



## Class-A Air Cargo Facility at Rickenbacker International Airport For Sale/Lease

### 2893 George Page Jr Rd, Columbus, Ohio 43217

A rare opportunity to acquire an industrial facility with 108,806 ± SF available with direct access to the Rickenbacker International Airport tarmac. This unique feature enables seamless air-to-ground operations, ideal for aviation, logistics, and time-sensitive users. Located in one of Central Ohio's premier logistics hubs, this property offers strong connectivity and access to major transportation corridors.

#### Primary Contact

**Michael Linder, SIOR**  
DIR +1 614 410 5628  
Columbus, OH  
[michael.linder@colliers.com](mailto:michael.linder@colliers.com)

2893 George Page Jr Rd, Columbus, OH

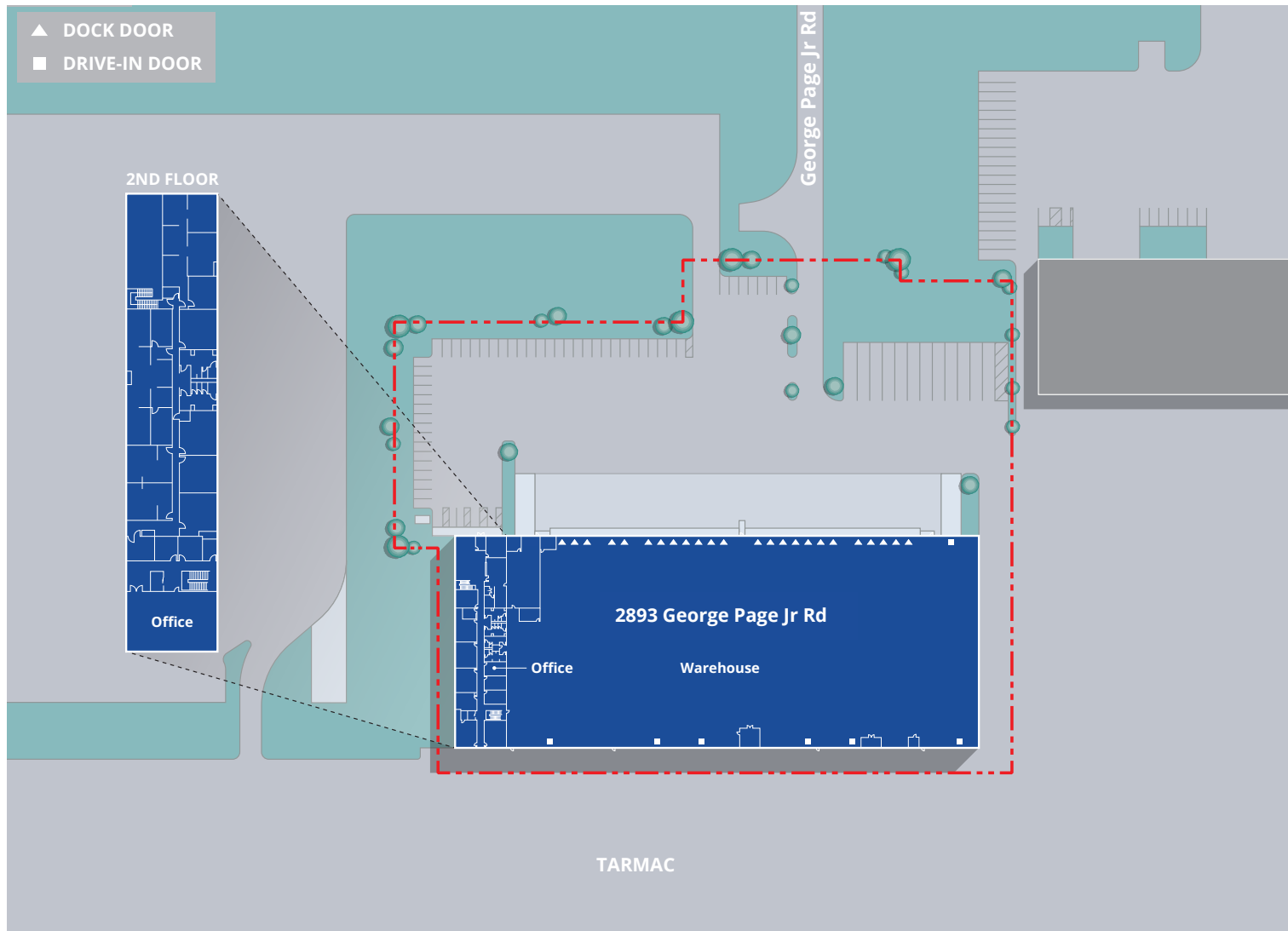
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# Building Specifications

