



FOR LEASE
473,760 SF

6725 SCHIESER FARMS RD
COLUMBUS, OH 43219



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CBRE



±473,760 SF
AVAILABLE 2026

MASTER PLANNED PARK

PROPOSED
±473,760 SF

SITE HIGHLIGHTS

10 Year 75% Tax
Abatement

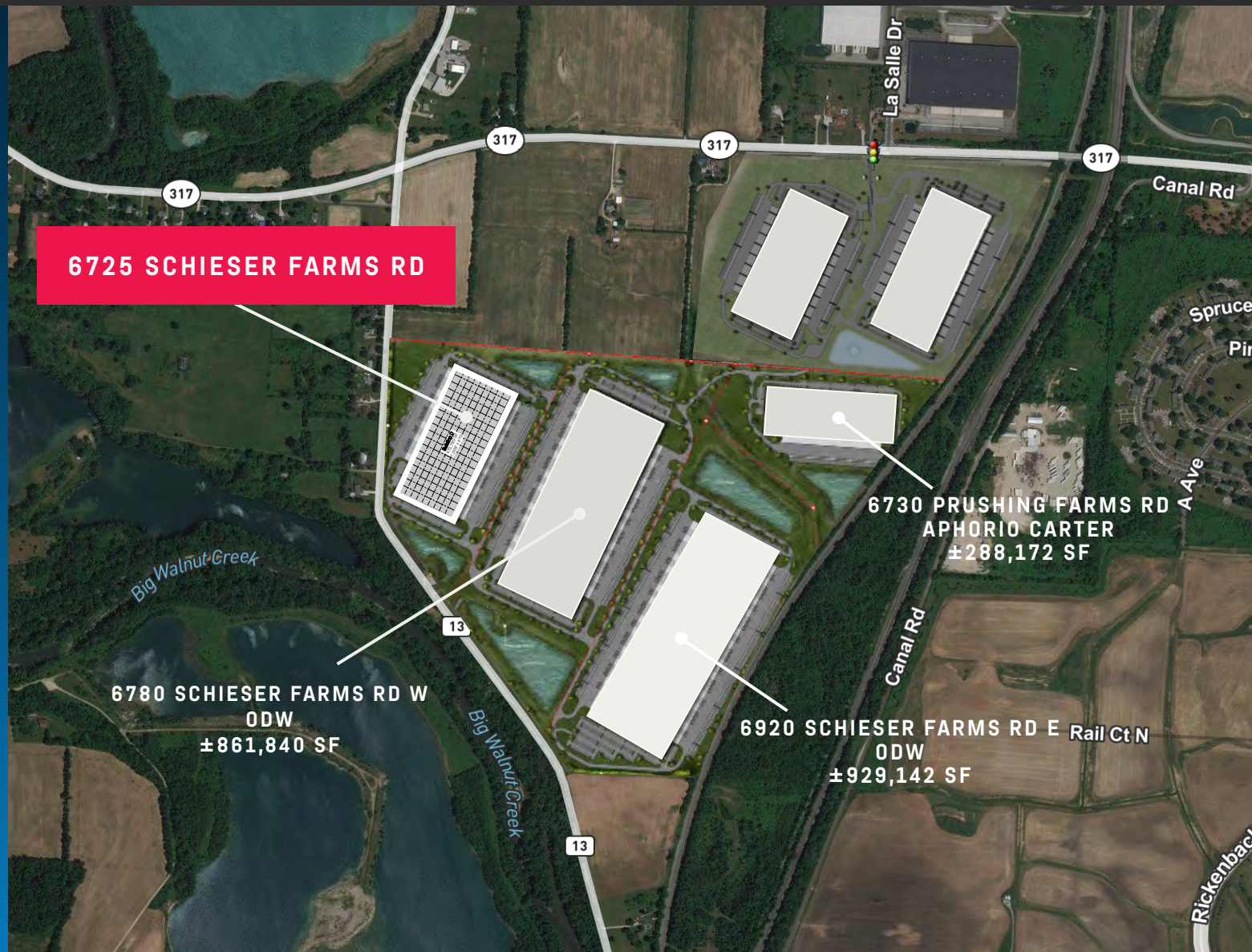
± 32.33 AC site

Traffic light accessing
the park

Zoned LM -
Limited Manufacturing
(City, Columbus)

