

FOR SALE

4,000 SF Warehouse on 2.57 Acres

1660 Universal Road, Columbus, OH 43207



2.57 Acres
of IOS Total



+M
Zoned



Fenced and
Gated Site



2.6 Miles
from I-70



800 SF Office
3,200 SF Shop

PETER GRIFFITH

+1 614 980 4497
peter.griffith@kbcadvisors.com

BEAU TAGGART, SIOR

+1 614 581 2314
beau.taggart@kbcadvisors.com

JOE KIMENER

+1 614 313 9626
joe.kimener@kbcadvisors.com

KBCADVISORS

COLUMBUS, OHIO

Site & Specs



4,000 SF TOTAL
Warehouse Shop

800 SF
Office

2.57
Acres

±2.57 ACRES
of IOSs

80' X 40'
Shop Dimensions

(2) 14' X 14'
Drive-in Doors

PULL-THROUGH



**SECURE TOOL
ROOM**

**MEZZANINE OFFICE
AND STORAGE**

EXTERIOR POWER
(Engine Block Heaters)

**FENCED AND
GATED**

**EXTERIOR
LIGHTING**

**TWO CURBS CUTS
AVAILABLE**

COLUMBUS, OHIO

Property Photos



COLUMBUS, OHIO

Corporate Neighbors



Columbus is located within a 10-hour drive of 46 percent of the country's population.

Top employment sectors in Columbus are:

MANUFACTURING



- » 8% or 144,000 employees
- » Top manufacturing employers include Whirlpool Corp. and Safelite.

TRANSPORTATION



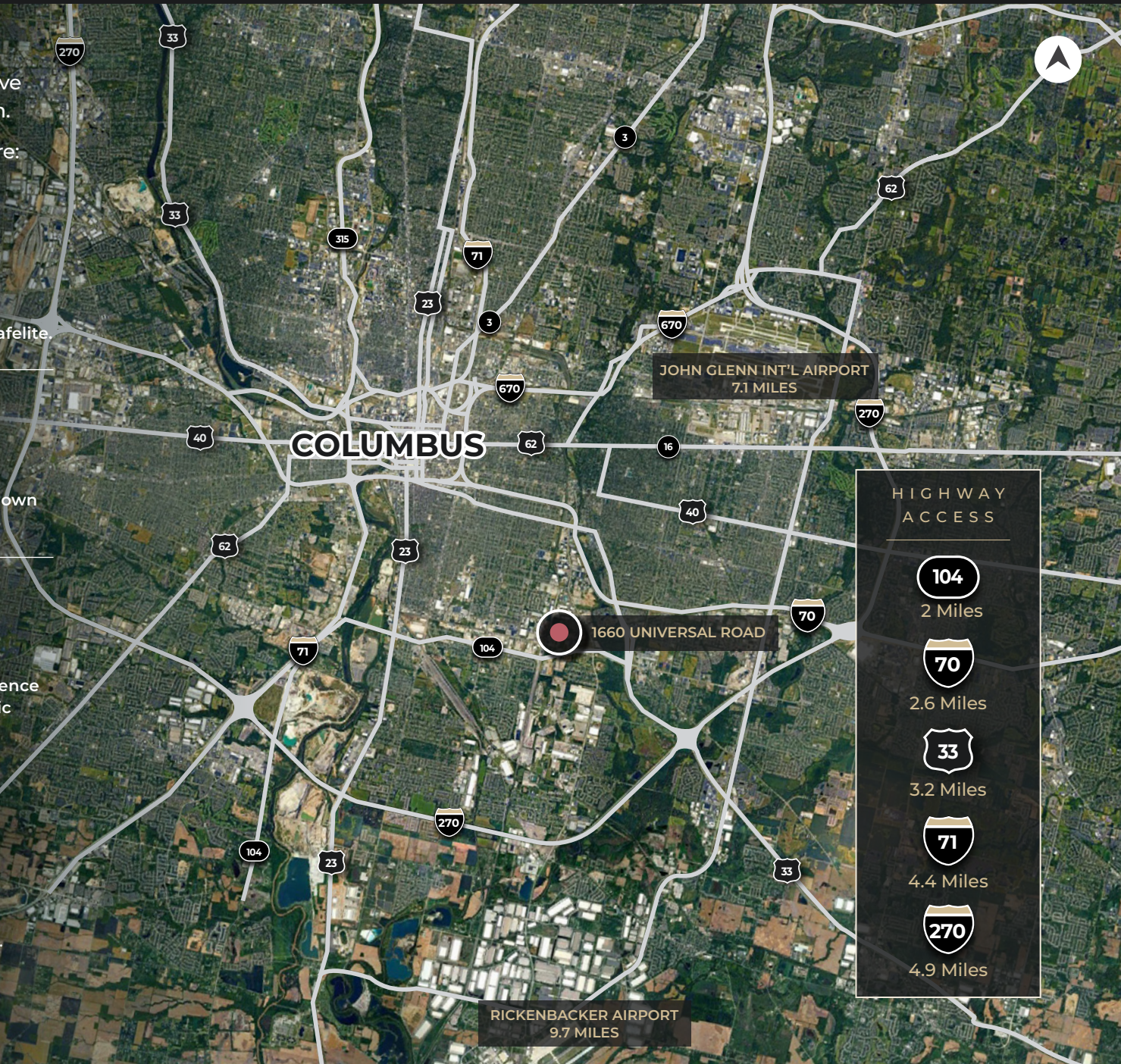
- » 6% or 108,000 employees
- » Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

WHOLESALE TRADE



- » 4% or 72,000 employees
- » DHL & XPO have a strong presence in the market given geographic location and available labor.

