



CASTINGS COMMERCE PARK

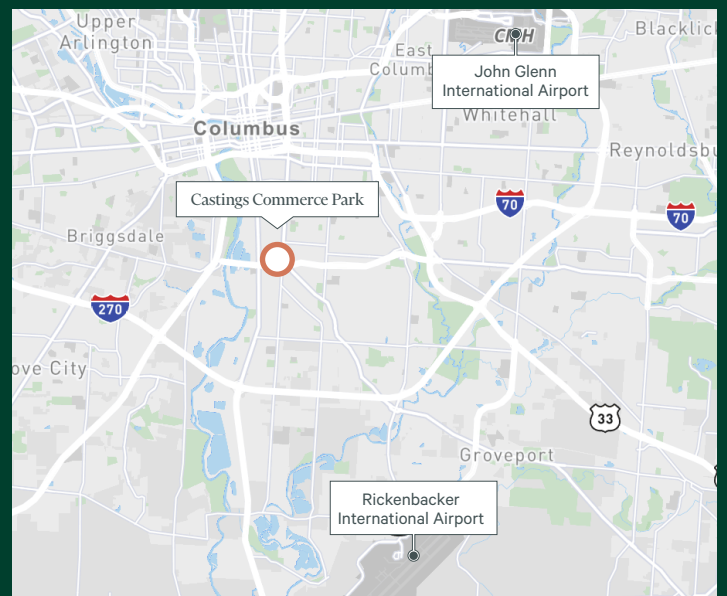
2215-2295 Parsons Ave
Columbus, OH 43207
www.cbre.us/properties