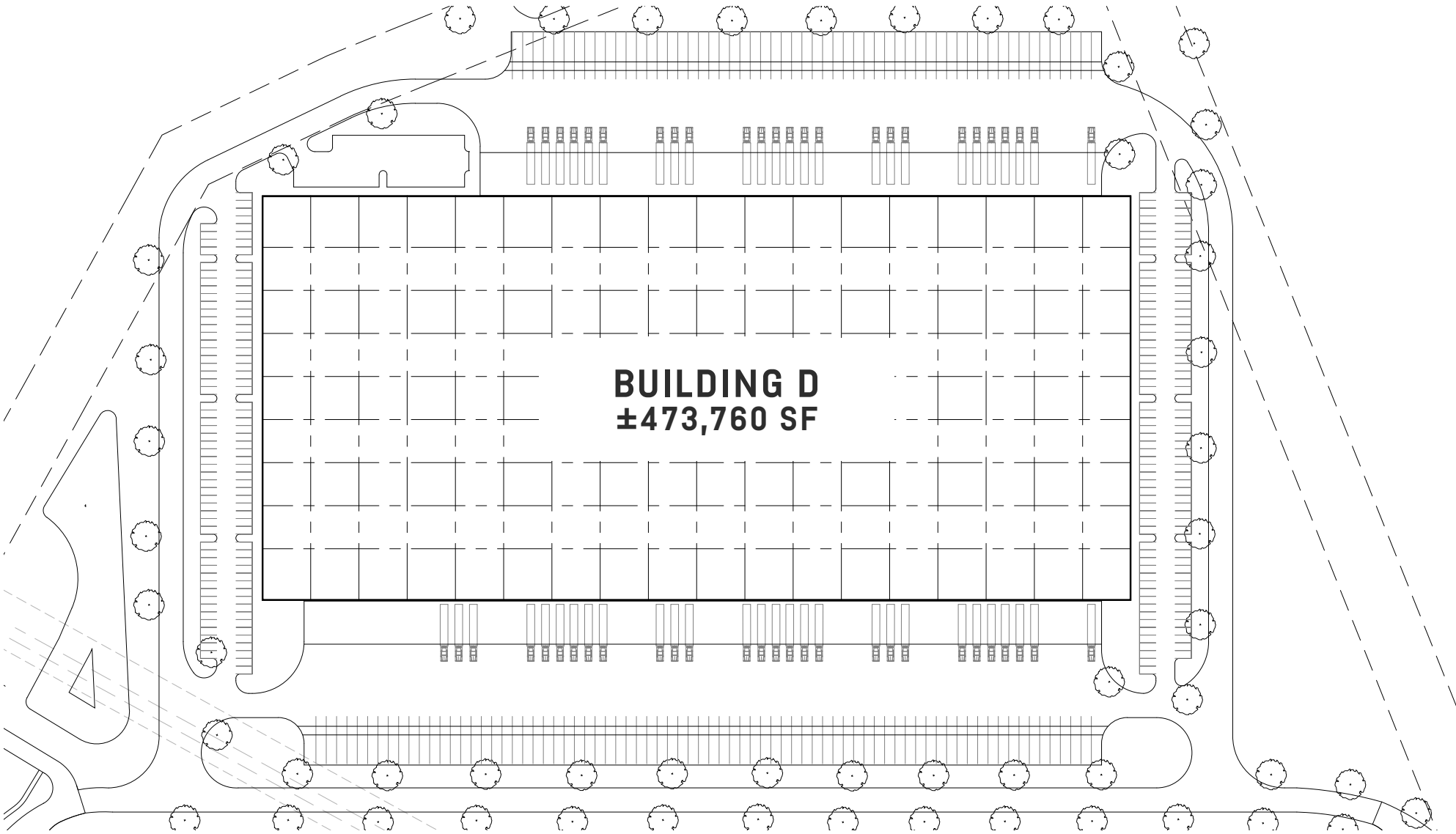
Part of 260 Acre Master
Planned Industrial Park

