

KIRKERSVILLE 70 COMMERCE PARK

NATIONAL RD SW, KIRKERSVILLE, OH 43033



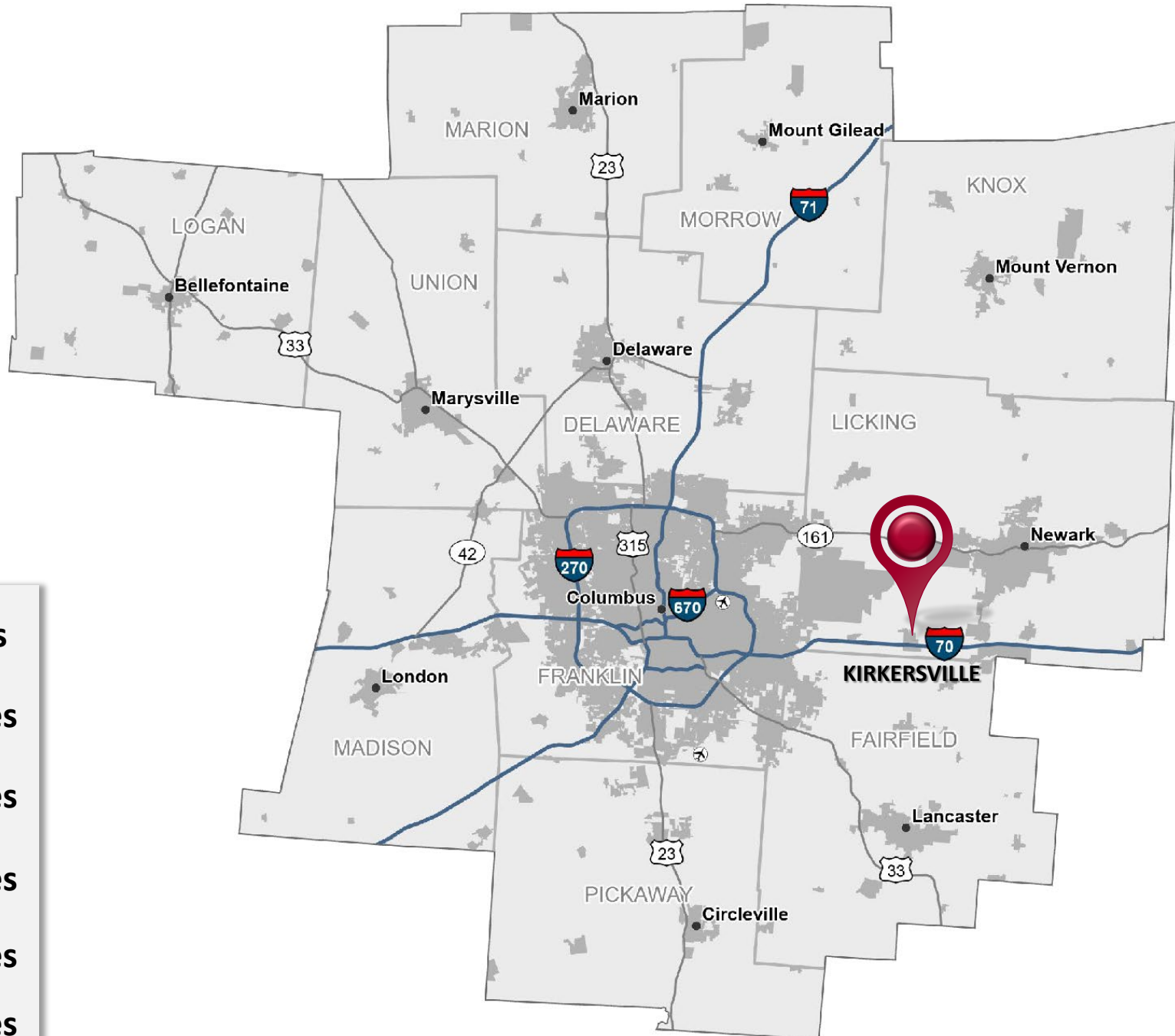
1,168,028 SF
INDUSTRIAL FOR LEASE



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1,168,028 SF INDUSTRIAL FOR LEASE