Construction Complete on Class A Industrial Park -
Buildings Ready for Occupancy

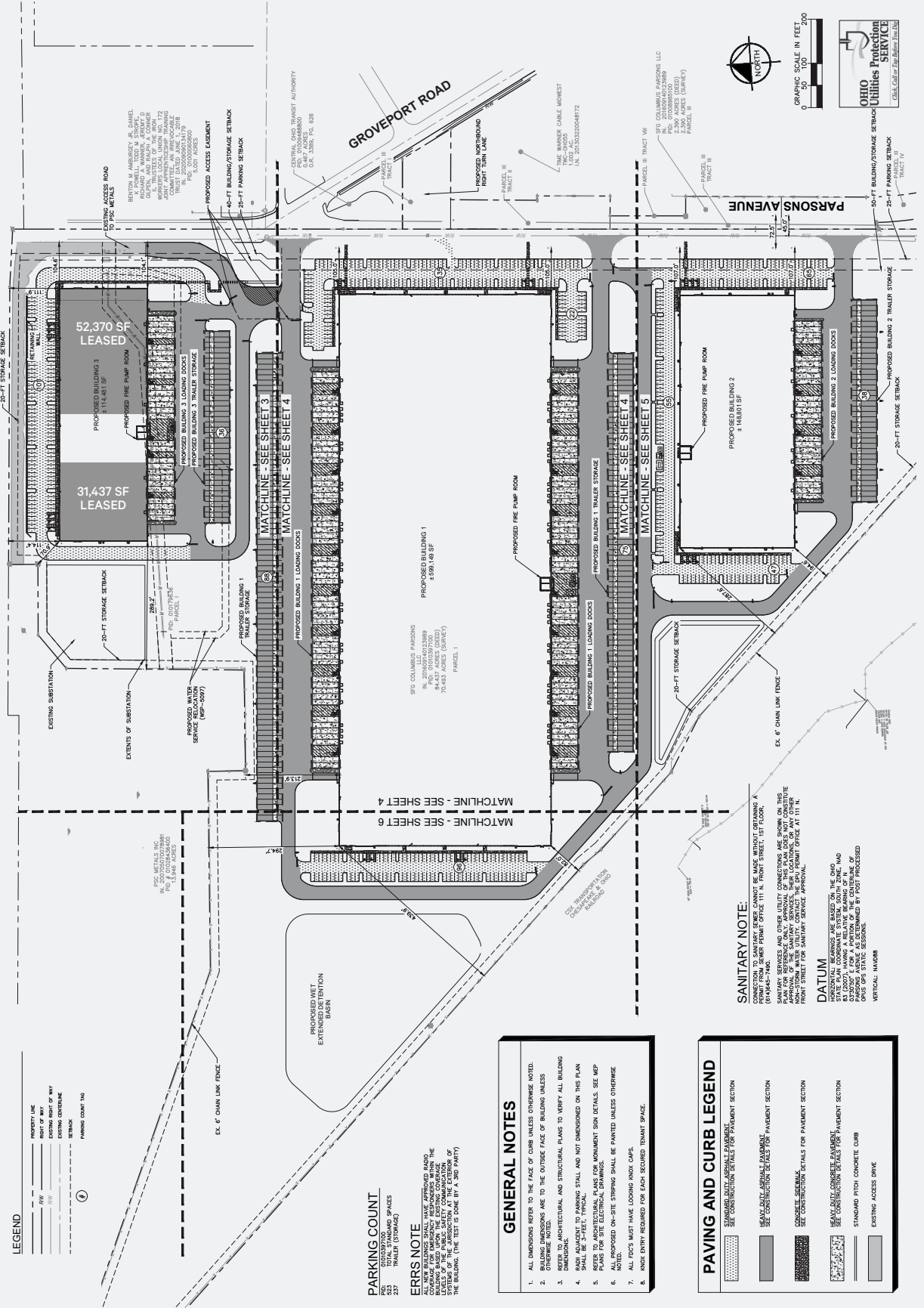


Site Overview

- + 3 Buildings Available Totaling 862,160 SF
 - Building 1: 599,040 SF
 - Building 2: 148,720 SF + 3± Acres of Outdoor Storage
 - Building 3: 114,400 SF (30,593 SF Available)
- + Located in Major Labor Pool
- + Rail Served
- + Existing Large Scale Utility Services
- + Incentives Package Available
- + Located in an Opportunity Zone
- + 15 Year 100% Tax Abatement
- + Strategically Located with Convenient Access to Highways



Site Plan



GRAPHIC SCALE IN FEET
 0 50 100 150 200



- LEGEND**
- PROPERTY LINE
 - R/W
 - RIGHT OF WAY
 - EXISTING CENTERLINE
 - EXISTING CENTERLINE
 - EXISTING CENTERLINE
 - PARKING COURT TAG

EXISTING ACCESS ROAD TO PSC METALS
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Building Specifications

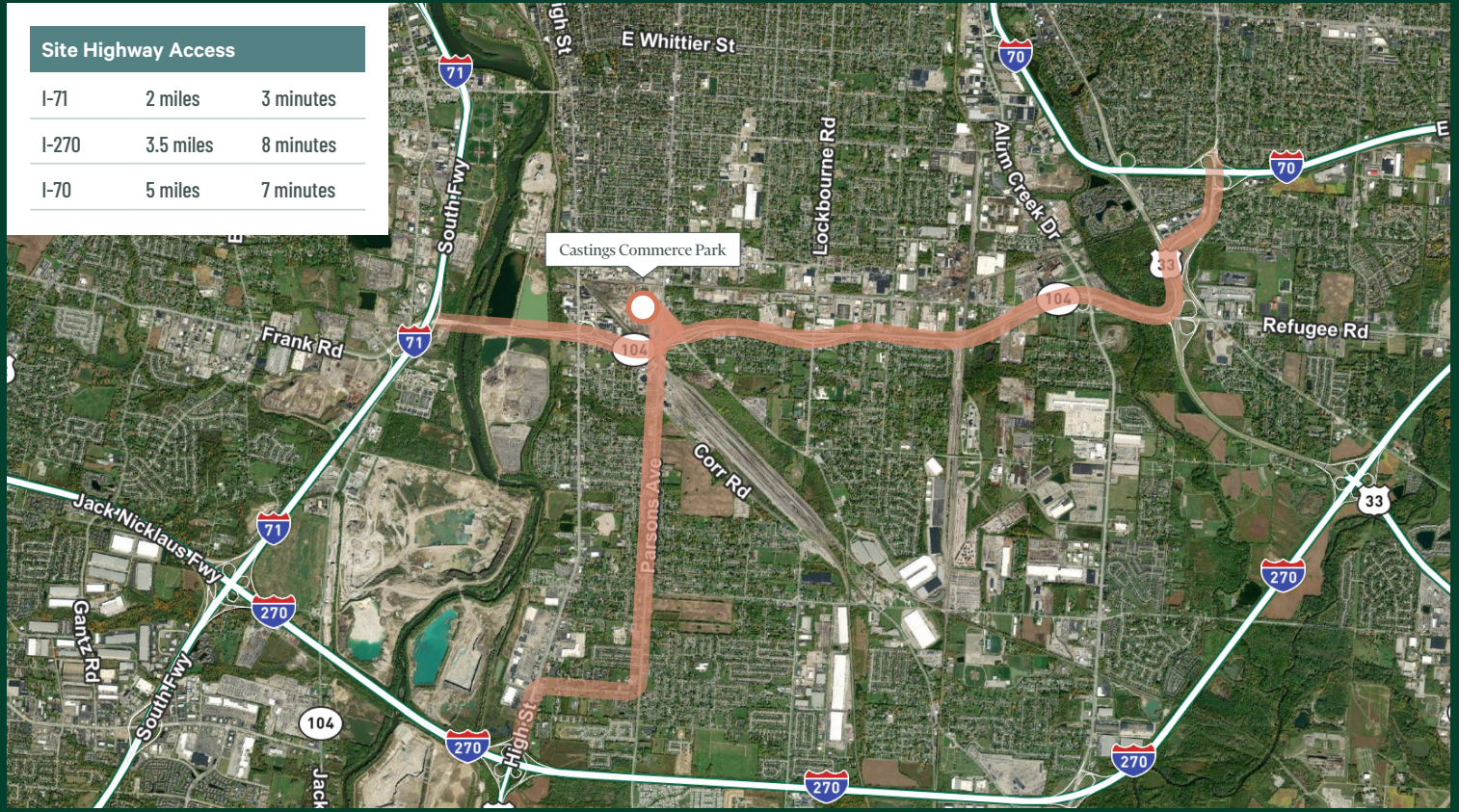
	Building 1	Building 2	Building 3
Building Address	2255 Parsons Ave	2295 Parsons Ave	2215 Parsons Ave