Located in existing
Opportunity Zone



SITE PLAN →

6725 SCHIESER FARMS RD



BUILDING SPECS →

6725 SCHIESER FARMS RD
COLUMBUS, OH 43219

 <p>BUILDING / AVAILABLE SIZE</p> <p>±473,760 SF</p>	 <p>BUILDING DIMENSIONS</p> <p>1,008 X 470'</p>	 <p>CLEAR HEIGHT</p> <p>36' At first interior column</p>	 <p>OFFICE SIZE</p> <p>2 entry features with canopies and storefront glass</p>	 <p>COMPLETION DATE</p> <p>December 2026</p>	 <p>LOCAL INCENTIVES</p> <p>10-year 75% tax abatement</p>
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COLUMN SPACING	DOCKS	DOCK APRON	DOCK EQUIPMENT	DRIVE-INS	FIRE SYSTEM
56' X 60' (Speed bays) 56'X50' (All others)	48 (Expandable to 94)	60' deep concrete dock apron with 70' of heavy-duty asphalt truck maneuvering surface	All dock positions shall be equipped with pit mounted 6' x 8' 35,000 lb. Mechanical levelers, shelters, and trailer illumination lights	4 Drive-in openings (motor operated 14'x16' doors)	ESFR

POWER	LIGHTING	FLOOR	HVAC	UTILITY PROVIDERS	WALL CONSTRUCTION
2 each 1600-amp 480v/227v 3ph services	Led high bay fixtures to 20 fc average at 30" aff	7" Concrete slab with overall ff 50/FI 35 flatness and levelness	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 concrete walls R-12.9 min walls (concrete panels)

ROOF	DRAINAGE	VEHICLE PARKING	TRAILER PARKING	TRAILER PARKING SPECS
R-20 roof (mechanically fasted 60 mil PVC)	Positive surface storm water routing away from building pad Downspouts shall be piped below grade	256 Automobile parking spaces including ADA spaces	Trailer parking: 46 initial spaces available at building wall between docks, plus 106 trailer spaces at the outer edge of the truck court	55 Ft deep asphalt surfaced trailer parking spaces with 14 FT deep concrete dolly pads