Additionally, the Intel chip plant in New Albany, OH is under construction with an anticipated completion date of late 2026. This will lead to an increase in labor demand and additional warehouse space for affiliated suppliers.



HIGHWAY ACCESS

104
2 Miles

70
2.6 Miles

33
3.2 Miles

71
4.4 Miles

270
4.9 Miles

POPULATION REACH

1,529,719
30 Min

2,475,946
60 Min

16,276,662
3 Hr

49,478,158
6 Hr

LABOR POOL

FORKLIFT DRIVERS



\$21.13

Avg Hourly Earnings

30 MIN

4,328

-11%

48

60 MIN

7,925

-6%

1,164

2025 Resident Workers

Past 5-Year Growth

2025 Net Commuters*

WAREHOUSE WORKERS



\$17.99

Avg Hourly Earnings

30 MIN

37,020

6%

6,017

60 MIN

67,429

9%

10,445

2025 Resident Workers

Past 5-Year Growth

2025 Net Commuters*

MANUFACTURERS & FABRICATORS



\$20.39

Avg Hourly Earnings

30 MIN

6,198

-1%

410

60 MIN

15,965

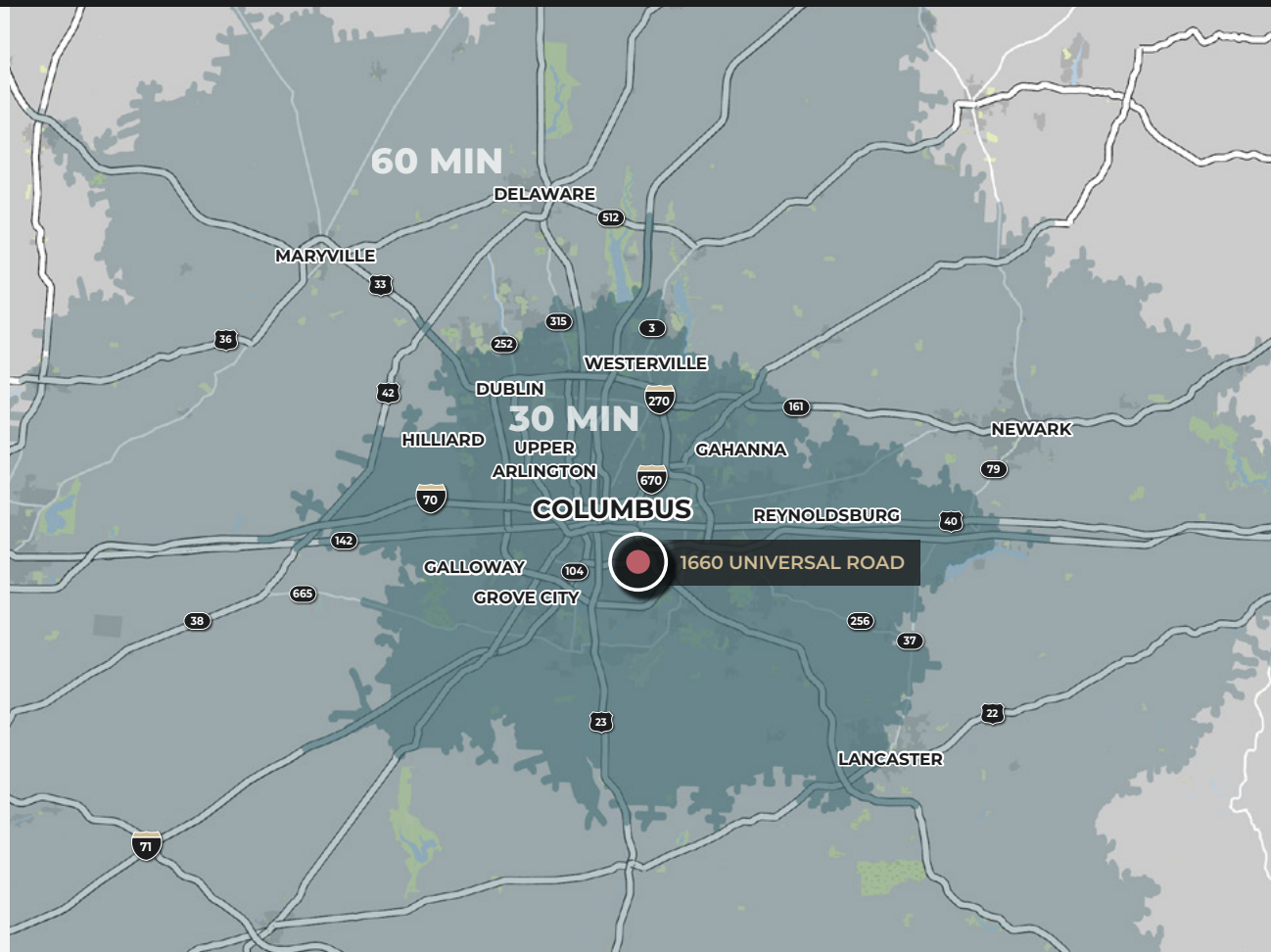
0%

3,897

2025 Resident Workers

Past 5-Year Growth

2025 Net Commuters*



Wage Data as of 01/01/2026

*Net commuters refer to the overall commuter flow in or out of a given area. It represents the difference between the number of people who commute into an area for work and those who leave the area to work elsewhere. A positive value indicates that more people commuting into a region for jobs than are leaving, while a negative value indicates that there are more resident workers leaving their communities for work than workers who commute in.

PETER GRIFFITH

+1 614 980 4497

peter.griffith@kbcadvisors.com

BEAU TAGGART, SIOR

+1 614 581 2314

beau.taggart@kbcadvisors.com

JOE KIMENER

+1 614 313 9626

joe.kimener@kbcadvisors.com

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

