

**109 CORRINA DRIVE  
COLUMBUS, OHIO**

 **±191,077 SF  
INDUSTRIAL**

**DELIVERING Q4 2025**

**CBRE**



**CWCC**

**COLUMBUS WORKS  
COMMERCE CENTER**



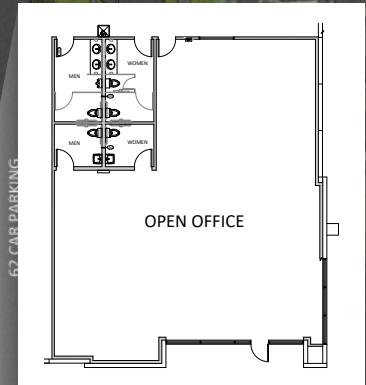
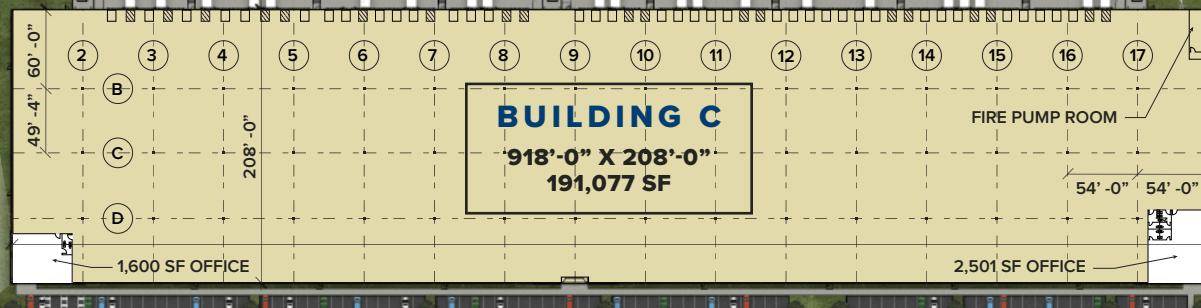
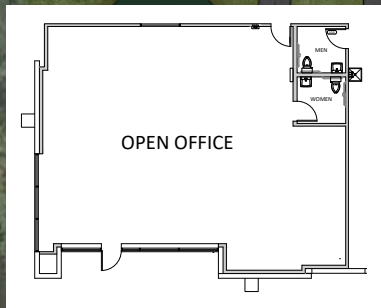




# WELCOME TO COLUMBUS WORKS COMMERCE CENTER







**BUILDING SIZE**  
**±191,077 SF**  
 CAN BE DEMISED  
 DOWN TO ±33,724 SF



**PROPERTY SIZE**  
**±10.82 AC**



**TWO OFFICES**  
**2,501 SF & 1,655 SF**  
 4,160 SF TOTAL



**BUILDING DIMENSIONS**  
**918' X 208'**



**CLEAR HEIGHT**  
**32'**

### FIRE SUPPRESSION

ESFR K-17 heads  
 (2 - 1,500 GPM fire pumps)

### TAX ABATEMENT

10-year, 75%

### COLUMN SPACING

49' 4" W x 54' D  
 Speed bay 60' W x 54' D

### DOCK DOORS

19 existing  
 (35 future)

### DOCK EQUIPMENT

19 - 45,000 lb.  
 mechanical levelers , trailer  
 illumination lights, shelters,  
 seals, outlets, and bumpers

### DRIVE-IN DOORS

3 (12' x 14')

### ROOF

45 mil white TPO

### SIGNAGE

Potential roof marketing  
 and logo signage

### WALLS

8" precast R-13 insulated  
 sandwich panels,  
 interior warehouse walls  
 painted white

