WESTLINK COMMERCE CENTER
900 DISTRIBUTION DR, COLUMBUS, OH 43228

LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

UP TO 76,500 SF
TAX ABATED INFILL FOR LEASE

CLICK HERE FOR 360° INTERACTIVE RENDERING

Developed by:
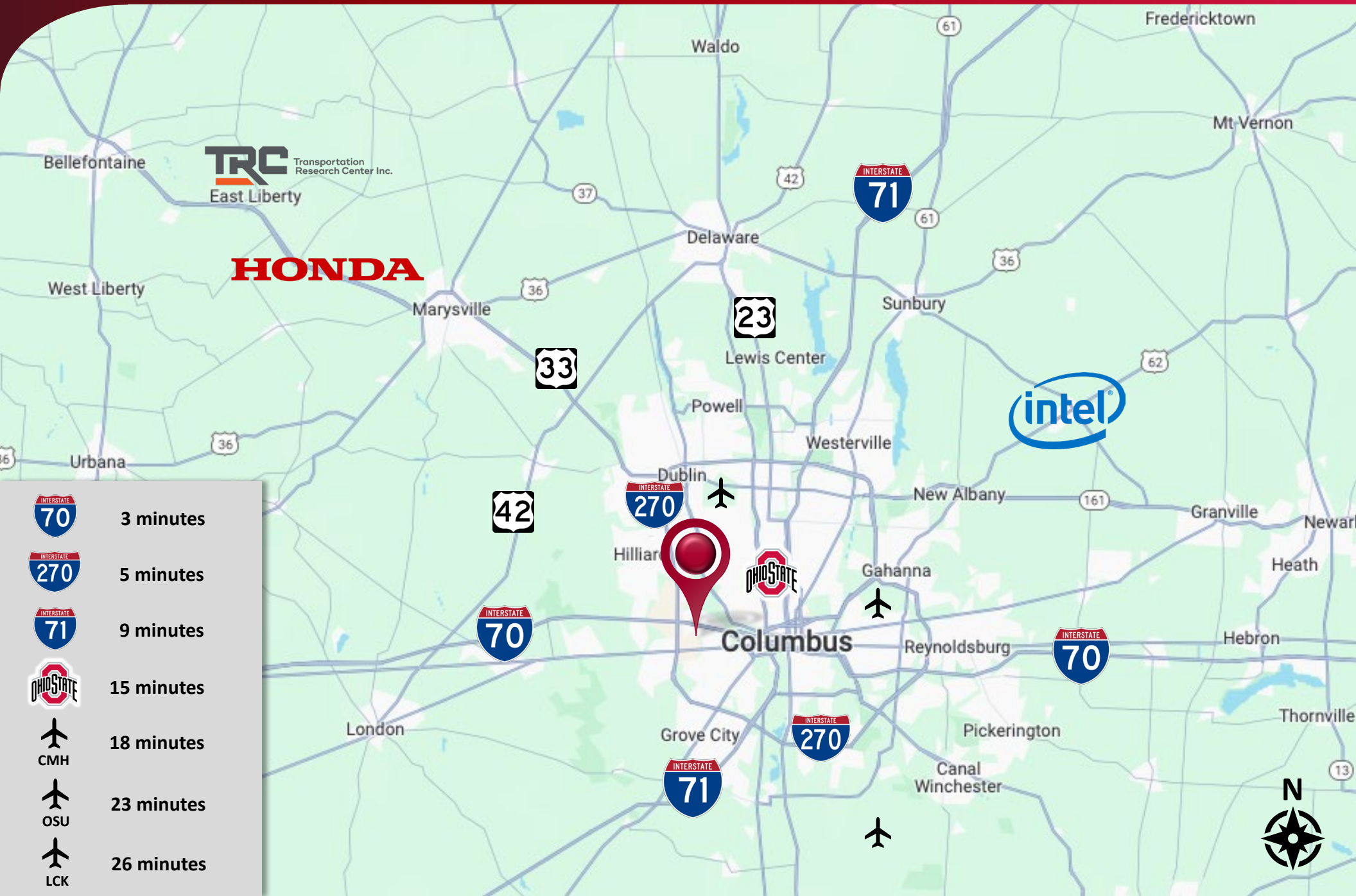
JIM PATTISON DEVELOPMENTS

WESTLINK COMMERCE CENTER
UP TO 76,500 SF INDUSTRIAL FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Interstate 70	3 minutes
Interstate 270	5 minutes
Interstate 71	9 minutes
Ohio State	15 minutes
CMH	18 minutes
OSU	23 minutes
LCK	26 minutes