<b>Available Space</b>	108,806 ± SF (10,000 ± SF bay size)
<b>Site Size</b>	5.602 ± AC
<b>Office Area</b>	18,988 ± SF on two floors with elevator
<b>Year Built</b>	2016
<b>Building Dimensions</b>	200' x 500'
<b>Column Spacing</b>	50' x 50'
<b>Floor Thickness</b>	6" concrete slab on grade
<b>Clear Height</b>	24' minimum
<b>Dock Doors</b>	22 - 9' x 10' 2 - 10' x 12' 3 - future doors Each 9' x 10' dock has a shelter, seal, 30k # mechanical pit leveler, trailer restraint, and communication equipment
<b>Drive-in Doors</b>	1 - 12' x 14' 6 - 18' wide x 14' tall tarmac door 8' continuous canopy over the tarmac drive-in doors

<b>Auto Parking</b>	85 - striped spots
<b>Panels</b>	8" insulated precast concrete panels
<b>Lighting</b>	T5HO with motion sensors
<b>Roofing</b>	Metal roof with R-21
<b>Sprinkler</b>	ESFR utilizing K25.2 sprinkler heads
<b>HVAC:</b>	8 - gas-fired unit heaters 4 - roof-mounted exhaust fans with louvers 1 - small warehouse cooler
<b>Power</b>	800-amp, 480-volt, 3-phase 4 wire service
<b>Ground Lease</b>	Through May 26, 2046 with four, five-year renewal options
<b>Lease Rate</b>	Market Rents
<b>Operating Expenses</b>	TBD
<b>Sale Price</b>	TBD