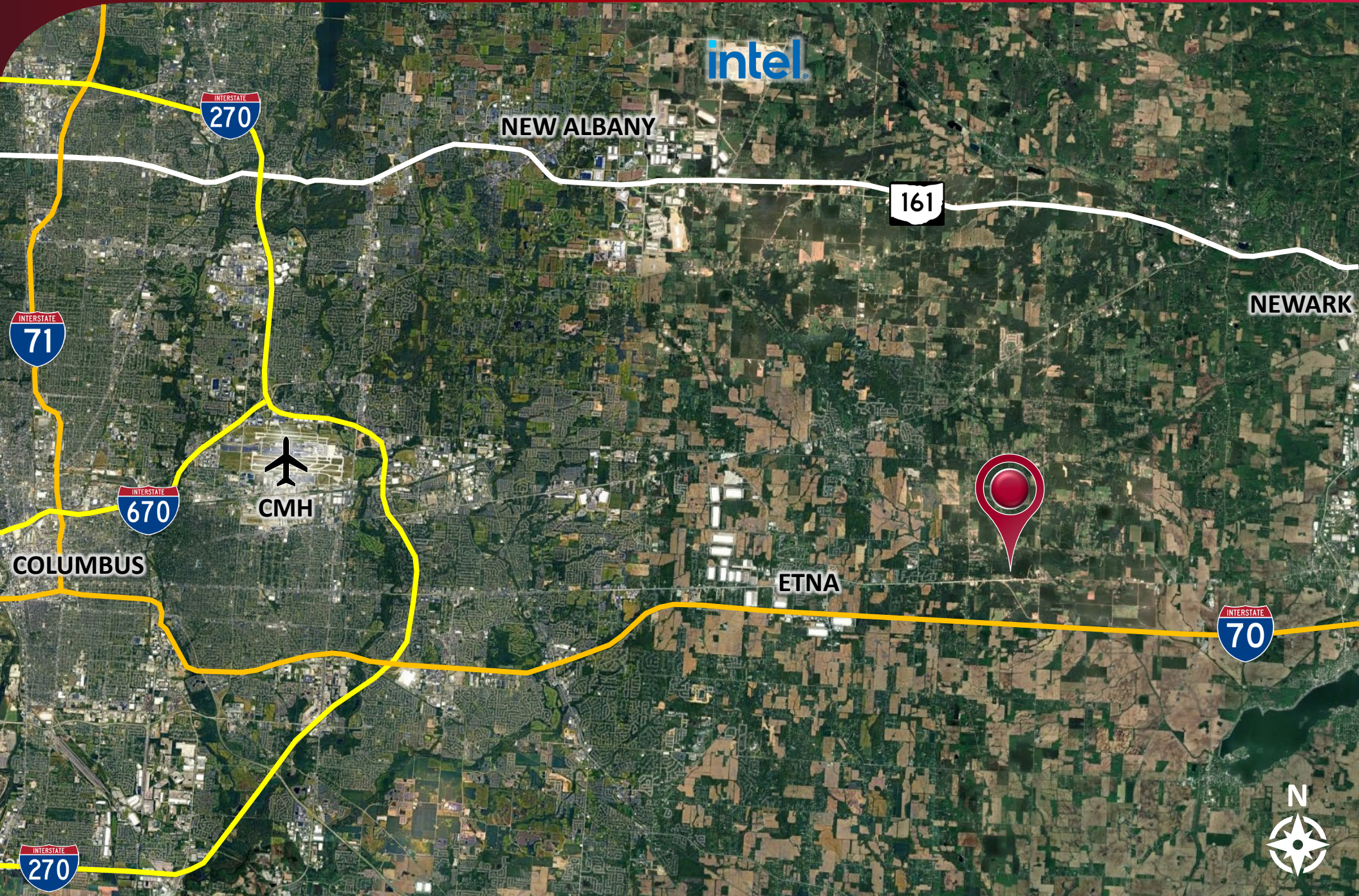


	1.5 Miles
	15.0 Miles
	23.0 Miles
	25.2 Miles
CMH	
	25.4 Miles
LCK	
	28.1 Miles



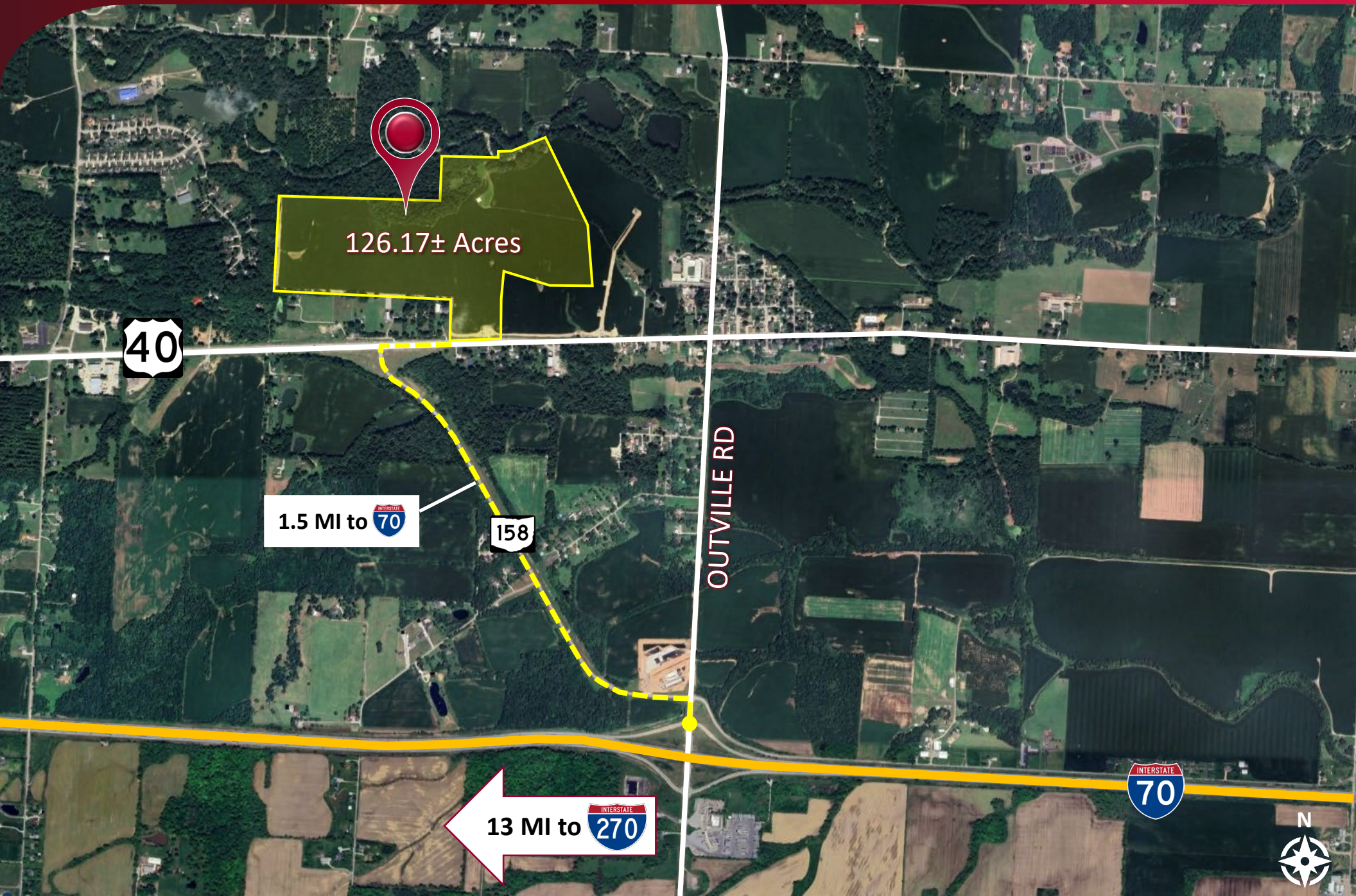
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1,168,028 SF INDUSTRIAL FOR LEASE



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1,168,028 SF INDUSTRIAL FOR LEASE