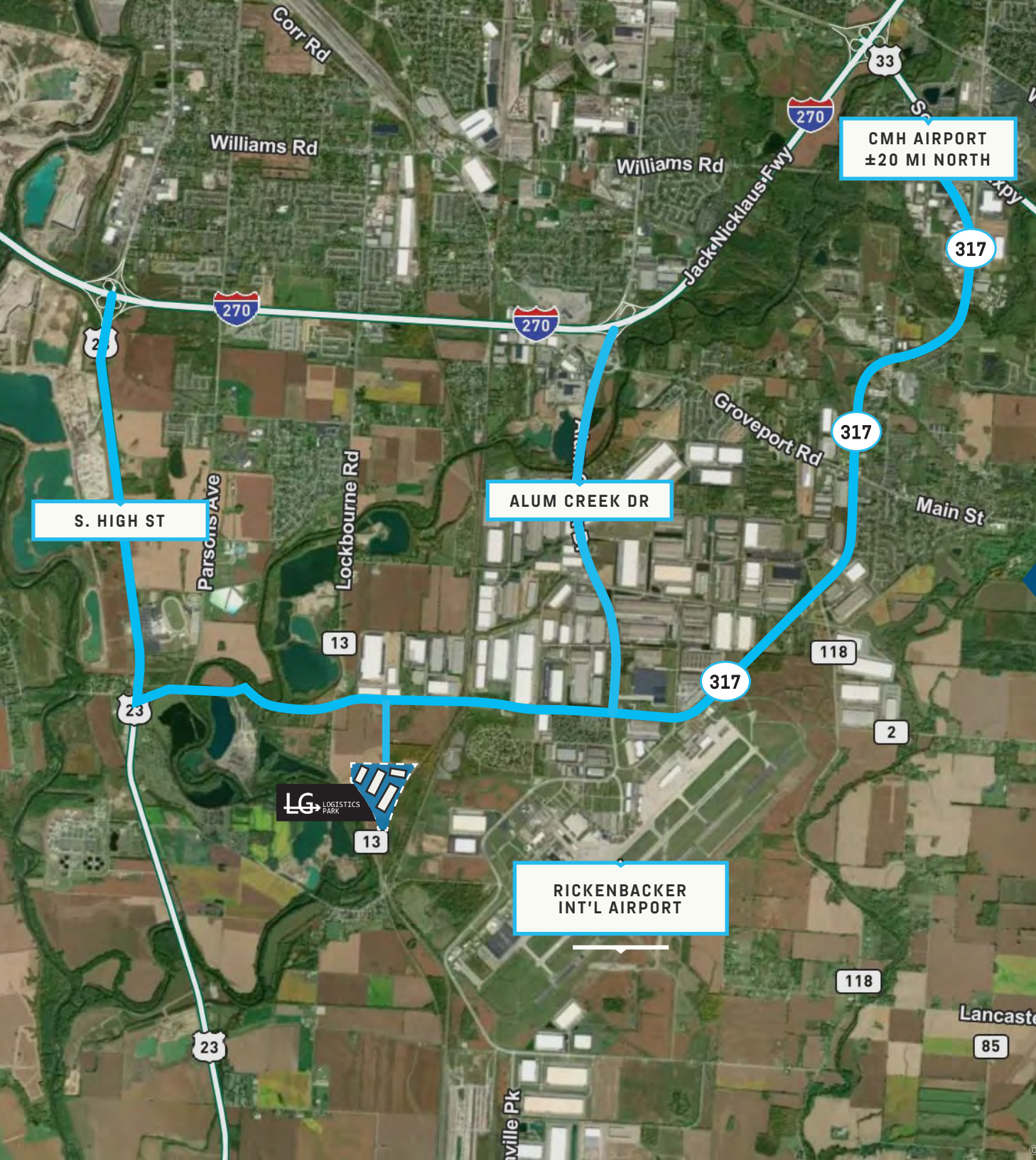
PERFECTLY POSITIONED AMONG TOP TENANTS





LOCATED IN THE RICKENBACKER SUBMARKET





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

AMENITIES IN RICKENBACKER



Walmart

Kroger

Tim Hortons

KFC

Arby's

LOWE'S

planet fitness

TACO BELL

McDonald's

Bob Evans

Waffle House

270

Quality Inn

TACO BELL

McDonald's

Holiday Inn Express

Arby's

bp

CHIPOTLE MEXICAN GRILL