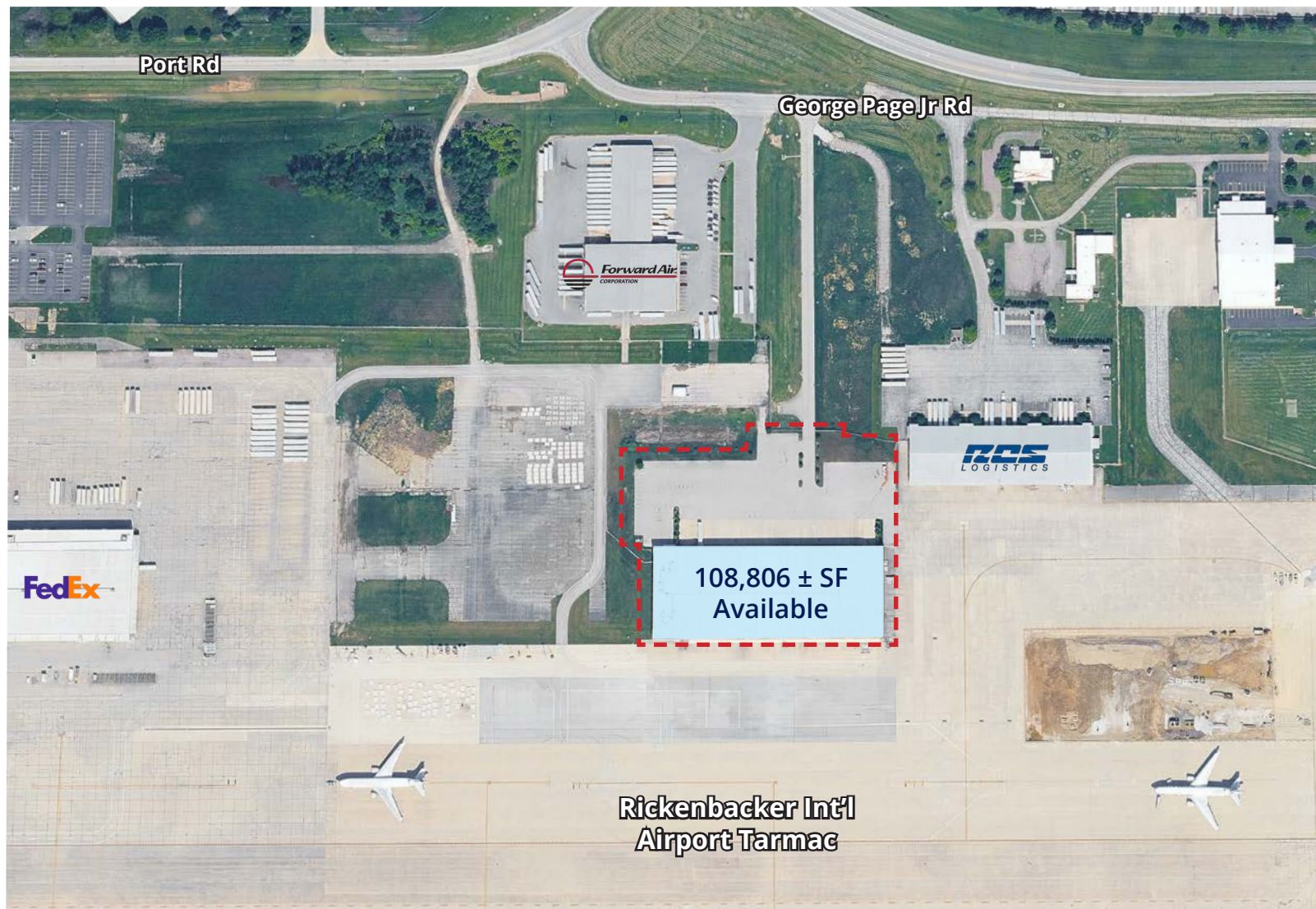
# Site Plan



2893 George Page Jr Rd, Columbus, OH



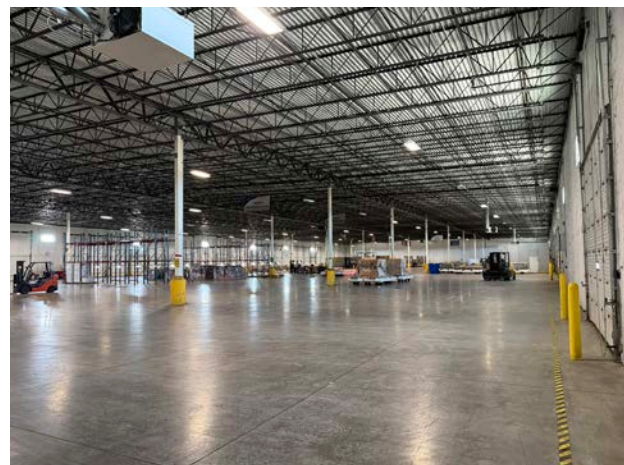
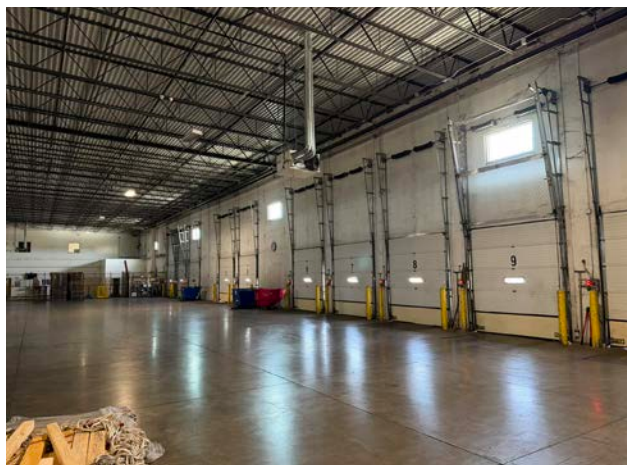
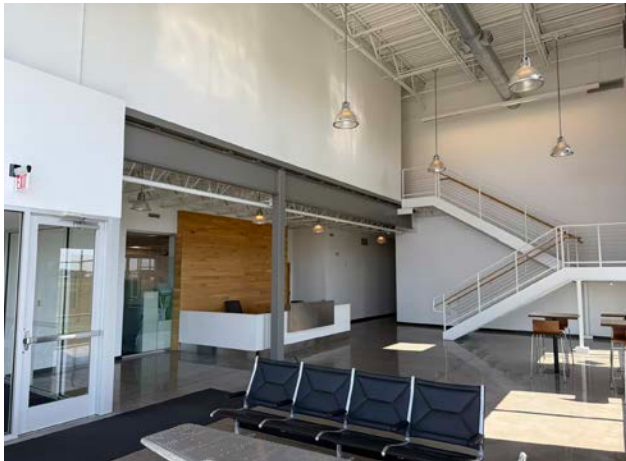
# Location Overview