126.17± Acres

40

1.5 MI to



158

OUTVILLE RD

13 MI to

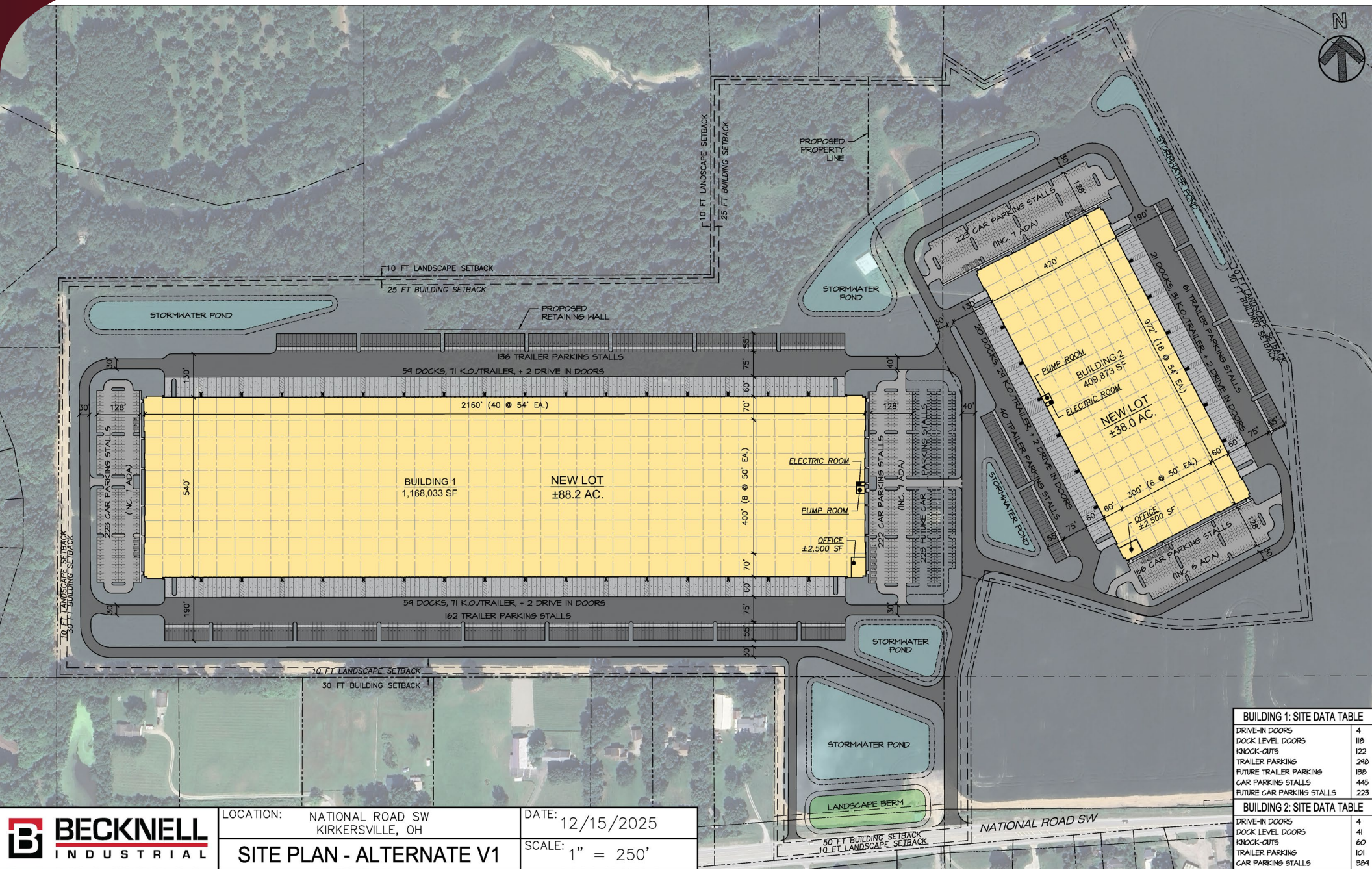


INTERSTATE
70



KIRKERSVILLE 70 COMMERCE PARK

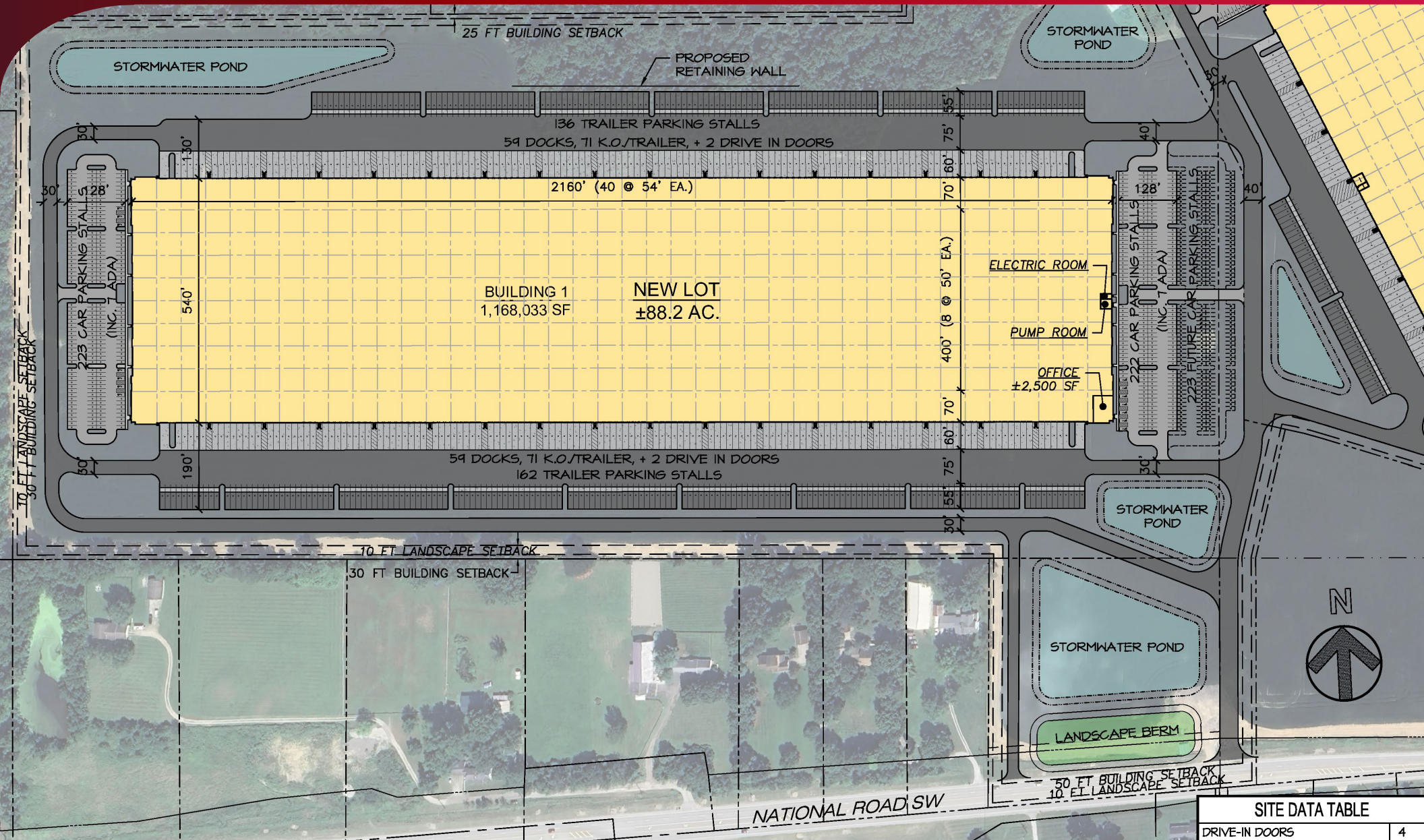
PARK SITE PLAN



BUILDING 1: SITE DATA TABLE	
DRIVE-IN DOORS	4
DOCK LEVEL DOORS	118
KNOCK-OUTS	122
TRAILER PARKING	248
