



STOCKBRIDGE



Industrial Space For Lease

220 Park West Drive, West Jefferson, OH

220 Park West Drive is a Class A warehouse located in West Jefferson, OH. Located just 24 minutes from downtown Columbus with immediate access to I-70 and US Routes 29 and 40. Built in 2020, this building offers cross-dock configuration and 36' clear height as well as 8,522 ± SF of office.

For lease information, contact:

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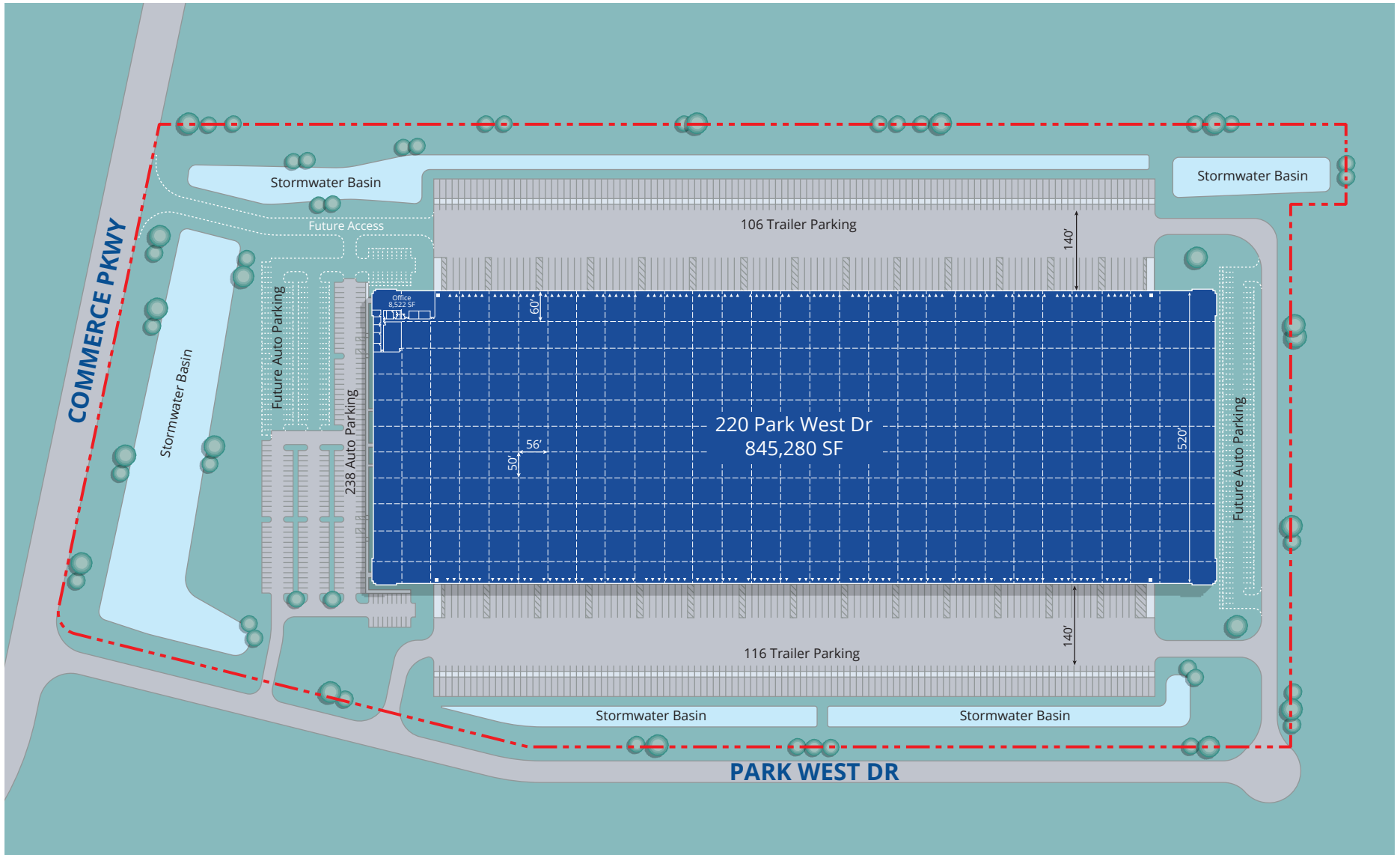