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# Property Photos



# Drive Times



**Rickenbacker  
Int'l Airport**

## Airport

< 1 minute  
.1 miles



**Norfolk  
Southern  
Intermodal**

## Intermodal

9 minutes  
4.5 miles



**Access to  
I-270 via US-23**

## Highway

10 minutes  
6 miles



**Access to  
I-71 via I-270**

## Highway

12 minutes  
10 miles



**Downtown  
Columbus**

## Columbus

22 minutes  
16 miles



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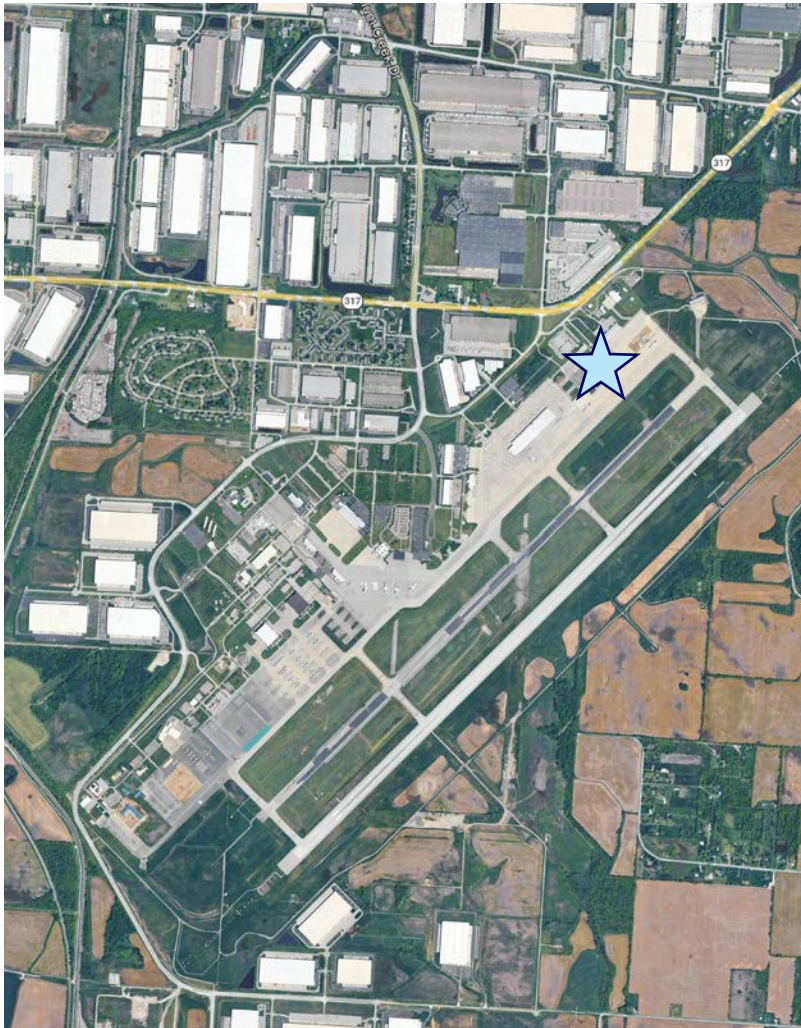
# Corporate Neighbors



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# Rickenbacker Int'l Airport



## ONE OF THE NATION'S ONLY CARGO-FOCUSED AIRPORTS

Rickenbacker International Airport (LCK) supports the world's largest aircraft yet it offers a wide range of scalable services for all aircraft types, including corporate, general aviation, commercial, air freight, and military. Companies using LCK discover a variety of advantages at this diverse logistics hub, including expert ground handling provided by exclusive fixed-base operator Rickenbacker Aviation.