FUTURE TRAILER PARKING	136
CAR PARKING STALLS	445
FUTURE CAR PARKING STALLS	223
BUILDING 2: SITE DATA TABLE	
DRIVE-IN DOORS	4
DOCK LEVEL DOORS	41
KNOCK-OUTS	60
TRAILER PARKING	101
CAR PARKING STALLS	384

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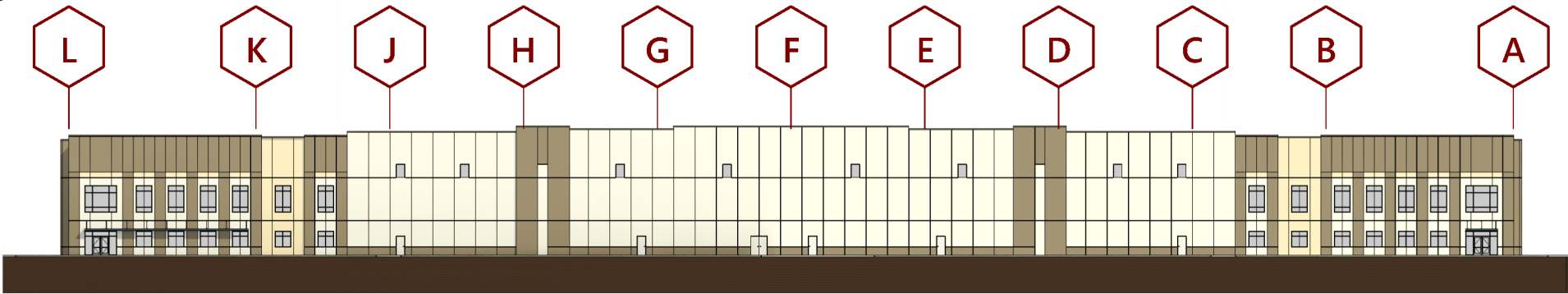
SITE PLAN – BUILDING 1



