



# NOW COMPLETE BUILDING A

6730 PRUSHING FARMS RD  
COLUMBUS, OH 43219



CLICK HERE TO VIEW  
DRONE FOOTAGE  
(11/13/2024)

**JEFF LYONS**

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# ±288,172 SF FOR LEASE

→ 10-YEAR 75% TAX ABATEMENT

**CBRE**



# SITE PLAN

6730 PRUSHING FARMS RD



**320'-0"** OVERALL BUILDING WIDTH

**896'-0"** OVERALL BUILDING LENGTH

**BUILDING A**  
**±288,172 SF**

**52'-0"** TYPICAL BAY DIMENSION

**60'-0"** TYPICAL SPEED BAY DIMENSION

**56'-0"** TYPICAL BAY DIMENSION



# MASTER PLANNED PARK

±85,000 - 861,840 SF  
AVAILABLE NOW



6725 SCHIESER FARMS RD W  
BLDG D  
PROPOSED  
±473,760 SF

6780 SCHIESER FARMS RD W  
BLDG C  
PROPOSED  
±861,840 SF

6730 PRUSHING FARMS RD  
BLDG A  
NOW COMPLETE  
±85,000 - 288,172 SF

6920 SCHIESER FARMS RD E Rail Ct N  
(LEASED)

# BUILDING SPECS

6730 PRUSHING FARMS RD  
COLUMBUS, OH 43219



## BUILDING / AVAILABLE SIZE

±288,172 Sq. Ft (Divisible  
by 85,000 Sq. Ft)



## BUILDING DIMENSIONS

320' W x 896' D



## CLEAR HEIGHT

First column at  
perimeter is 32'



## OFFICE SIZE

BTS



## COMPLETION DATE

January 2024



## LOCAL INCENTIVES

10-year 75% tax  
abatement

COLUMN SPACING	DOCKS	DOCK APRON	DOCK EQUIPMENT	DRIVE-INS	FIRE SYSTEM
56'W X 60'D speed 56'W x 52'D typical	29 initial dock positions (15 additional possible)	60' deep concrete dock apron with 70' of heavy- duty asphalt truck maneuvering surface	All of the initial dock positions shall be equipped with pit mounted 35,000 lb mechanical levelers, shelters, and trailer illumination lights	2 drive-ins (motor operated 14' x 16' doors)	ESFR
POWER	LIGHTING	FLOOR	HVAC	UTILITY PROVIDERS	WALL CONSTRUCTION
2 each 800-amp 480v 3ph services. ±138kV facilities in proximity to site. South Central Power 69kV facilities on-site (potential temporary supplemental power)	LED high bay fixtures to 20 fc average at 30" AFF	7" concrete slab with overall FF 50/Fl 35 flatness	Ventilation at one air change per hour; heating to 55°F at 0°F outside	Electric: South Central Power Gas: Columbia Water: City of Columbus	Full height precast concrete walls; R-13.6 walls (concrete panels)
ROOF	DRAINAGE	VEHICLE PARKING	TRAILER PARKING	TRAILER PARKING SPECS	
R-20 Roof (mechanically fastened 45 mil TPO)	Positive surface storm water routing away from building pad; catch basin inlets and conveyance piping to southern detention basin; downspouts shall be piped below grade	177 automobile parking spaces	15 initial spaces available at building wall between docks plus 49 trailer spaces at the outer edge of the truck court	55' deep asphalt surfaced trailer parking spaces with 14' deep concrete dolly pads	