### TRUCK COURT

125' D

### LIGHTING

LED 30 FC on motion  
 sensors

### POWER

2,000 Amp 277/480V  
 3-Phase

### PARKING

149 cars / configurable  
 trailer parking

### SLAB DESIGN

6" slab on grade

### ZONING

LM, City of Columbus

### TELECOM

AT&T, Verizon Fiber  
 available

### EST. OPEX

\$1.30 PSF

### EST. DELIVERY

Q4 2025





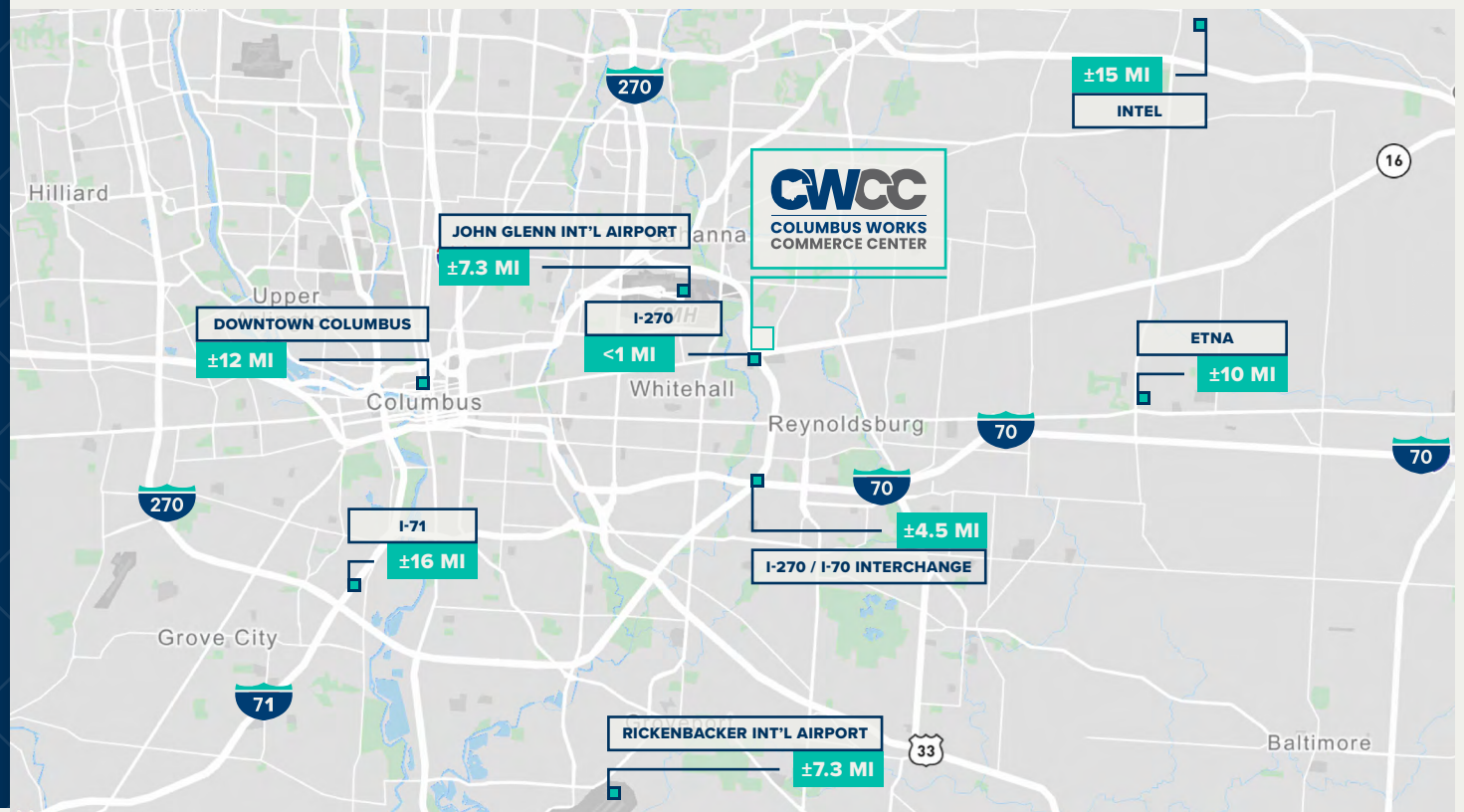
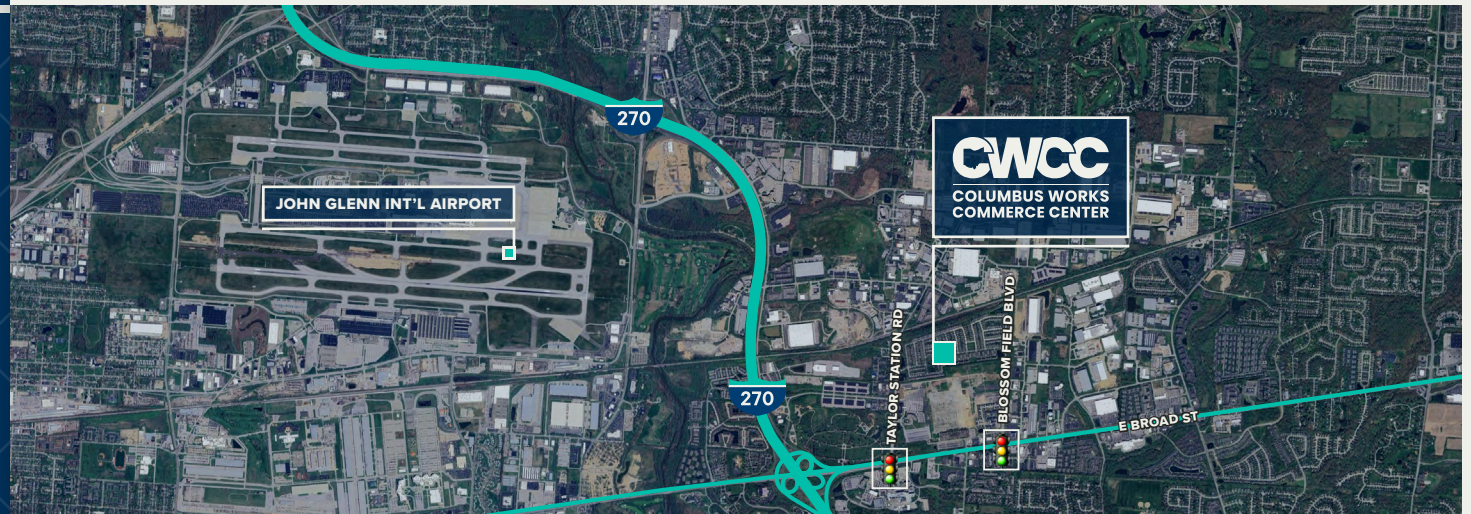