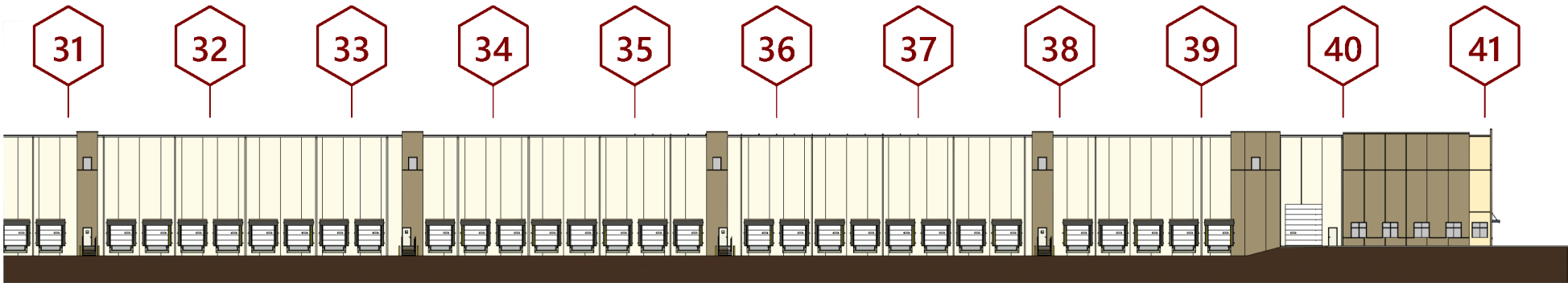
SITE DATA TABLE	
DRIVE-IN DOORS	4
DOCK LEVEL DOORS	118
KNOCK-OUTS	122
TRAILER PARKING	306
FUTURE TRAILER PARKING	138
CAR PARKING STALLS	570
FUTURE CAR PARKING STALLS	223

KIRKERSVILLE 70 COMMERCE PARK

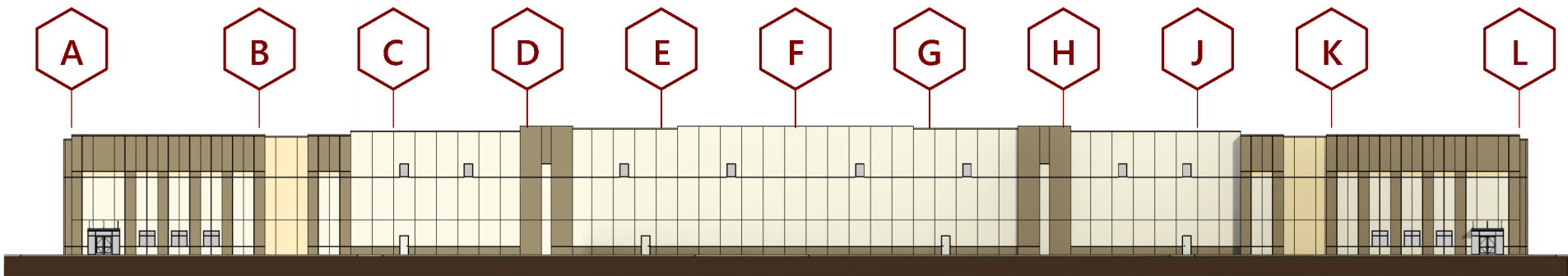
ELEVATIONS – BUILDING 1



EAST ELEVATION



PARTIAL SOUTH ELEVATION



WEST ELEVATION

KIRKERSVILLE 70 COMMERCE PARK

PROJECT SPECIFICATIONS – BUILDING 1

Municipality	Village of Kirkersville, Ohio
Total Building	1,168,400± SF
Building Identity	Kirkersville 70 Commerce Park - Building 1
Construction Status	Q2 2026 Commencement
Occupancy	Q2 2027
Building Dimensions	540' deep X 2,160' (40 lanes @ 54' wide)
Office Improvements	2,500± SF speculative office improvements
Site Size	88.2± acres
Lane Dimensions	29,160± SF (54' wide X 540' deep)
Zoning	PUD - Industrial - Village of Kirkersville
Exterior Walls	Load bearing precast insulated concrete panels (R-12)
Warehouse Interior	Walls painted white, columns painted white to 12' AFF
Column Spacing	54' wide X 50' deep (70' deep at dock walls)
Roof	60 mil white TPO Membrane with white metal roof deck (R-20)
Roof Drainage	Internal system with overflow scuppers - tied to underground storm
Roof Warranty	20 Year Membrane Warranty
Floor Slab	7" - sealed 4000 psi concrete slab on grade (FF50 / FL35)
Ceiling Height	40' minimum at first interior column from dock wall
Warehouse Lighting	LED High Bay with motion sensors (30 foot candles) 15' whips
Heating	Roof top mounted ERU / MAU units
Fire Suppression	ESFR sprinkler system
Loading Configuration	Cross Dock Loading
Storefront Entry Systems	Two separate storefront entry systems provided