WESTLINK COMMERCE CENTER
UP TO 76,500 SF INDUSTRIAL FOR LEASE

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INTERSTATE 270

INTERSTATE 70

Hilliard-Rome Rd

Fisher Rd

Wilson Rd

76,500 SF Coming Soon

N

WESTLINK COMMERCE CENTER

UP TO 76,500 SF INDUSTRIAL FOR LEASE

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INTERSTATE 70

INTERSTATE 270

Interchange Dr

Distribution Dr

Kaderly Dr

Wilson Rd

Fisher Rd

N
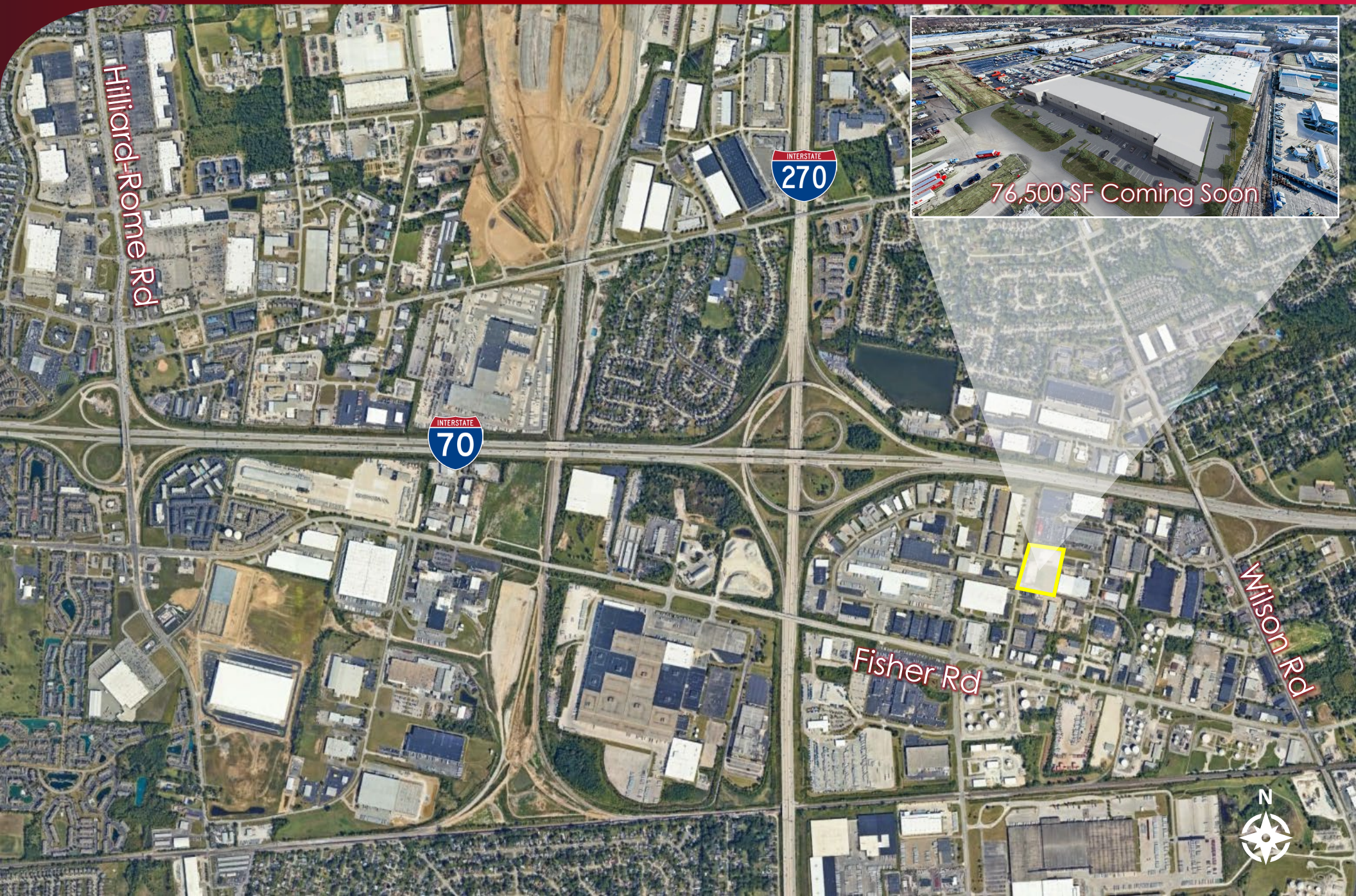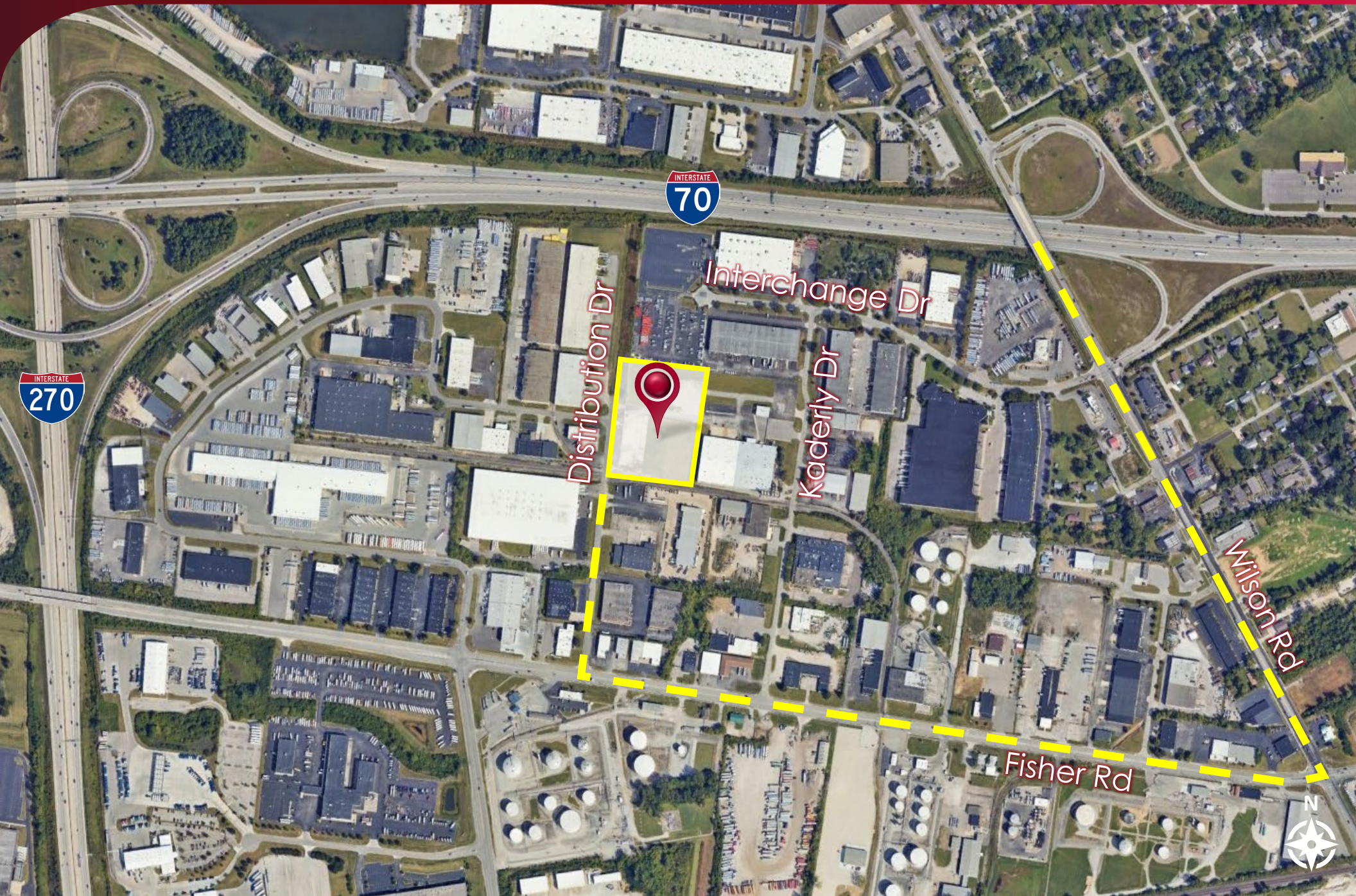
WESTLINK COMMERCE CENTER
SITE PLAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FONDORF DRIVE