Total Building Area	599,040 SF	148,720 SF	114,400 SF (30,593 SF Available)
Building Dimensions	1,248' x 479' 11.5"	572' x 260'	572' x 200'
Office Size	2,500 SF	2,000 SF	2,000 SF
Description	Precast with steel girder and joist frame	Precast with steel girder and joist frame	Precast with steel girder and joist frame
Bay Sizes	54' x 50' typical; 65' x 54' dock bays	52' x 50' typical; 60' x 52' dock bays	52' x 50' typical; 60' x 52' dock bays
Configuration	Cross Dock	Rear Load	Rear Load
Dock Doors	Sixty (60) 9' x 10' w/ 53 KO's (113 total positions)	Sixteen (16) 9' x 10' w/ 9 KO's (25 total positions)	Eleven (11) 9' x 10' w/ 17 KO's (28 total positions)
Drive-in Doors	Four (4) 14' x 16'	Two (2) 14' x 16'	Two (2) 12' x 14'
Clear Height	40'	36'	32'
Car Parking	279	123	115
Trailer Parking	163	38	36
Fire Suppression	ESFR	ESFR	ESFR
Outdoor Storage	N/A	3± Acres	N/A
Power	4,000 Amp 480/277 Volt, 3-Phase	2,000 Amp 480/277 Volt, 3-Phase	2,000 Amp 480/277 Volt, 3-Phase