Building Specifications

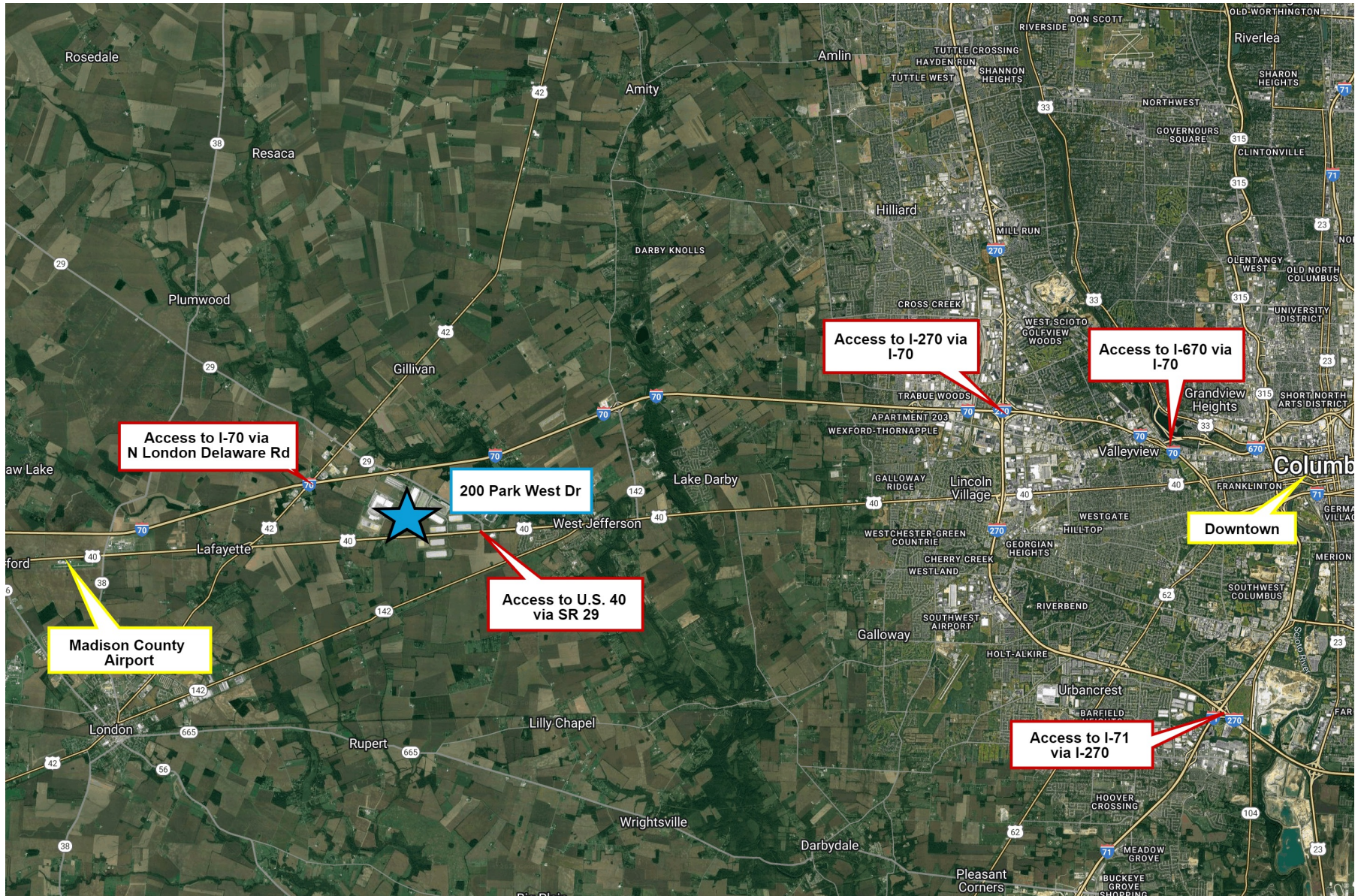
Building Size:	845,280 ± SF
SF Available:	300,000 - 845,280 ± SF
Site Size:	59.1 ± acres
Building Dimensions:	520' deep x 1625' long
Building Configuration:	Cross-dock
Office SF:	8,522 ± SF
Dock Doors:	84 – 9' x 10' dock high doors; expandable to 179; 42 dock locks
Drive-in Doors:	4 – 12' x 14' drive-in ramped doors
Parking Spaces:	238 – auto parking spaces; 120 (west) and 120 (east) future auto parking spaces
Trailer Spaces:	222 – trailer park positions