DISTRIBUTION DRIVE

■ Drive-In Door
▲ Dock Door
△ Future Dock Door

71 Parking Spaces

Future Office Area

Future Office Area

Future Office Area

Typical Bay
54' x 150'
8,100 SF

76,500 SF Available

45'

45'

150'

170'

30'

55'4"

54'

55'4"

24'

6 Parking Spaces

60'

490'

60'

Retaining Wall

Retaining Wall

70'

Detention

N
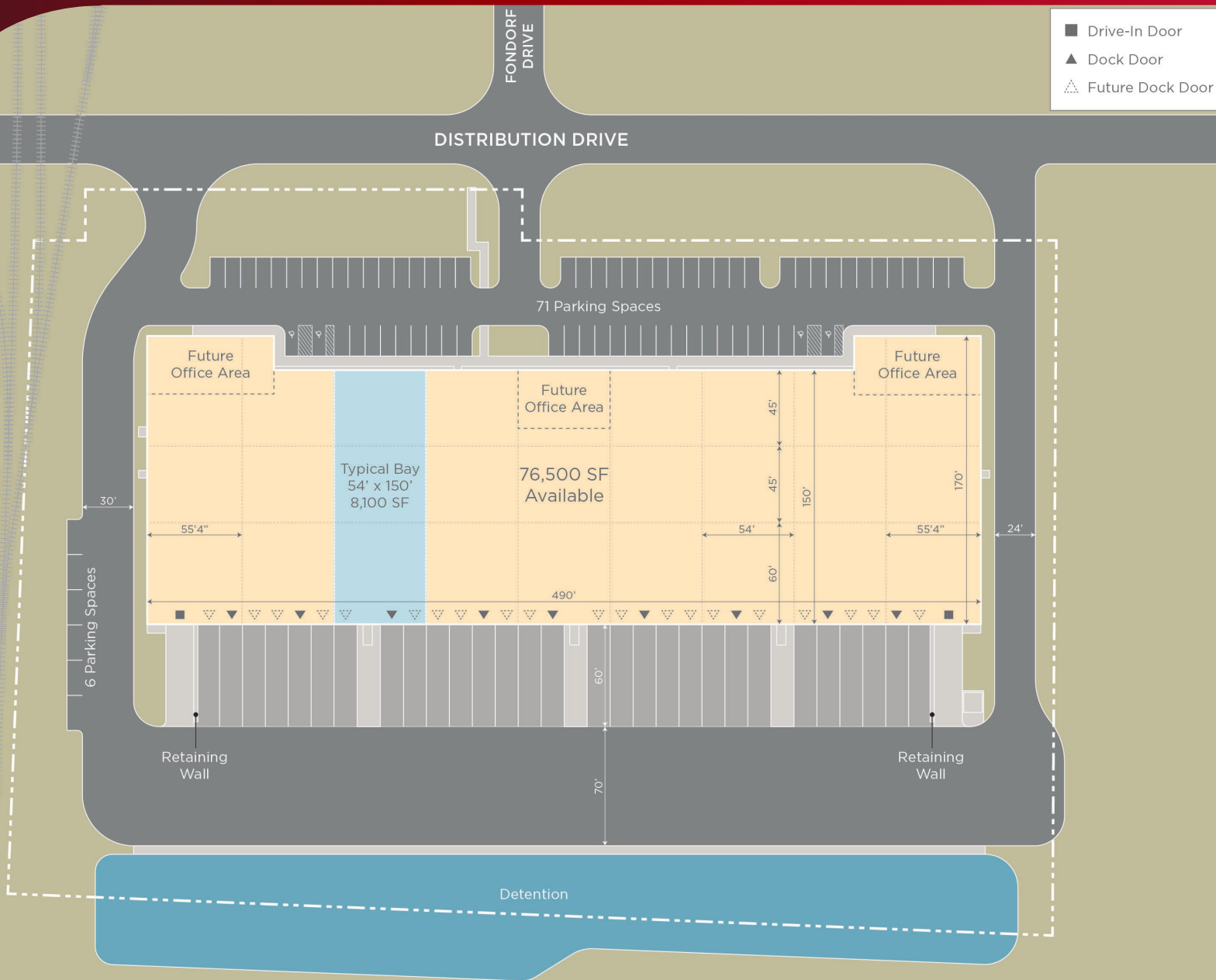
76,500 SF

5.71 Acres

32' Clear Height
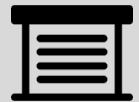
9 Dock Doors

77 Auto Spaces

54' X 45' Columns

TAX

10 Year, 75% Abatement

WESTLINK COMMERCE CENTER
PROJECT SPECIFICATIONS

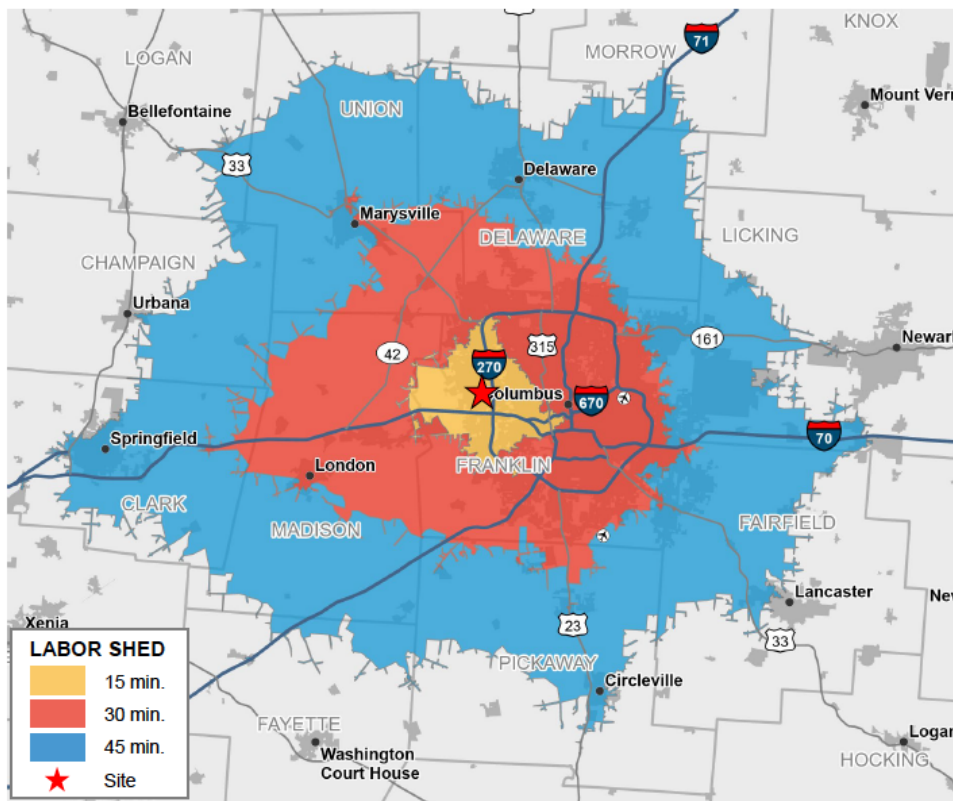|	
Municipality	City of Columbus, Ohio
Total Building	76,500± SF
Building Identity	Westlink Commerce Center
Construction Status	Q2 2025 Commencement
Occupancy	Q1 2026
Building Dimensions	150' deep / 170' deep end bays X 490'
Office Improvements	TBD
Site Size	5.71± acres
Divisible Minimum Lease	17,506± SF (2 lanes) / 25,606± SF (3 lanes)
Zoning	M - Manufacturing / H-35
Exterior Walls	Precast insulated concrete panel, alum framed windows
Column Spacing	54' wide X 45' deep (55' 4" wide end bays)
Dock Wall Column Space	60' deep
Bay Size	8,100± SF Lane (54' X 150') / 9,180± SF End Lanes
Roof	60 mil white TPO Membrane with metal roof deck
Roof Drainage	Exterior roof drains
Floor	6" - 4000 psi reinforced concrete slab on grade
Ceiling Height	32' minimum at first interior column from dock wall
Warehouse Lighting	LED High Bay with motion sensors (30 foot candles)
Heating	Direct gas fired roof top mounted MUA units
Fire Suppression	ESFR
Loading Configuration	Single Load (rear)
Truck Court	130' depth / 60' concrete pad