TACO BELL

Duchess

SHEETZ

Hardee's

Loves

23

MARATHON

Hampton by Hilton

Budget Inn

MARATHON

317

317

SUBWAY

LG

LOGISTICS PARK

BAYMONT INN & SUITES

RICKENBACKER INTERNATIONAL AIRPORT

23

71

270

317

GIANT EAGLE

ALDI

CHIPOTLE MEXICAN GRILL

Starbucks

SHEETZ

Holiday Inn Express

WOODSPRING SUITES

48%



OF THE U.S. POPULATION

← WITHIN A 1-DAY TRUCK DRIVE OF: →



44%

OF U.S. MANUFACTURING FACILITIES

33%

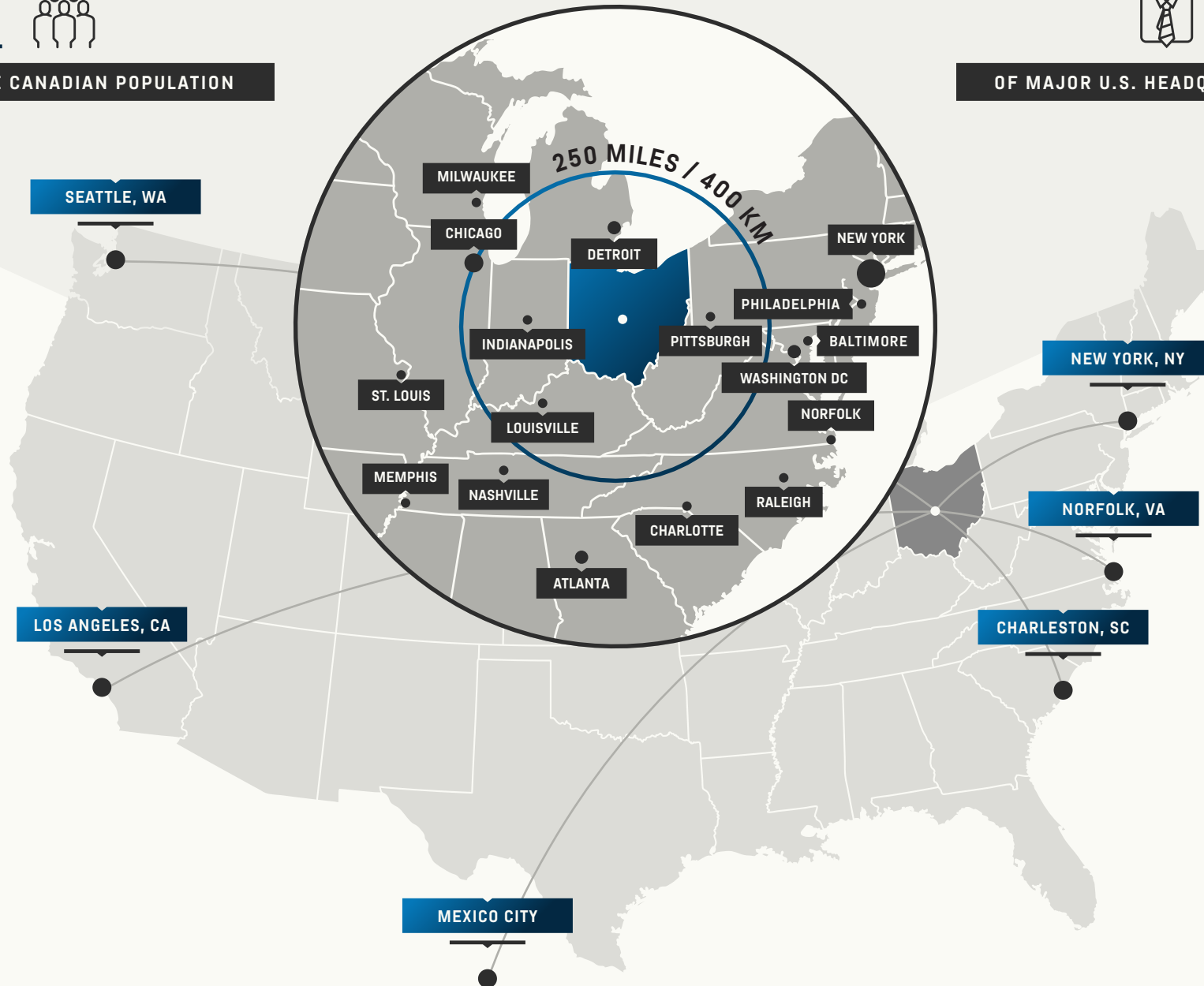


OF THE CANADIAN POPULATION



48%

OF MAJOR U.S. HEADQUARTERS



**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

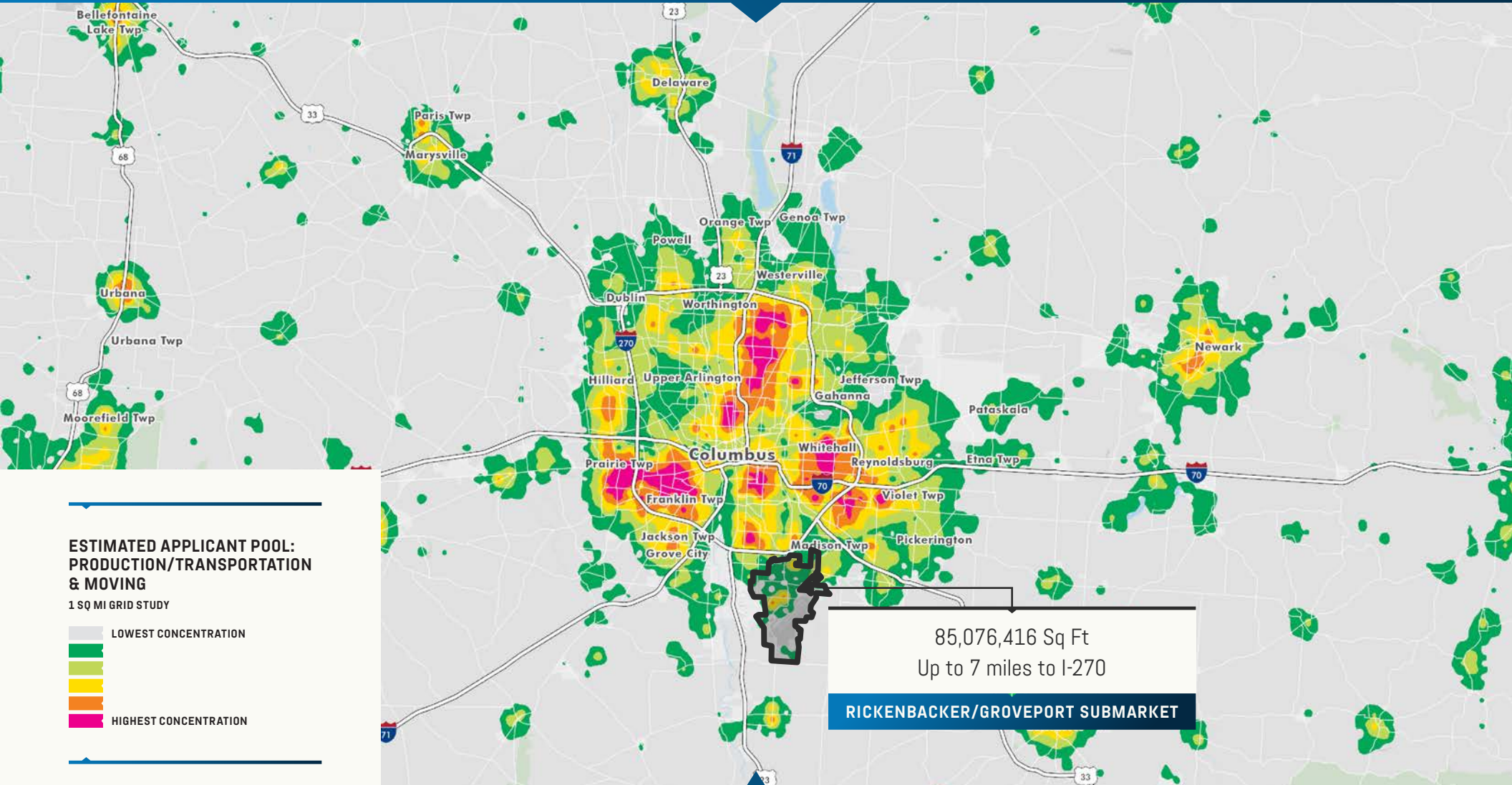
AVG WAREHOUSE WAGES

±16.48%

EMPLOYMENT GROWTH SINCE 2011

51.97%

LABOR PARTICIPATION RATE



DEMOGRAPHICS IN 2024

WITHIN 15 MINS WITHIN 30 MINS WITHIN 45 MINS

2024 POPULATION
(CURRENT YEAR