# IDEALLY SITUATED

±5  
MINUTES



TO RICKENBACKER INT'L AIRPORT

±7  
MINUTES



NORFOLK SOUTHERN INTERMODAL YARD

±7  
MINUTES



TO I-270

±3  
MINUTES



TO US-23



48%



OF THE U.S. POPULATION

# ← WITHIN A 1-DAY TRUCK DRIVE OF: →



44%

OF U.S. MANUFACTURING FACILITIES

33%

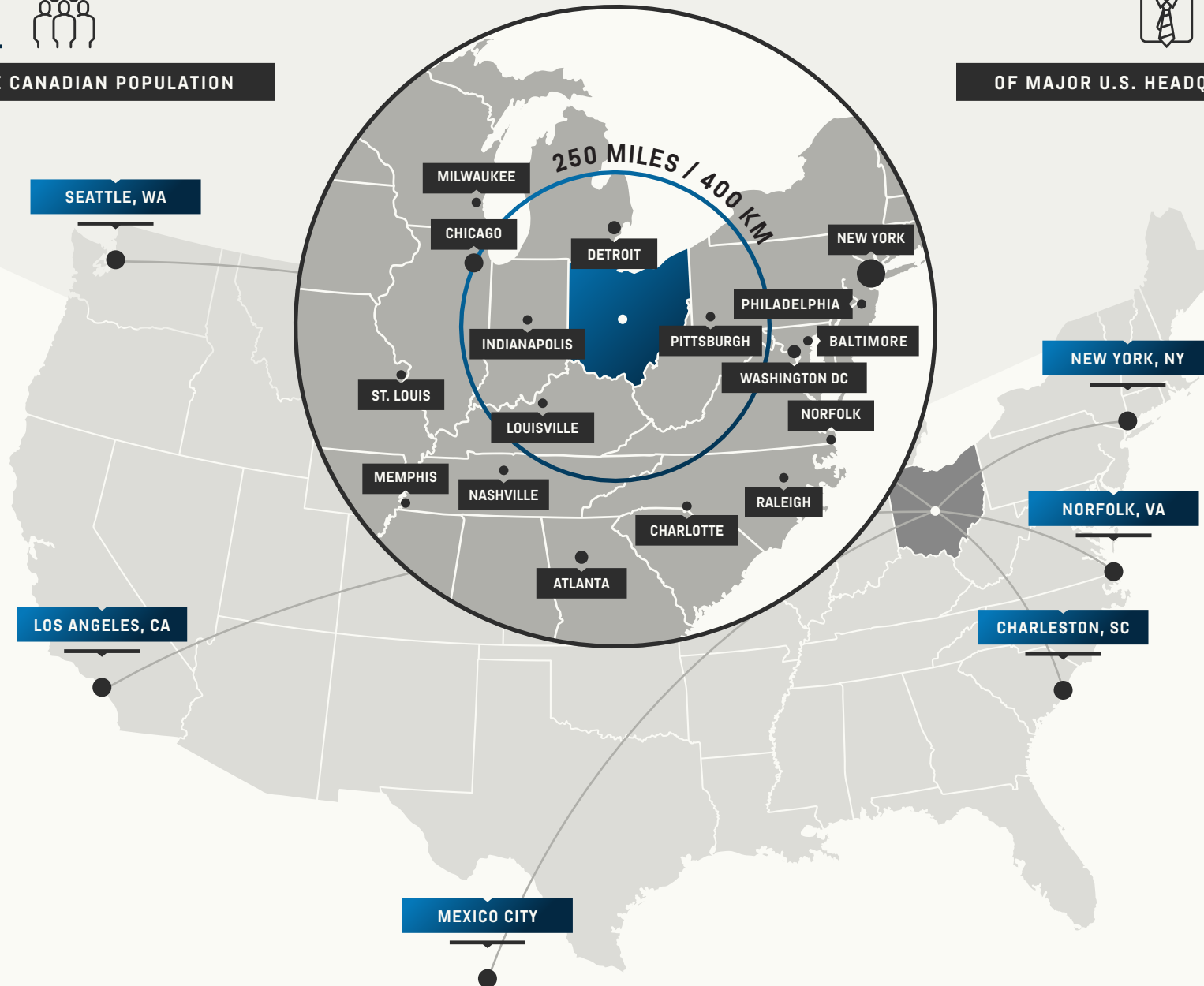


OF THE CANADIAN POPULATION



48%

OF MAJOR U.S. HEADQUARTERS





# AMENITIES

IN RICKENBACKER



Walmart

Kroger

Tim Hortons

KFC

Arby's

LOWE'S

planet fitness

TACO BELL

Bob Evans

McDonald's

Bob Evans

TURKEY HILL

WAFFLE HOUSE

270

QUALITY INN

Bob Evans

McDonald's

Holiday Inn Express

Arby's

bp