Dock Doors	9: 9' wide X 10' high doors fully equipped / 20 future
Dock Equipment	40,000 lb mechanical levelers, vision windows, seals, bumpers
Drive In Doors	2: 12' wide X 14' high / electric openers
Auto Parking Building Total	77 spaces
Trailer Parking	20 at future dock door spaces against building
Water / Sanitary / Storm Sewer	City of Columbus / Water 2" / Sanitary Sewer 6"
Electric Service	277/480V 3 Phase, 2000 AMP panel
Telecom	Various providers, D Mark location at ext electric wall
Parcel ID Franklin County	010 - 333326
Signage Potential	Building / Monument / Suite
Airport Access	Bolton Field Airport (TZR) 6.6 Miles
	Ohio State University Airport (OSU) 12.9 Miles
	John Glenn Intl (CMH) 14.0 Miles
	Rickenbacker Intl (LCK) 19.1 Miles
Logistical Access	I-70 via Wilson Rd
	1.1 Miles to I-70
	2.3 Miles to I-270 Columbus Outerbelt
	5.6 Miles to SR 315 via I-670
	8.8 Miles to I-71 South Side via I-270
Corporate Neighbors	Gardner Inc, Nuvo Packaging, Spectrum, DSI, Walmart, Hyperlogistics, Marathon, Heidelberg Distributing
Real Estate Tax Incentive	10 Year, 75% Abatement by City of Columbus

WESTLINK COMMERCE CENTER
MARKET ACCESS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

500 Mi/805 Km

Seattle, WA
(9-12 days to East Asia)
4 days
9 days

Toronto

New York, NY
(8 days to North Europe)
(23-29 days to East Asia)
1 day
1-2 days

Chicago, IL

COLUMBUS

Norfolk, VA
(9-10 days to North Europe)
(27-29 days to East Asia)
1 day
1 day

Los Angeles, CA
(12-14 days to East Asia)
3.5-4 days
9 days

Atlanta, GA

Charleston, SC
1 day
2-3 days

Mexico City
3.5-4 days
9 days

— by Sea
---- by Rail
— by Road

1 Day Truck Drive:

48 % US Population
33 % Canadian Population
44 % US Manufacturing
48 % US Headquarters

Population

500 miles 800 km
250 miles 400 km
TORONTO
DETROIT
CHICAGO
CLEVELAND
NEW YORK
COLUMBUS
PITTSBURGH
BALTIMORE
WASHINGTON, D.C.
INDIANAPOLIS
RICHMOND
ST. LOUIS
LOUISVILLE
NORFOLK
RALEIGH
NASHVILLE
CHARLOTTE
MEMPHIS
ATLANTA
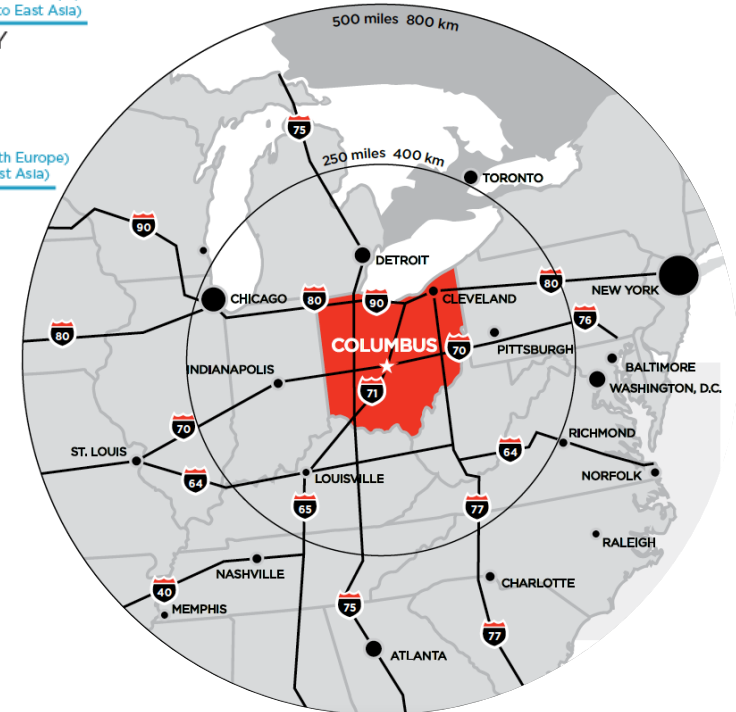
2,599,353
50 Mile Radius

33,729,958
250 Mile Radius

138,988,255
500 Mile Radius

WESTLINK COMMERCE CENTER
UP TO 76,500 SF INDUSTRIAL FOR LEASE

LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TAX ABATED MULTI-TENANT INDUSTRIAL
AVAILABLE NOW

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