- One of the top cargo-dedicated airports in the U.S.
- Minimal commercial passenger congestion, optimized for cargo efficiency
- 24/7 operations with uncongested airspace
- Two 12,000+ ft runways capable of handling widebody aircraft (747/777)
- Integrated rail, truck, and air logistics connectivity
- Home to the Rickenbacker Inland Port, supporting multimodal distribution
- Foreign Trade Zone (FTZ #138)

Rickenbacker serves as a major hub for global cargo operators, including:

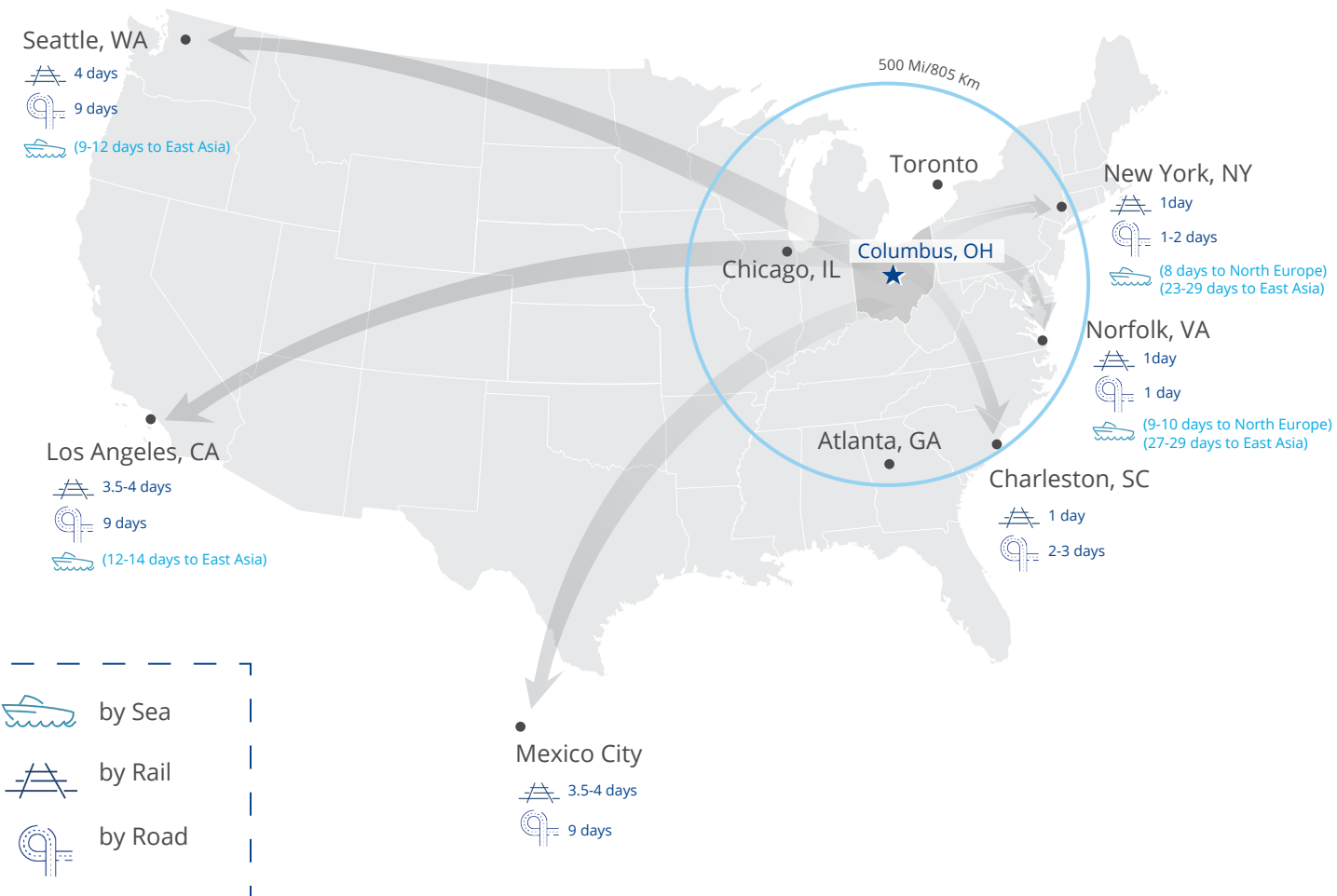
amazon  
Prime Air

DHL

FedEx



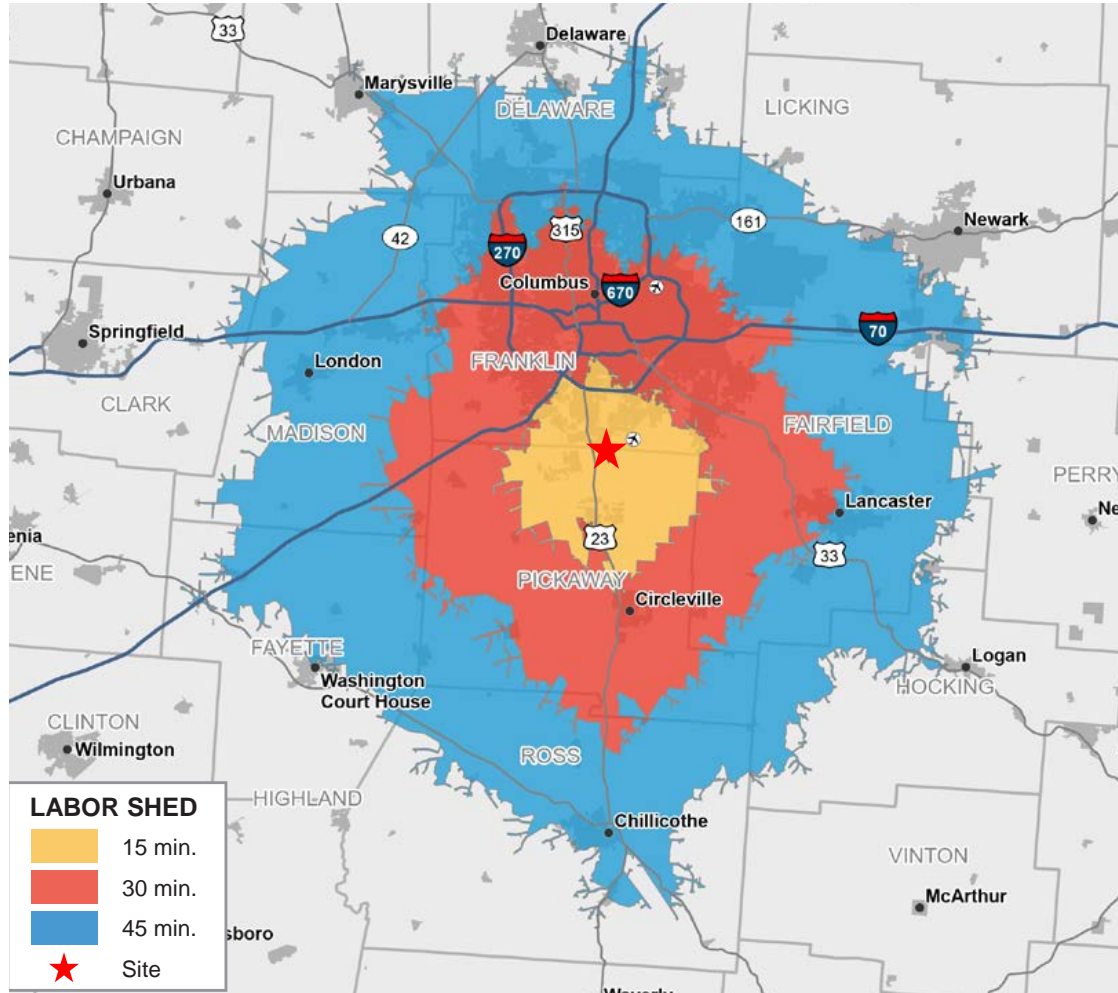
# Market Access



- Immediate proximity to Rickenbacker International Airport with immediate access to the air cargo tarmac
- Within a one-day drive of over 50% of the U.S. population
- Surrounded by major UPS, FedEx, and Amazon distribution facilities