Truck Court:	140' truck court depths
Clear Height:	36'
Column Spacing:	50' x 56' typical column spacing; 60' at staging bays
Roof:	60-mil TPO roof
Lighting:	LED
Sprinkler System:	ESFR
Utilities:	Electric – First Energy Gas - Madison Energy Water & Sewer - West Jefferson Public Service
Power:	4,000 amp, 480 volt, 3-phase power
Lease Rate:	Market Rents
Operating Expenses:	\$0.45/SF (estimated 2026)

Floor Plan



Area Access

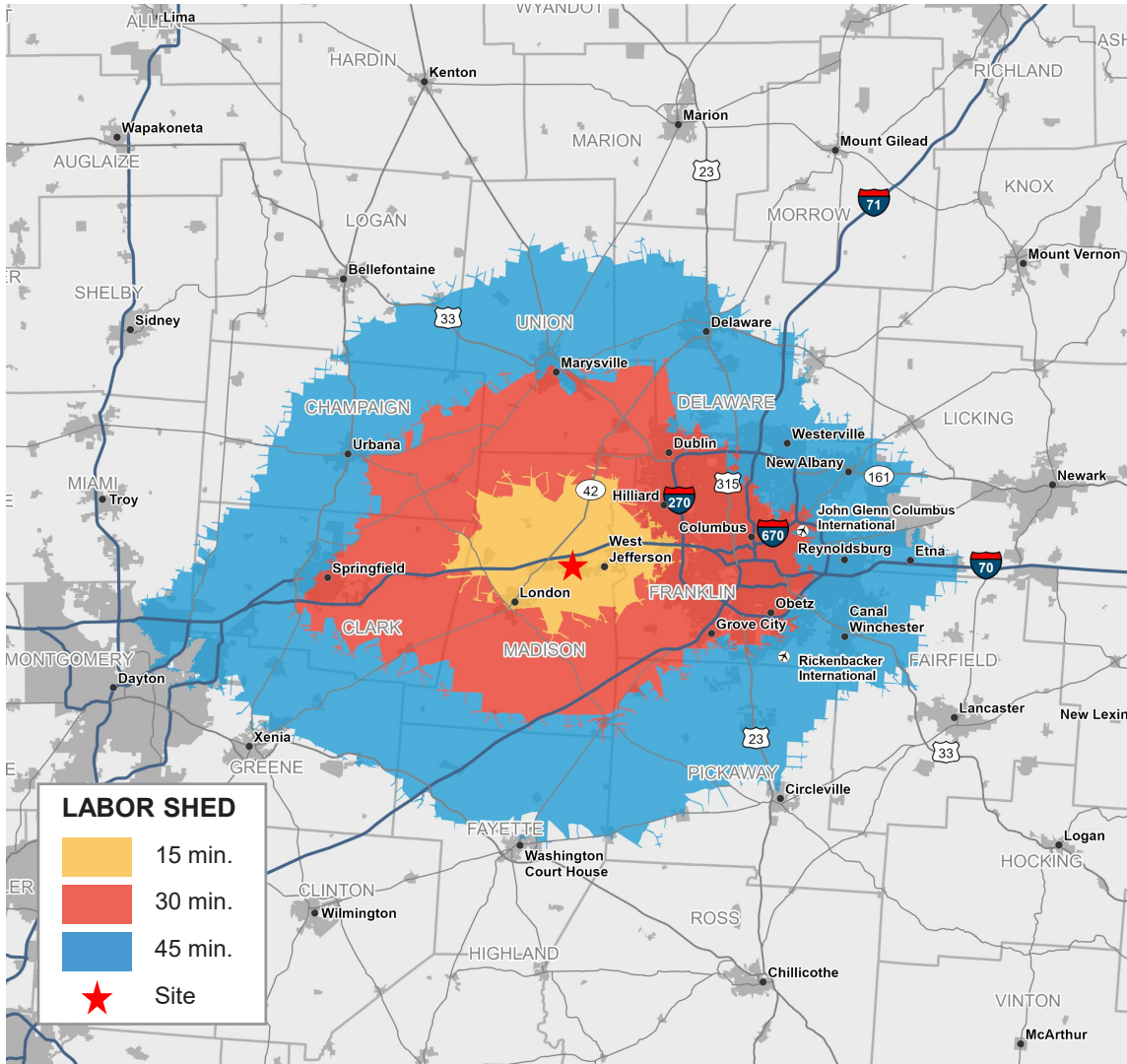


Corporate Neighbors



Labor & Demographics

Commute Shed: West Jefferson Area



Source: Esri Business Analyst, 2023.

