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INDUSTRIAL SPACE | AVAILABLE FOR LEASE

±478,227 SF
DISTRIBUTION WAREHOUSE

NEW TRUCK COURT

5415 Centerpoint Parkway
Obetz, OH



OFFICE	Main office - 2,566 SF Total office - 3,940 SF	TRAILER PARKING	62 dedicated stalls, 59 at building
LOADING FACILITIES	64 dock doors fully equipped with 35,000 lb. mechanical levelers, shelters, and trailer restraints. Cross dock load.	AUTO PARKING	134 spaces
DRIVE-IN DOOR	(4) 12' x 14' drive-in doors	CONSTRUCTION	Tilt-up wall
BUILT	2013	SLAB	7" concrete floors
CLEAR HEIGHT	32'	HVAC	Gas fired split systems
COLUMN SPACING	54'W x 50'D	LIGHTING	LED exterior
TRUCK COURT	130' fenced 60' concrete apron	POWER	(2) 800 amp, 277/480-V, 3-phase
INCENTIVES	15-Year 100% Tax Abatement	ROOF	TPO 45 mil R-20.5
		FIRE SUPPRESSION	ESFR



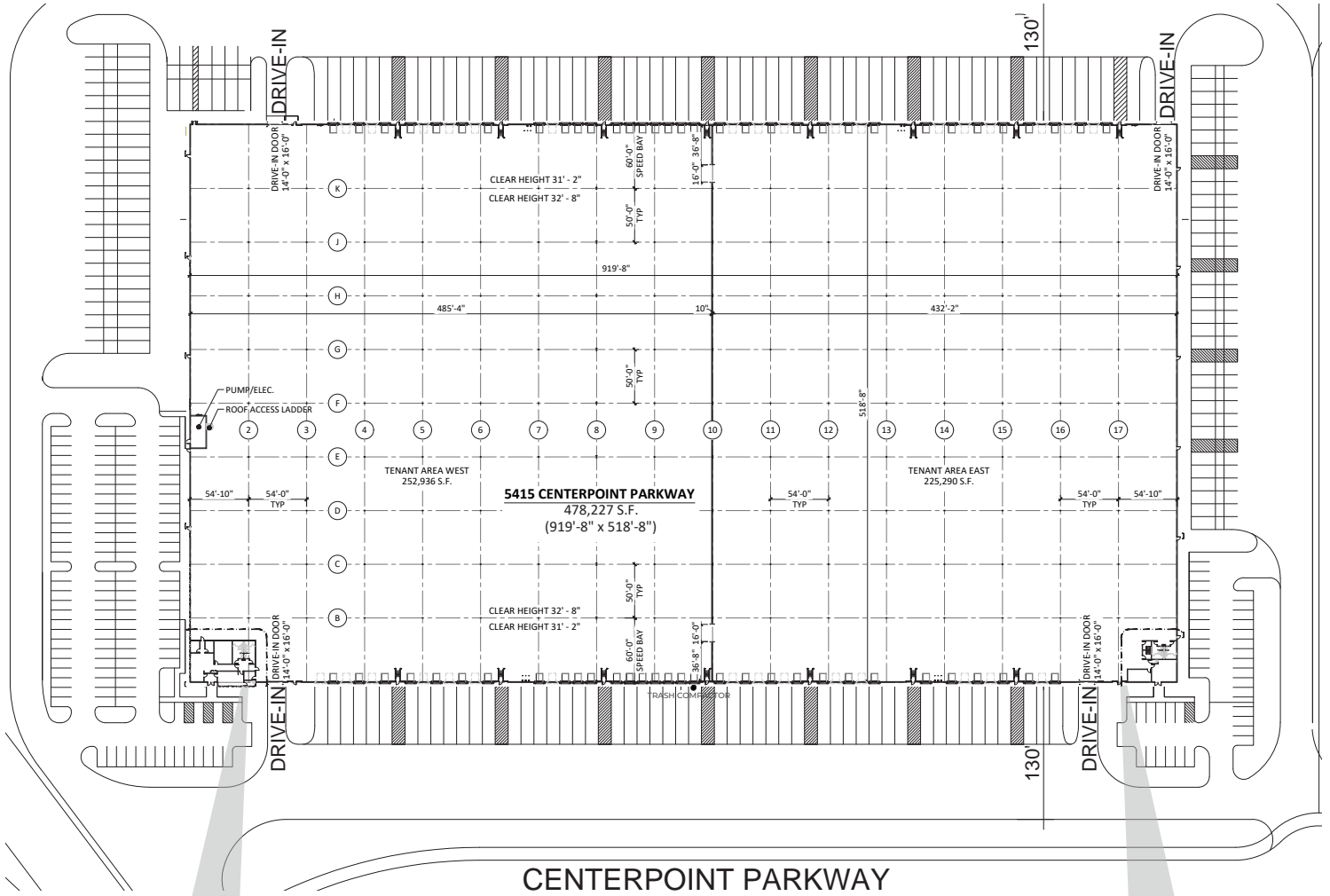
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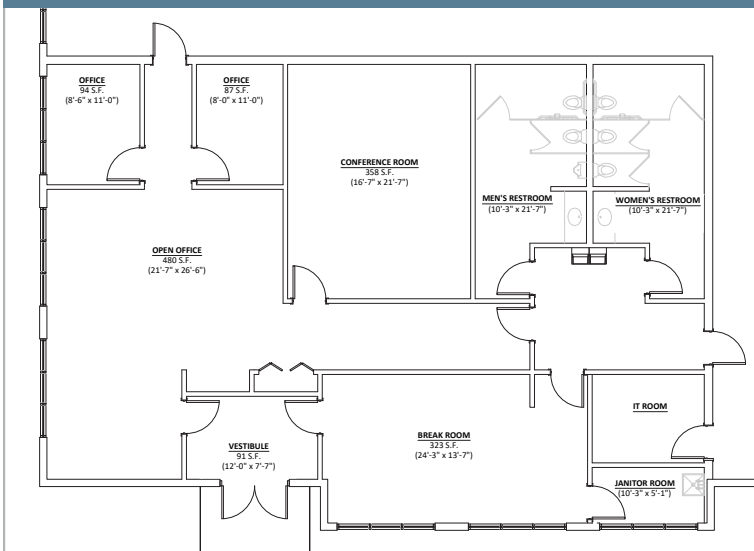
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SITE PLAN

