

FOR LEASE OR SALE

4.5 Acres of Industrial Outdoor Storage

255 Phillipi Rd, Columbus, OH 43228



STRATEGIC LOCATION

within high-demand industrial corridor

0.75 MILES

to I-270 & 2 Miles to I-70

EXCELLENT

truck ingress & egress

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Property Specifications



4.5
Acres

INDUSTRIAL
Outdoor Storage

ZONED
Industrial

UTILITIES
All Utilities on site

LOT
is fenced, lit and secure

LOCATION
Located in Columbus,
Westside Industrial
Submarket with quick
access to I-70 and I-270

Corporate Neighbors Map



Eddie Bauer

KAMPS
INNOVATIVE PALLET SERVICES

Heidelberg
DISTRIBUTING COMPANY

Lineage

amazon

270

FISHER ROAD

FBM
Foundation Building Materials

D&A Truck &
Trailer Repair

AIM
Transportation Solutions

**Advance
Auto Parts**

255 PHILLIPI RD

**AMERICAN
EXPRESS**

40

SALLY.

Ohio Department of Health

BIDFTA
online auctions

40

Columbus is located within a 10-hour drive of 46 percent of the country's population..

Top employment sectors in Columbus are:

MANUFACTURING



- 8% or 144,000 employees
- Top manufacturing employers include Whirlpool Corp. and Safelite

TRANSPORTATION



- 6% or 108,000 employees
- Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

WHOLESALE TRADE



- 4% or 72,000 employees
- DHL & XPO have a strong presence in the market given geographic location and available labor.

Additionally, the Intel chip plant in New Albany, OH is under construction with an anticipated completion date of late 2026. This will lead to an increase in labor demand and additional warehouse space for affiliated suppliers.



