

+/- 5 to 13 Acres

Storage yard with office / warehouse and trailer parking



4100 Truro Station Rd

Columbus, Ohio

Location

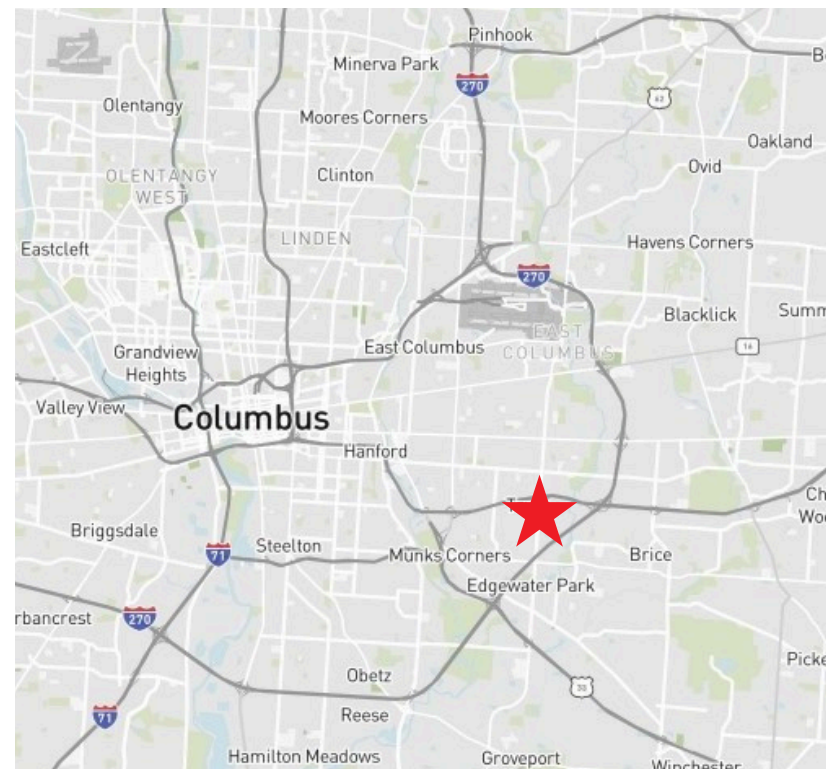
- Located inside I-270 with immediate access to I-70
- High visibility site adjacent to I-70
- I-70 is a vital piece of the supply chain network with 41,800+ VPD passing through Columbus

Advantages and amenities

- Immediate availability
- Built to suit opportunity
- Strong labor demographics
- Abundant trailer parking
- Site ideal for container storage, trailer parking, lay down yard, and all other IOS uses