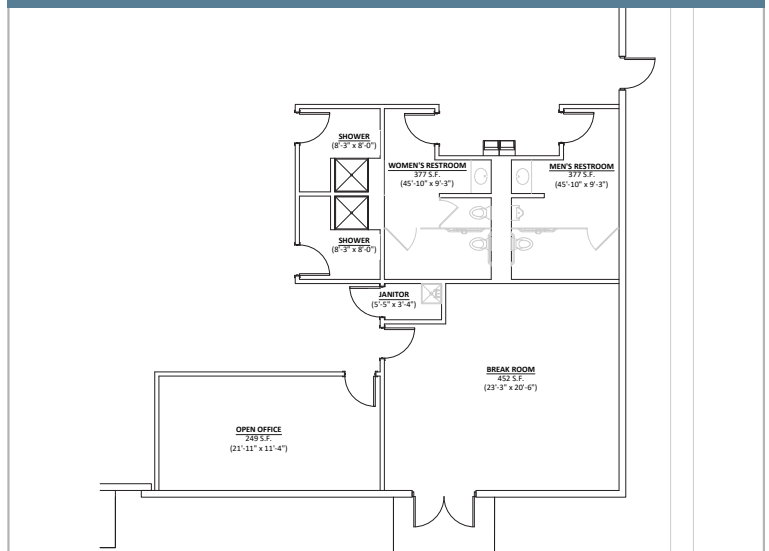


CENTERPOINT PARKWAY

MAIN OFFICE IN THE SW CORNER (2,566 SF)



RECEIVING OFFICE (1,374 SF)