# UNDER CONSTRUCTION!





# UNBEATABLE ACCESS







# AMENITIES TO ELEVATE YOUR EVERYDAY

## OTHER AMENITIES WITHIN ±3.5 MILES OF CWCC

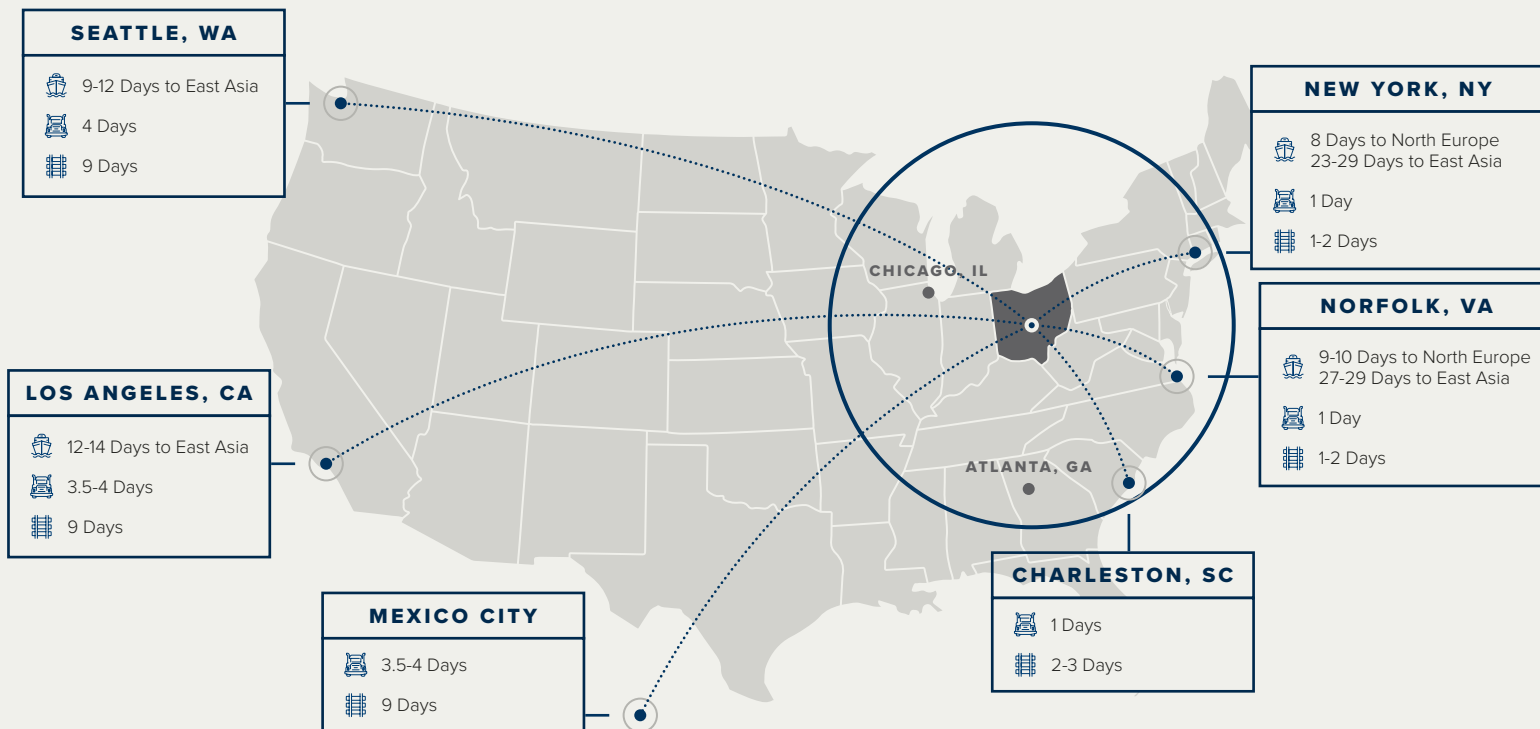
- Target
- Penn Station
- Bibibop
- Panera Bread
- Moo-Moo Express Car Wash
- FedEx
- The Goddard School of Reynoldsburg
- Waffle House
- The Primrose School of Reynoldsburg
- Five Guys
- Sonic
- Krispy Kreme Donuts



The map illustrates the strategic location of the CWCC (Columbus Works Commerce Center) in the Columbus, Ohio area. The center is marked with a black box labeled "CWCC COLUMBUS WORKS COMMERCE CENTER". Three green squares indicate travel times from different directions: a 15-minute drive from the west (near Hilliard and Dublin) and a 30-minute drive from the north (near Westerville). The map also shows major highways (I-71, I-23, I-62) and surrounding cities (Columbus, Reynoldsburg, Lancaster, Delaware, Hilliard, Grove City, Westerville, Dublin). The state of Ohio is outlined in blue, and the surrounding area is shaded in light green.



# THE NATION WITHIN REACH



The Columbus Region has 2 international airports: John Glenn Columbus International Airport (CMH) and Rickenbacker International Airport (LCK). Rickenbacker International Airport is one of the nation's only cargo-focused airports, with onsite warehouses and distribution spaces and no nighttime noise restrictions.

Columbus is a prime location within a one-day truck drive or one-hour flight of 41 percent of the U.S. population, 80 percent of U.S. corporate headquarters and 43 percent of U.S. manufacturing capacity.

Norfolk Southern and CSX, 2 of the nation's largest rail providers, provide coast-to-coast rail service for double-stacked freight trains via the Heartland and Gateway corridors. 4 intermodal terminals handle 800,000 container lifts annually as they make their way to world markets and seaports.







**COLUMBUS WORKS  
COMMERCE CENTER**

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