ESTIMATE)

764,531 1,812,286 2,244,992

ANNUAL
POPULATION
GROWTH RATE

0.62% 0.70% 0.75%

CIVILIAN
POPULATION 16+
IN LABOR FORCE

406,592 981,091 1,190,908

TRANSPORTATION &
MATERIAL MOVING
EMPLOYEES

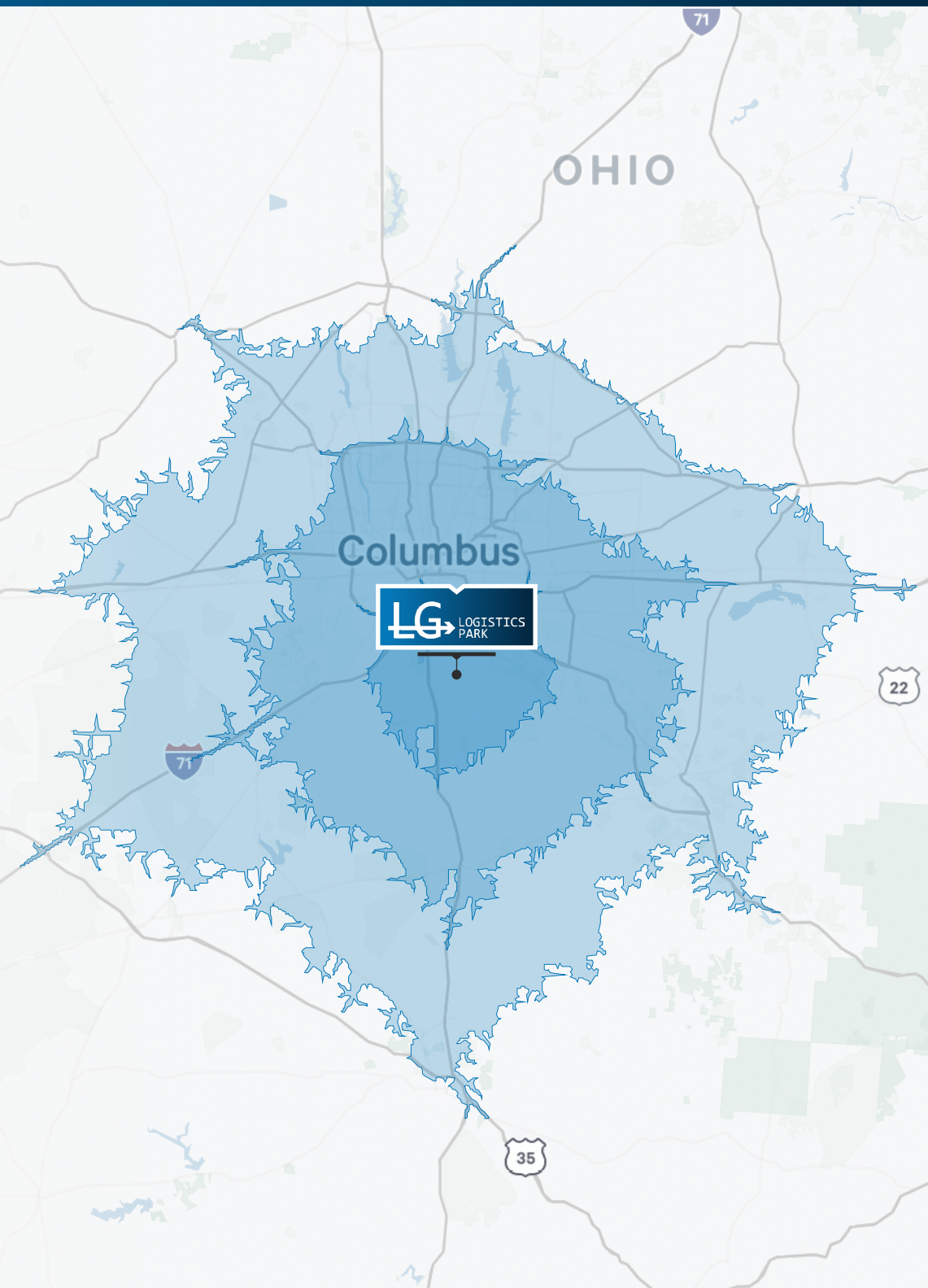
40,739 77,779 95,138

PRODUCTION
EMPLOYEES

19,740 41,282 56,542

CONSTRUCTION
& EXTRACTION
EMPLOYEES

13,548 29,833 29,833





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