15

65,933 Population
35,161 Labor Force (16+)
34,469 Employed

Transportation / Material Moving:
11.0%
 of Labor Force (**3,868**)

30

867,006 Population
473,185 Labor Force (16+)
457,555 Employed

Transportation / Material Moving:
8.3%
 of Labor Force (**39,274**)

45

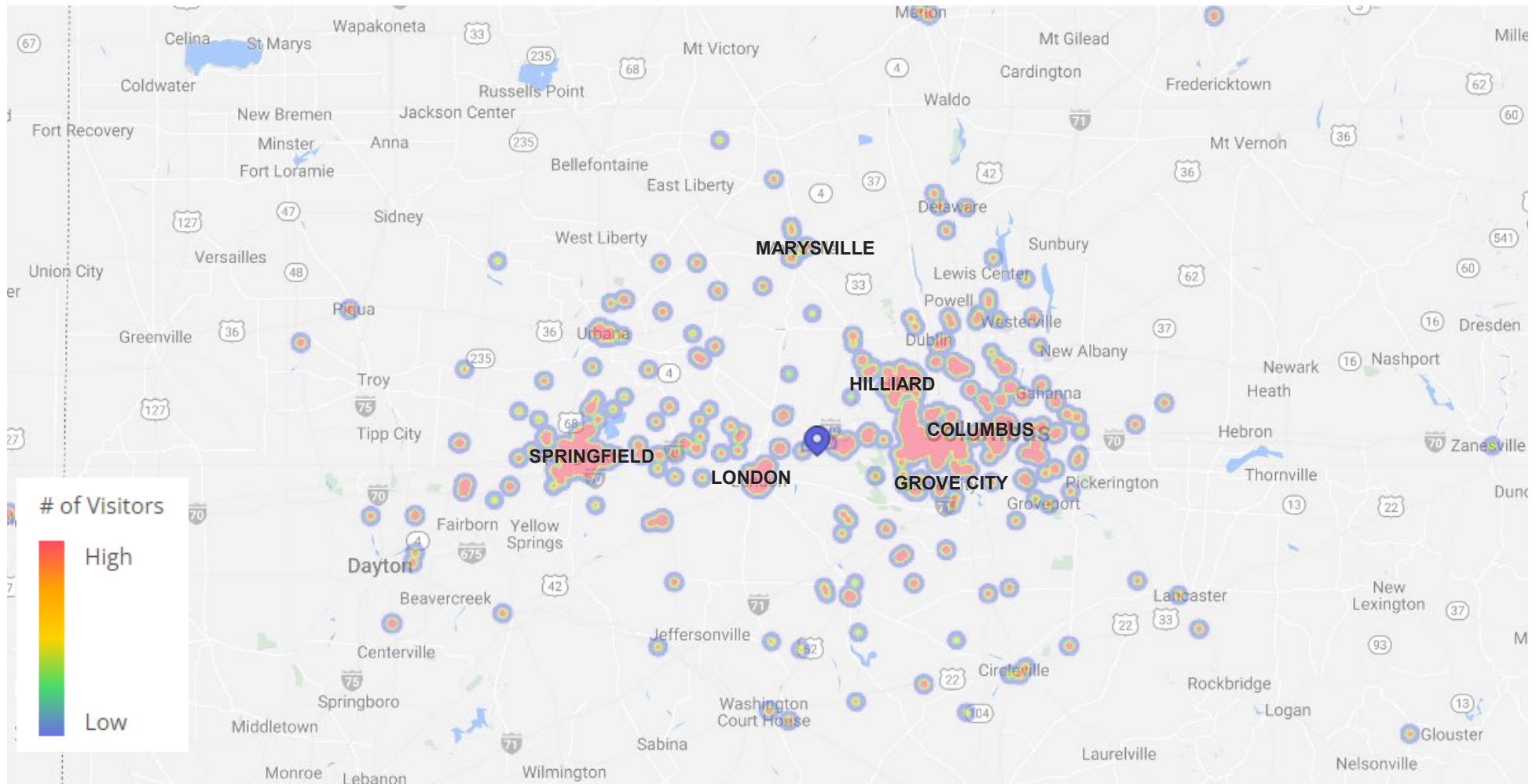
1,964,273 Population
1,052,522 Labor Force (16+)
1,016,261 Employed

Transportation / Material Moving:
9.1%
 of Labor Force (**95,780**)

Drivetime

Labor & Demographics

Existing area employers draw talent from across the Region and surrounding markets, including Columbus, Springfield, London, and Hilliard. More than 80% of workers commute less than 30 miles and nearly one-third live less than 10 miles away from their place of employment.



**The locations shown are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.*



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