Truck Court	135' / 190' depth / 60' concrete pad apron	
Dock Doors	118 fully equipped doors + 142 Knock Out locations	
Dock Equipment	40,000 lb air bag levelers, vision light, seals, bumpers, track guards, electric outlet, edge angles	
Drive In Doors	4: 12' wide X 14' high / motorized operator	
Auto Parking Spaces	445 spaces (+ 223 future spaces)	
Trailer Parking Spaces	307 spaces away from building	
Water / Sanitary / Storm Sewer	Kirkersville / Water 2" Domestic / Sanitary Sewer 6"	
Electric Service	277/480V 3 Phase, Two - 3000 AMP panels	
Telecommunications	Various providers, communications conduit provided	
Signage Potential	Building / Monument / Suite	
Licking County Parcel ID	To be determined	
Airport Access	John Glenn Intl (CMH)	25.2 Miles
	Rickenbacker Intl (LCK)	25.4 Miles
Intermodal Access	Norfolk Southern - Rickenbacker	28.1 Miles
Logistical Access	I-70 via State Route 158	
	1.5 Miles to I-70	
	15.0 Miles to I-270 Columbus Outerbelt	
	23.0 Miles to I-71 Columbus Downtown	
	27.3 Miles to I-71 South Side via I-270	
Corporate Neighbors	Stanley Black & Decker, Kohls, FedEx, Amazon, Uline, Ryder Logistics, DHL, Acena, Illuminate USA, Whiplash	
Real Estate Tax Incentive	Available - Village of Kirkersville	