CHIPOTLE MEXICAN GRILL

TACO BELL

Duchess

SHEETZ

Hardee's

Loves

23

MARATHON

Hampton by HILTON

317

Budget Inn

MARATHON

317

SUBWAY

LOGISTICS PARK

BAYMONT INN & SUITES

RICKENBACKER INTERNATIONAL AIRPORT

23

270

317

SHEETZ

GIANT EAGLE

ALDI

CHIPOTLE MEXICAN GRILL

Starbucks

Holiday Inn Express

WOODSPRING SUITES



**RICKENBACKER  
SUBMARKET**

**NATIONAL METRO  
AVERAGE**

**TOTAL  
POPULATION**

2,090,104

742,394

**LABOR  
FORCE**

1,111,988

378,364

**PROJ. POPULATION  
GROWTH**

8.7%

4.2%

**4.30%**

UNEMPLOYMENT RATE

**\$21.67/HR**

AVG PRODUCTION WAGES

**\$18.08/HR**

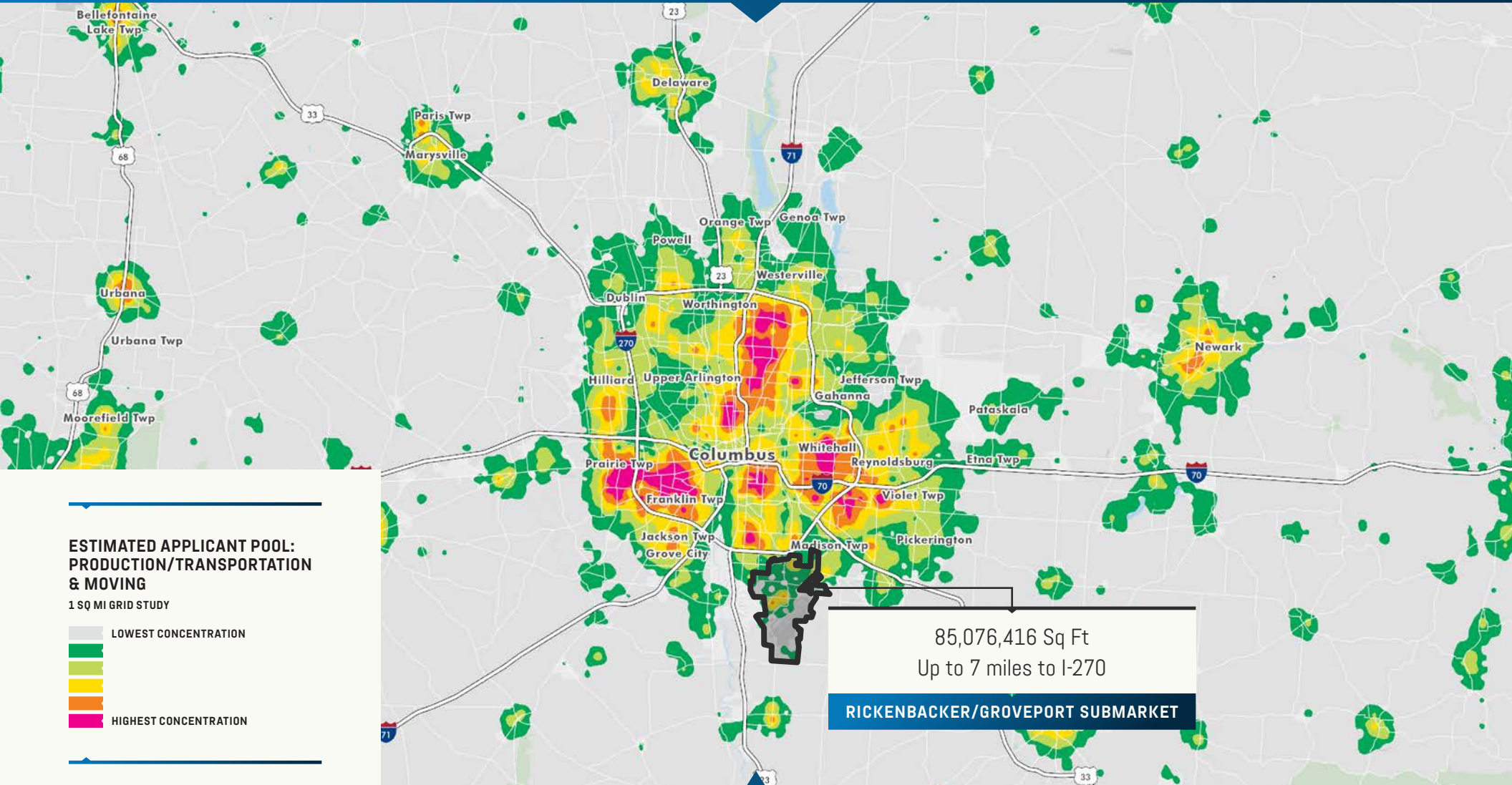
AVG WAREHOUSE WAGES