BUILDING 3 – 114,400 SF (30,593 SF AVAILABLE)



Castings Commerce Park

2215-2295 Parsons Ave | Columbus, OH 43207



Location

Located just minutes south of Downtown Columbus, Castings Commerce Park provides unparalleled accessibility for industrial users. All major interstates are less than a 10 minute drive. The location also provides access to a large labor pool, more than 3 times greater than the next largest industrial submarket.

Distance in Minutes to Major Points of Interest

17 min
Rickenbacker Airport

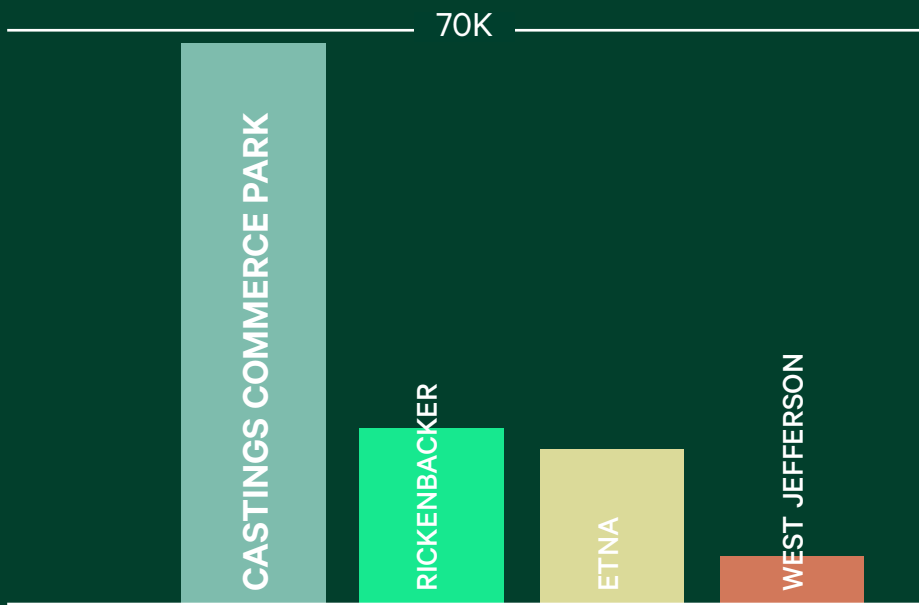
18 min
John Glenn Airport

17 min
CSX Intermodal

20 min
Norfolk Southern Intermodal

Labor Access

Number of Employees Within a 10 Minute Drive



3.8K

Manufacturing employees within 10 minutes

28.8K

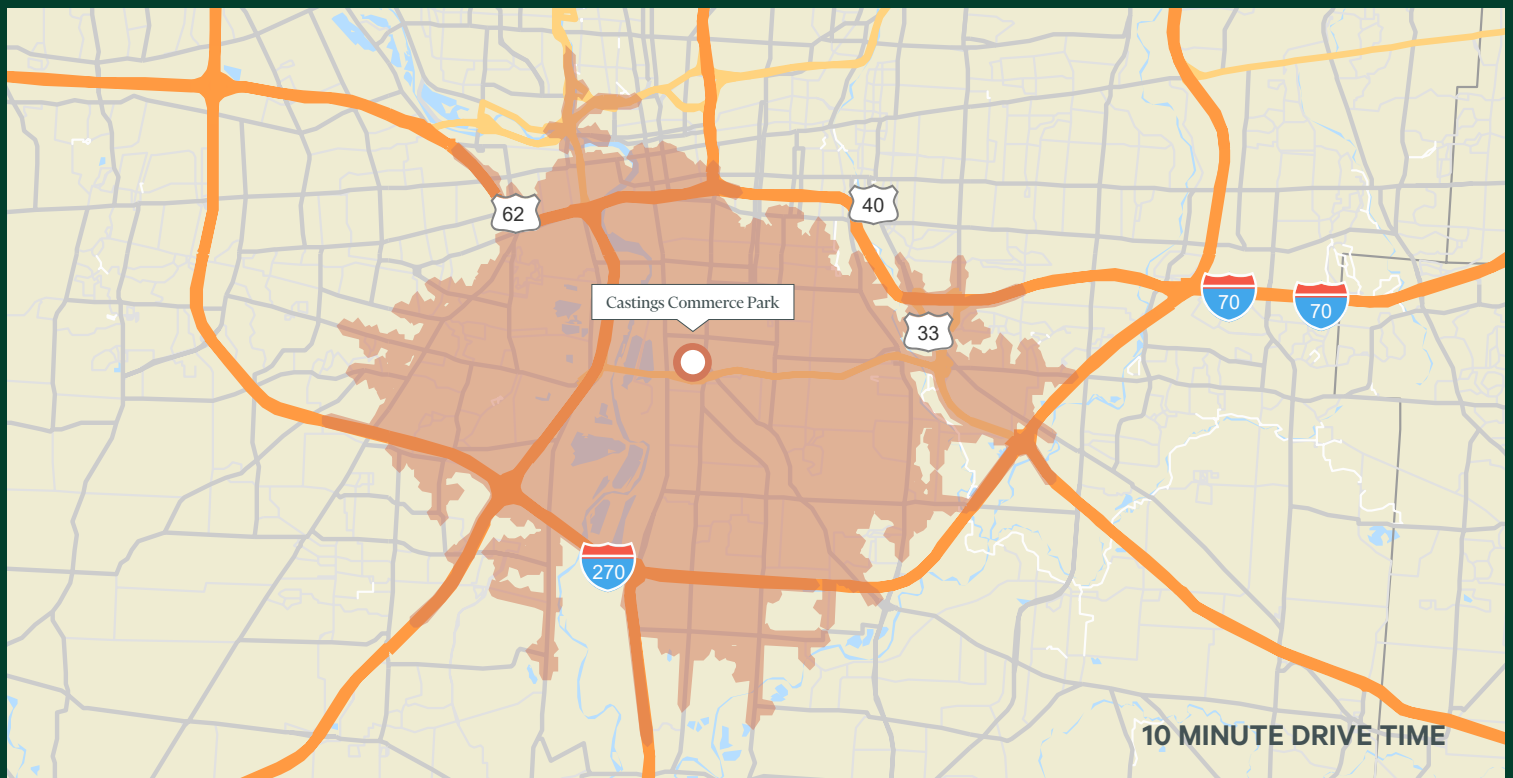
Manufacturing employees within 20 minutes

3.7K

Transportation/Warehousing employees within 10 minutes

27.5K

Transportation/Warehousing employees within 20 minutes



BUILDING 2 – 148,720 SF



BUILDING 1 – 599,040 SF



Contact Us

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