# Labor Force

Commute Shed: Rickenbacker Area

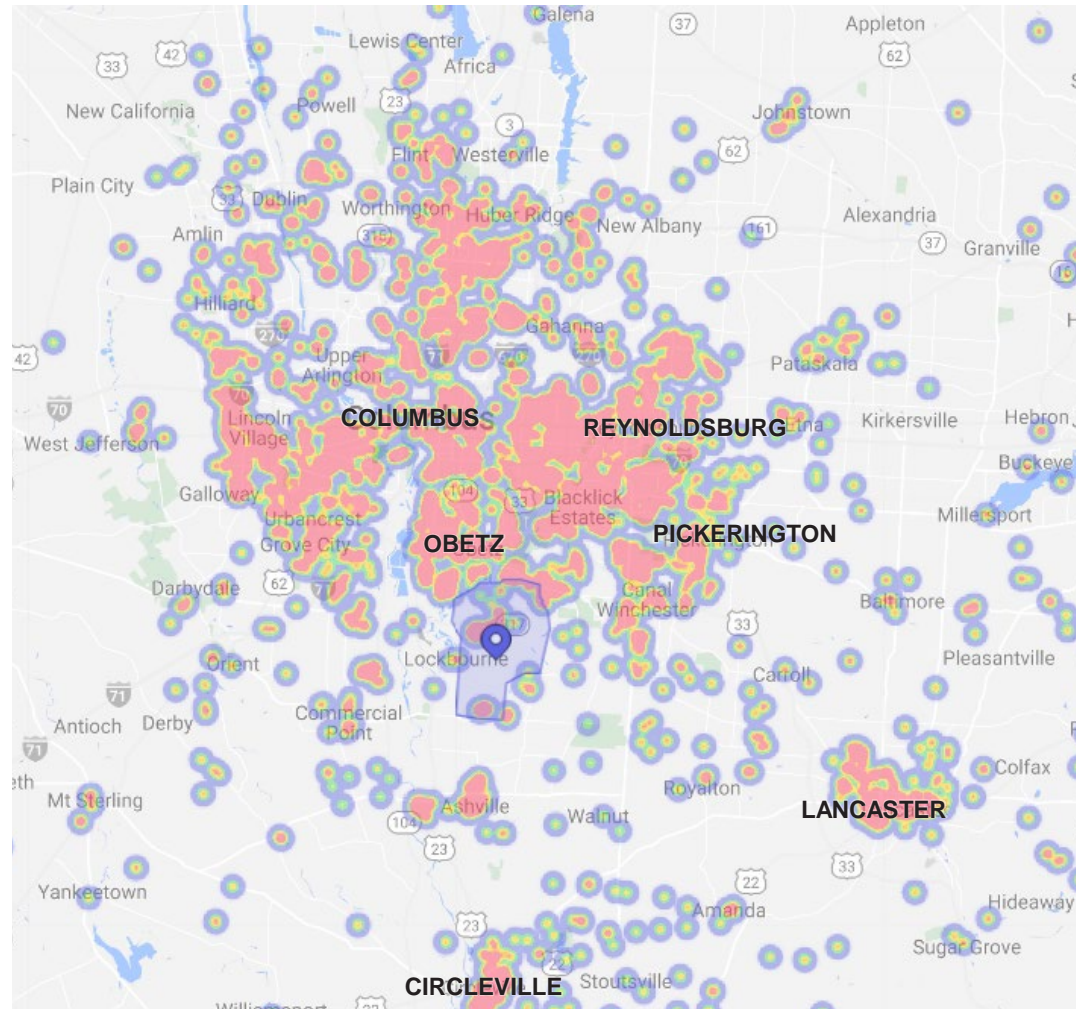


15	30	45
<b>71,556</b> Population	<b>1,098,543</b> Population	<b>1,927,371</b> Population
<b>36,261</b> Employed	<b>577,629</b> Employed	<b>1,006,588</b> Employed
<b>37,144</b> Total Labor Force	<b>594,618</b> Total Labor Force	<b>1,033,551</b> Total Labor Force
<b>1,783</b> Production Workers	<b>27,947</b> Production Workers	<b>46,510</b> Production Workers
<b>3,900</b> Transportation/ Material Moving Workers	<b>55,299</b> Transportation/ Material Moving Workers	<b>84,751</b> Transportation/ Material Moving Workers

Within  
**30 MINUTES**  
 there are over  
**577,629 RESIDENTS**  
**EMPLOYED**

# Labor Force

Commute Shed: Rickenbacker Area



About **45%** of Rickenbacker workers commute less than ten miles from their place of employment and 30 miles captures more than three-fourths of employee home locations.



## Contact Us

### Primary Contact

Michael Linder, SIOR  
DIR +1 614 410 5628  
Columbus, OH

michael.linder@colliers.com

Mike Hurd, SIOR  
DIR +1 614 827 1719  
Columbus, OH

mike.hurd@cushwake.com

Kent Hindes  
DIR +1 909 942 4654  
Columbus, OH

kent.hindes@cushwake.com

### Columbus Industrial Team

Shane Woloshan, SIOR  
Joel Yakovac, SIOR  
Jonathan Schuen, SIOR  
Kyle Ghiloni, SIOR

### Colliers | Greater Columbus Region

2 Miranova Place  
Suite 900  
Columbus, OH 43215

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