**±16.48%**

EMPLOYMENT GROWTH SINCE 2011

**51.97%**

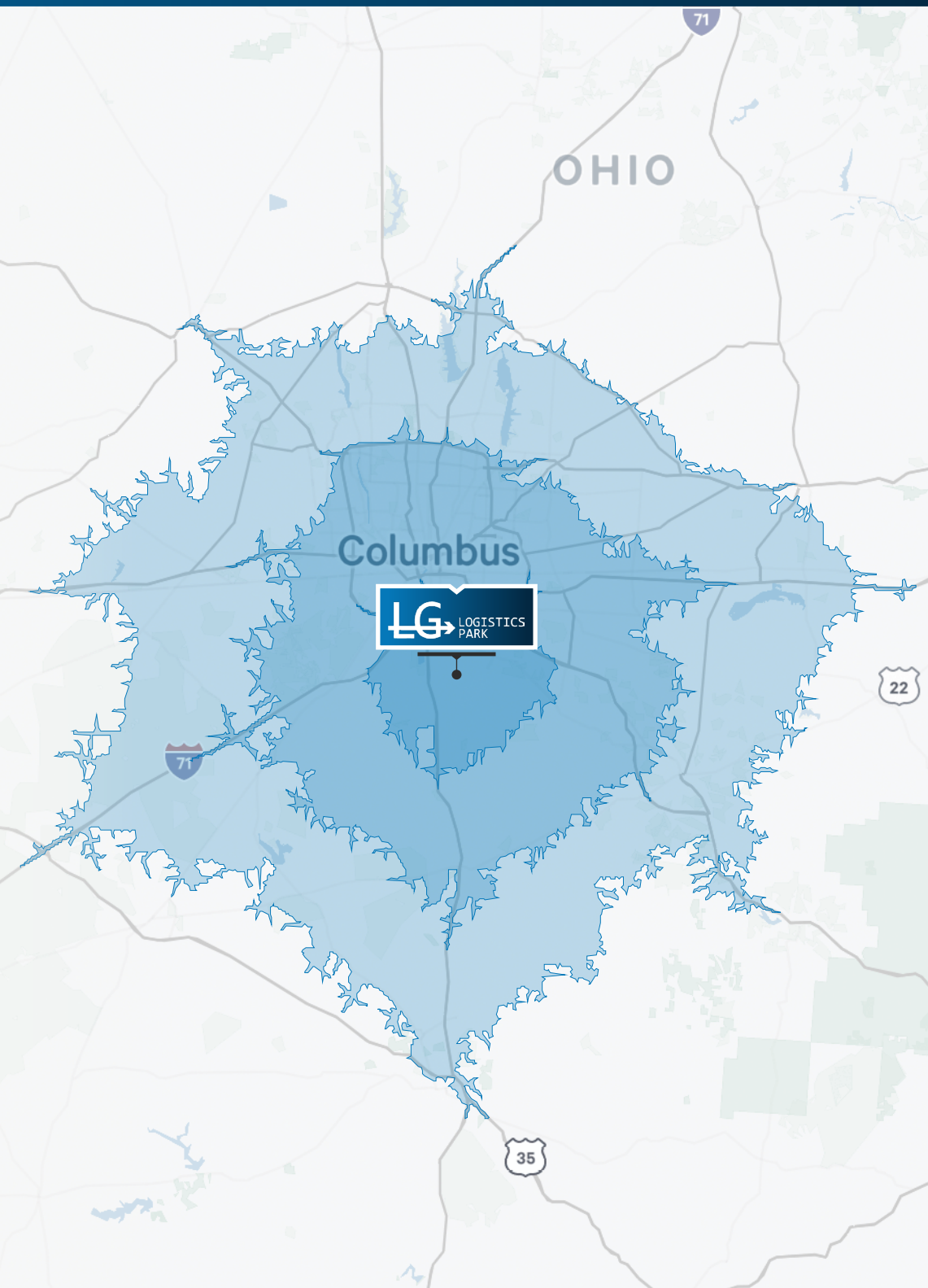
LABOR PARTICIPATION RATE





# DEMOGRAPHICS IN 2024

	WITHIN 15 MINS	WITHIN 30 MINS	WITHIN 45 MINS
<b>2024 POPULATION (CURRENT YEAR ESTIMATE)</b>	764,531	1,812,286	2,244,992
<b>ANNUAL POPULATION GROWTH RATE</b>	0.62%	0.70%	0.75%
<b>CIVILIAN POPULATION 16+ IN LABOR FORCE</b>	406,592	981,091	1,190,908
<b>TRANSPORTATION &amp; MATERIAL MOVING EMPLOYEES</b>	40,739	77,779	95,138
<b>PRODUCTION EMPLOYEES</b>	19,740	41,282	56,542
<b>CONSTRUCTION &amp; EXTRACTION EMPLOYEES</b>	13,548	29,833	29,833







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