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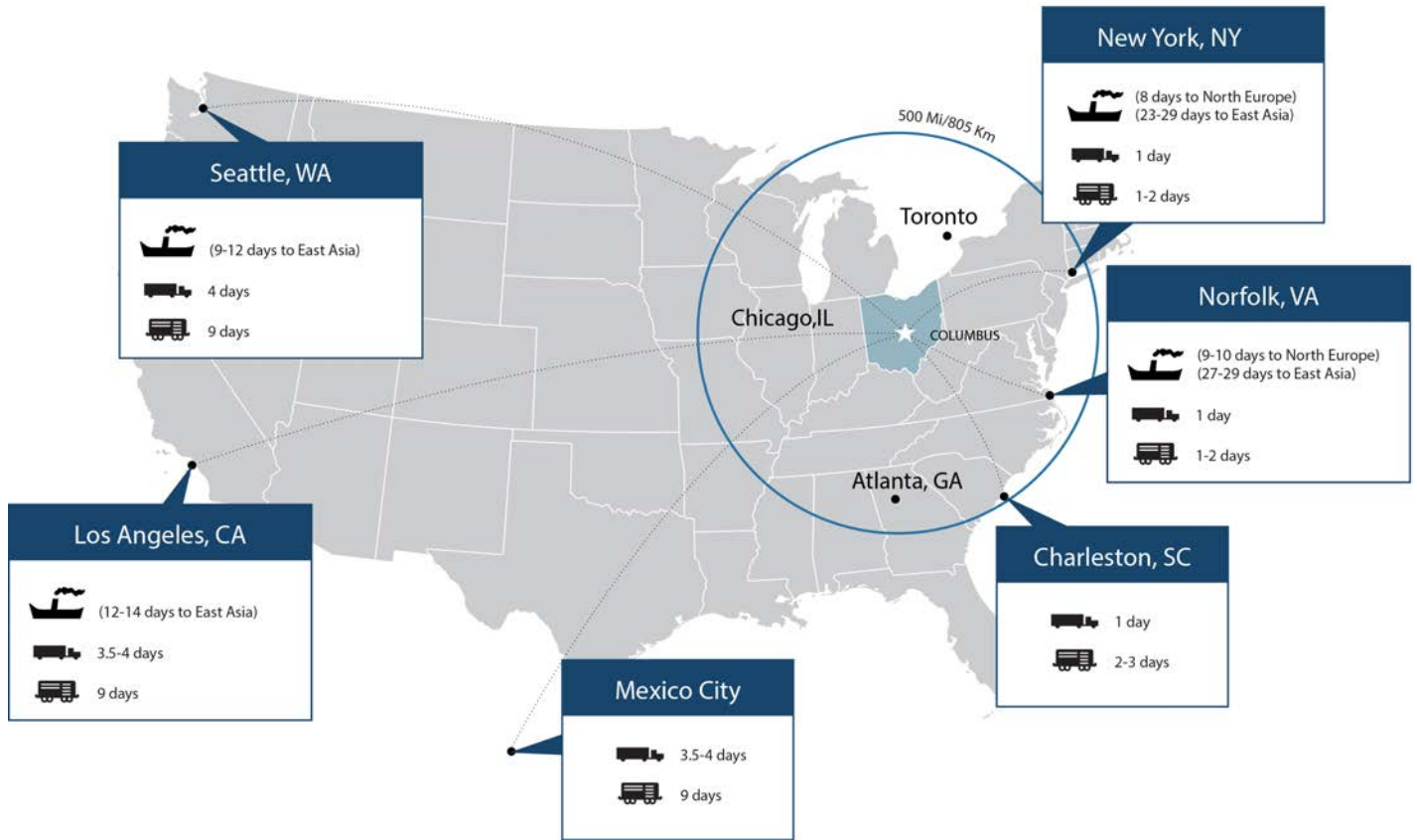
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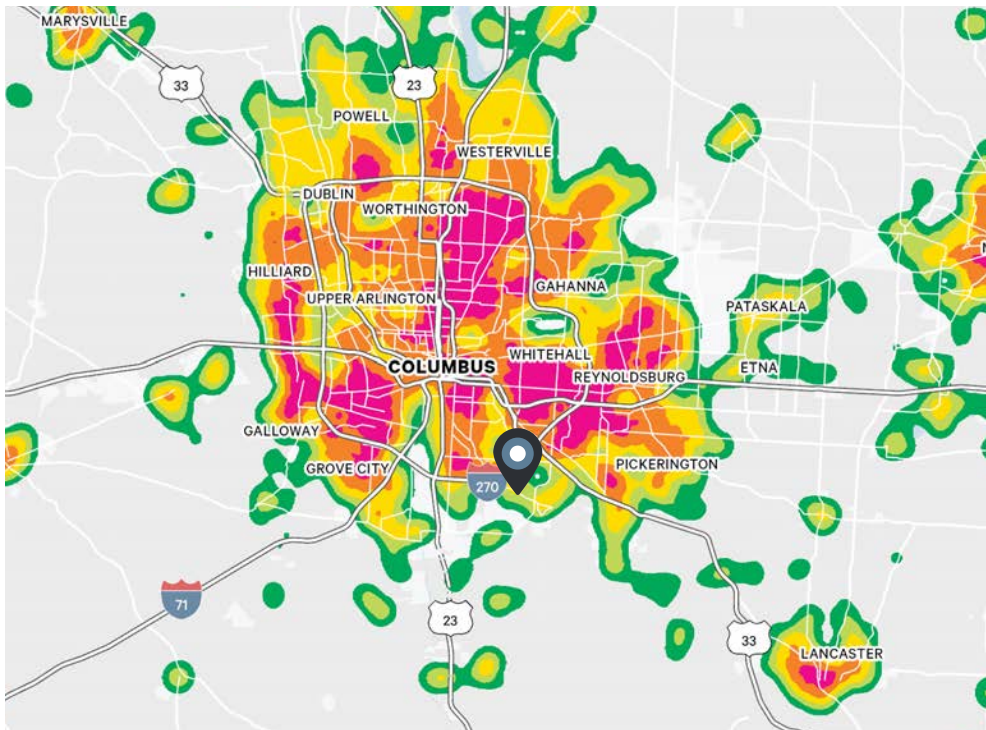
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NORTH AMERICAN MARKET ACCESS MAP



COLUMBUS INDUSTRIAL LABOR CONCENTRATION MAP



EMPLOYMENT STATISTICS

Columbus Unemployment Rate	4.00%
Columbus Employment growth rate since 2011	16.48%
Labor Participation Rate	51.97%
Average Production Wages	\$21.67/HR
Average Warehouse Wages	\$18.08/HR

ESTIMATED APPLICANT POOL:
Production/Transportation & Moving
1 sq. mi. grid study (2024)

Legend for labor concentration:

- Lowest Concentration (Lightest Green)
- Medium-Low Concentration (Light Green)
- Medium Concentration (Yellow)
- Medium-High Concentration (Orange)
- Highest Concentration (Pink)



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