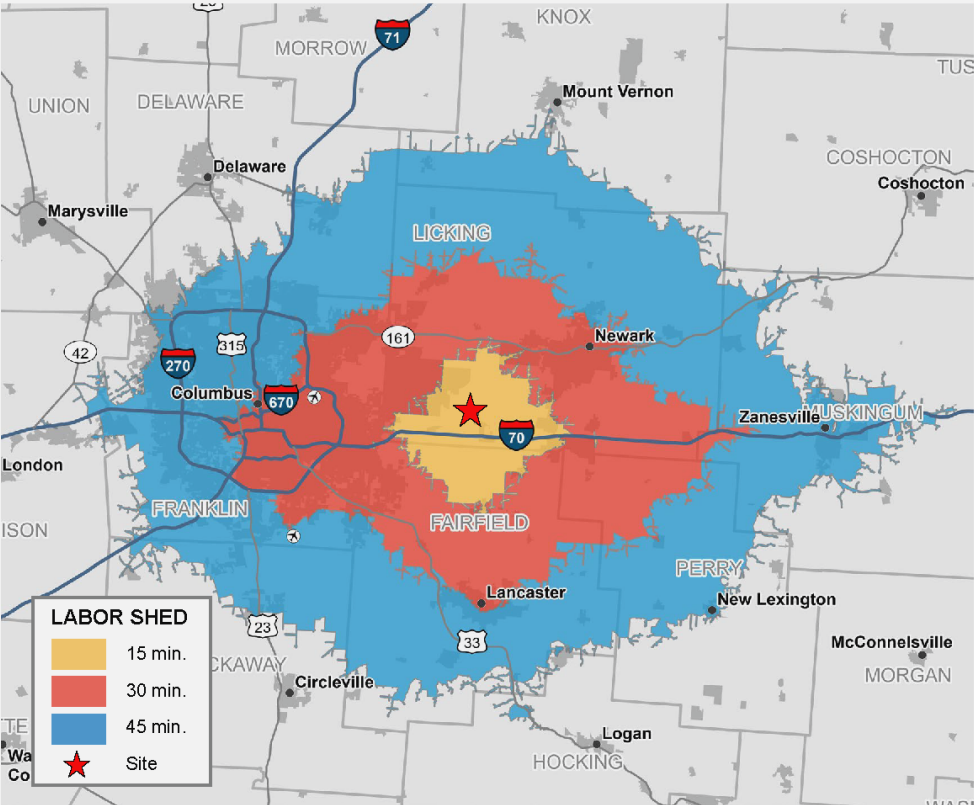
KIRKERSVILLE 70 COMMERCE PARK

LABOR STATISTICS

RESIDENT LABOR FORCE

Commute Shed: Kirkersville

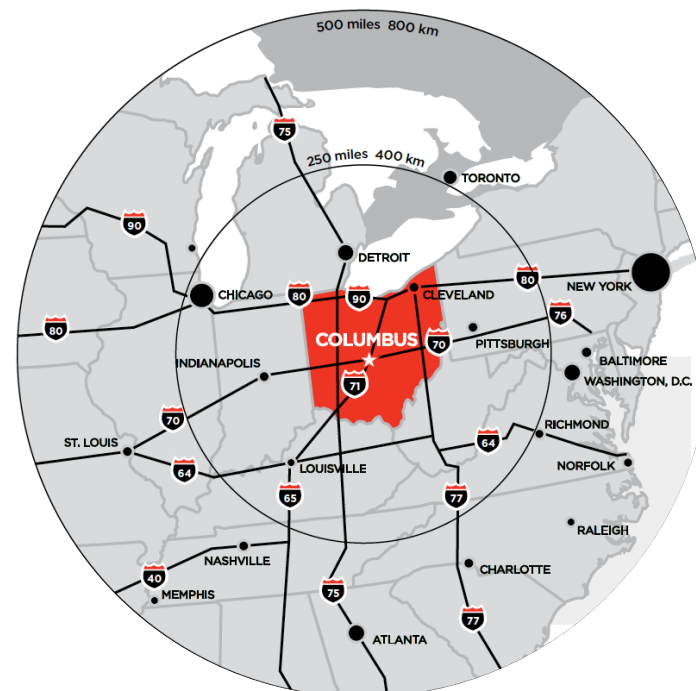
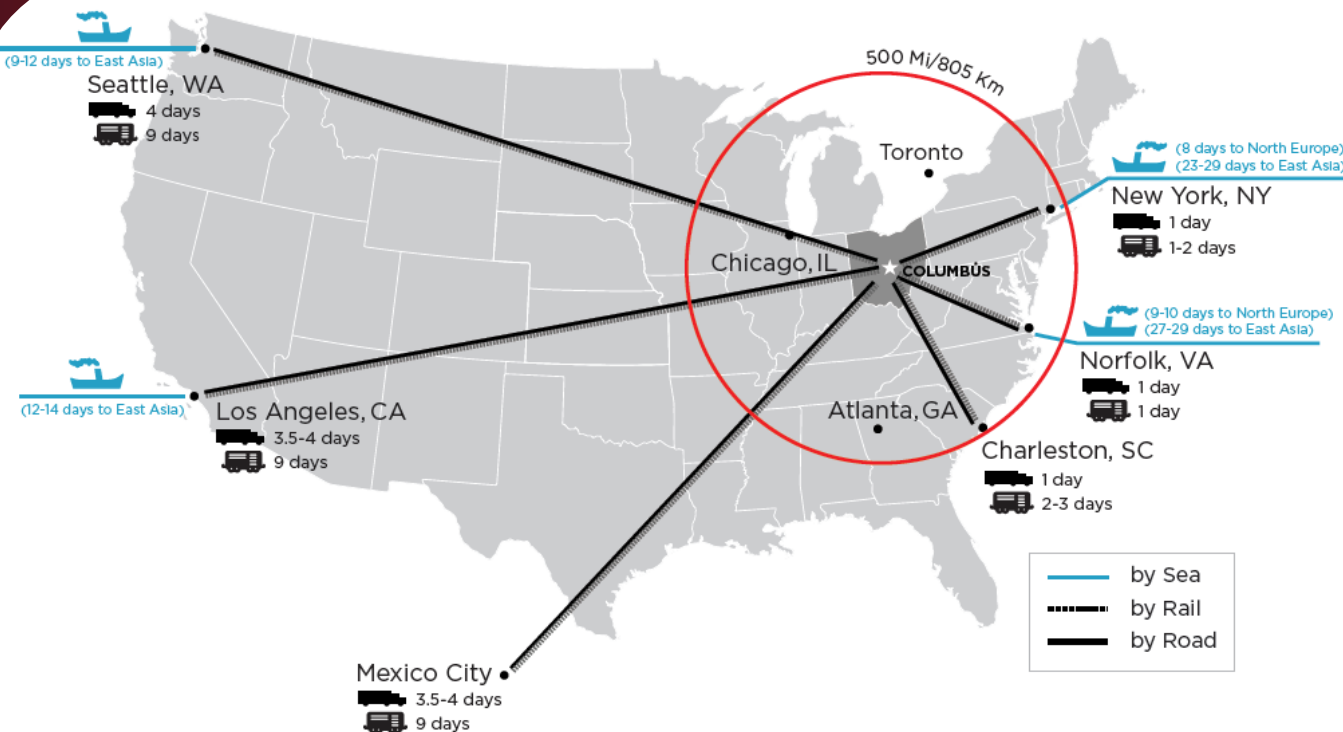
Drivetime (minutes) 



15	30	45
45,131 Population	767,425 Population	1,886,086 Population
22,695 Employed	399,063 Employed	997,196 Employed
23,516 Total Labor Force	415,381 Total Labor Force	1,033,340 Total Labor Force
1,129 Production Workers	19,108 Production Workers	43,400 Production Workers
1,975 Transportation/ Material Moving Workers	42,369 Transportation/ Material Moving Workers	90,934 Transportation/ Material Moving Workers

KIRKERSVILLE 70 COMMERCE PARK

THE COLUMBUS REGION - MARKET ACCESS



THE COLUMBUS REGION BY THE NUMBERS

Total Population



**2.3 Million
People**

Logistical Hub



**1 Day Truck Drive
48% US Population**

Top-Ranked Business Climate



**#1 for population, job and GDP
growth among the Midwest**

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