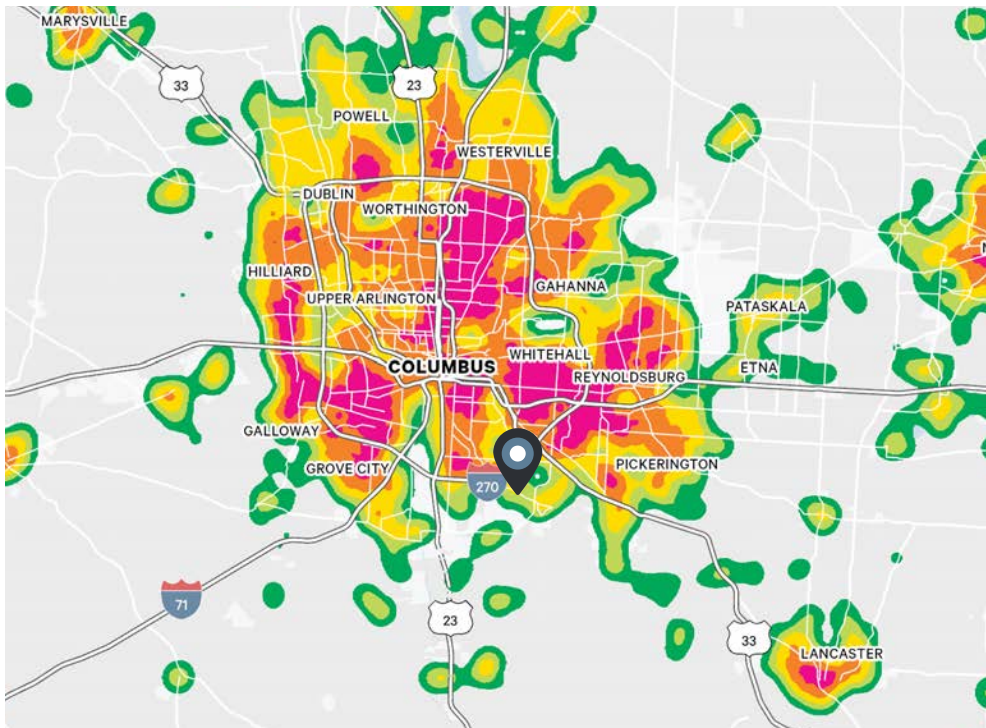
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NORTH AMERICAN MARKET ACCESS MAP



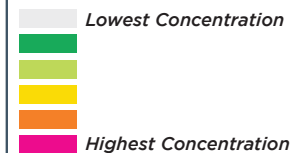
COLUMBUS INDUSTRIAL LABOR CONCENTRATION MAP



EMPLOYMENT STATISTICS

Columbus Unemployment Rate	4.00%
Columbus Employment growth rate since 2011	16.48%
Labor Participation Rate	51.97%
Average Production Wages	\$21.67/HR
Average Warehouse Wages	\$18.08/HR

ESTIMATED APPLICANT POOL:
Production/Transportation & Moving
1 sq. mi. grid study (2024)

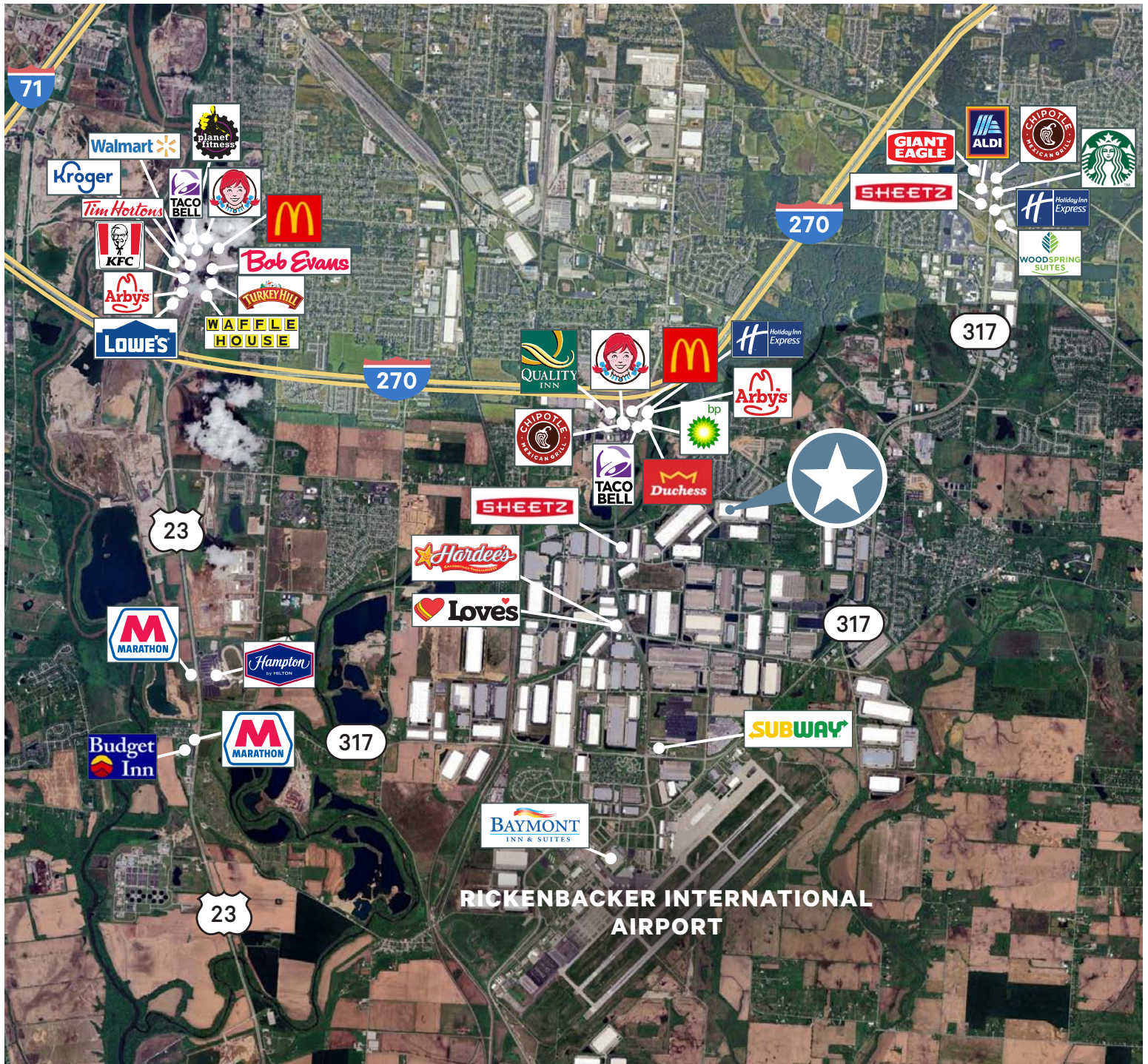


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