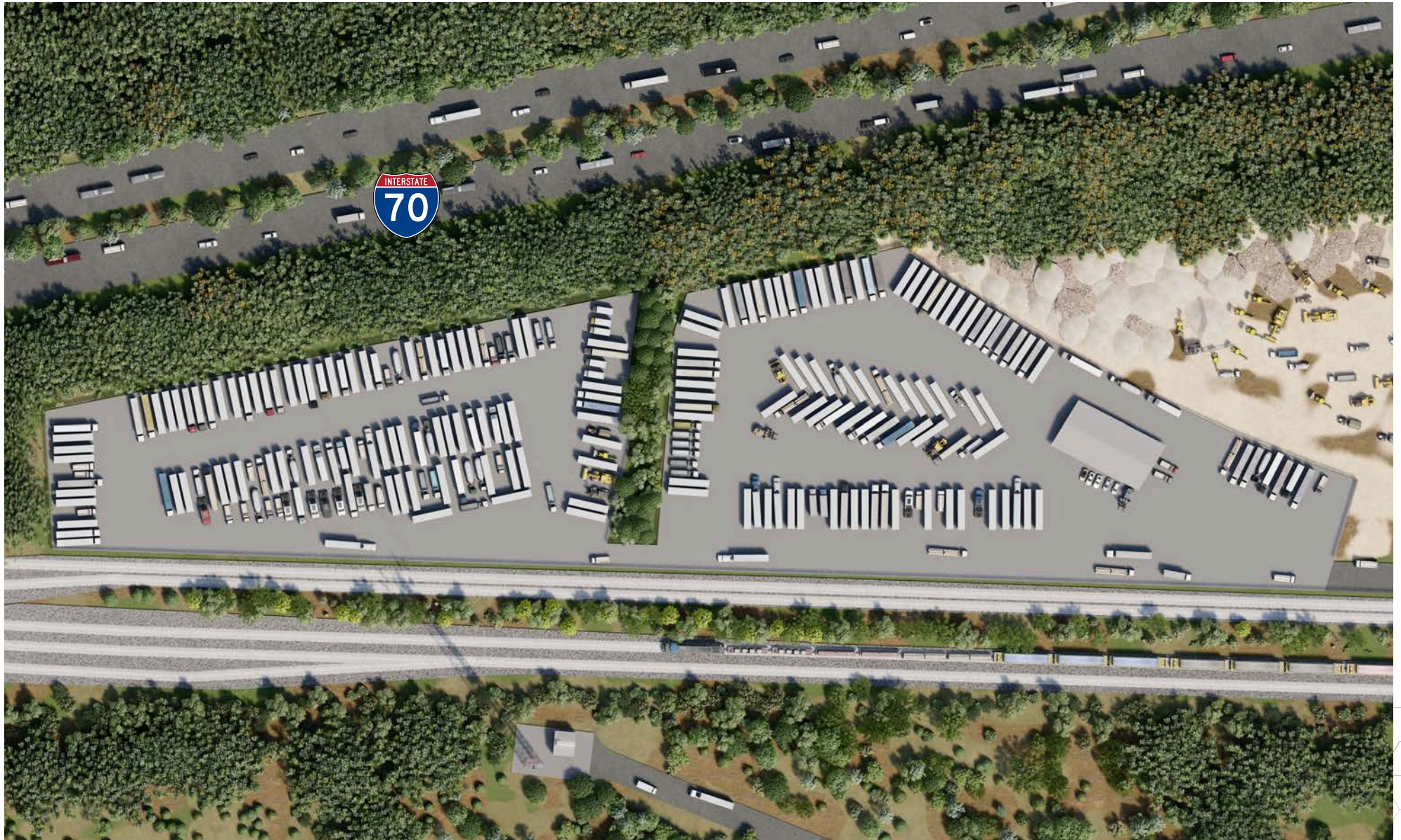
Property specifications

- +/- 5 to 13 acres
- 5,000 SF maintenance facility
- 12' clear height (expandable)
- 2 drive through door(s) (12' x 14')
- Zoning M1 - City of Columbus
- Rail served by Norfolk Southern



+/- 5 to 13 Acres

Outside storage / trailer parking with office / warehouse



+/- 5 to 13 Acres

Outside storage / trailer parking with office / warehouse

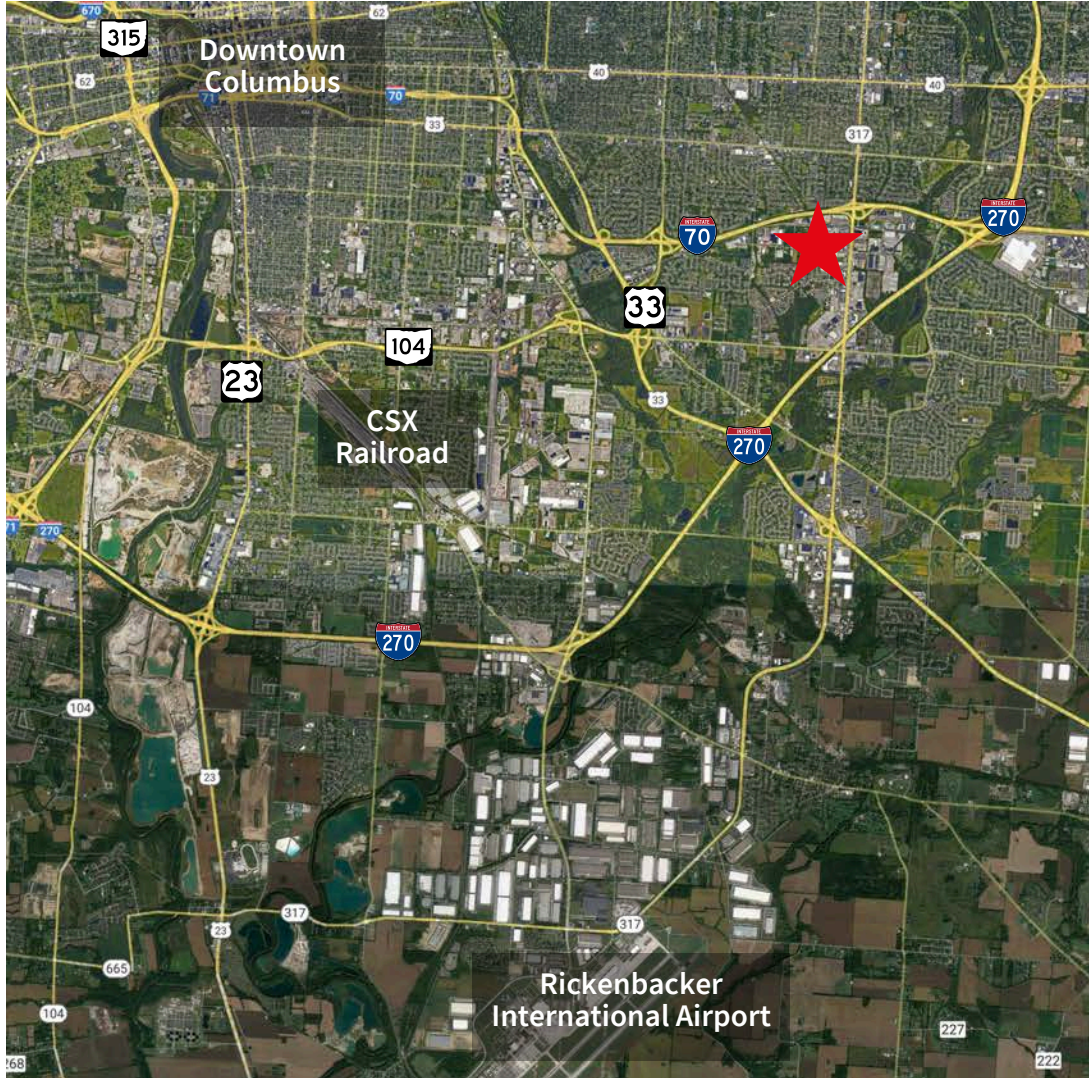


New paving on site!



+/- 5 to 13 Acres

Outside storage / trailer parking with office / warehouse



Highway access

>0.5 miles
to I-70

1.7 miles
to I-270

2.0 miles
to US 33

2.2 miles
to SR 104

6.0 miles
to US 23

6.3 miles
to I-71

Regional access

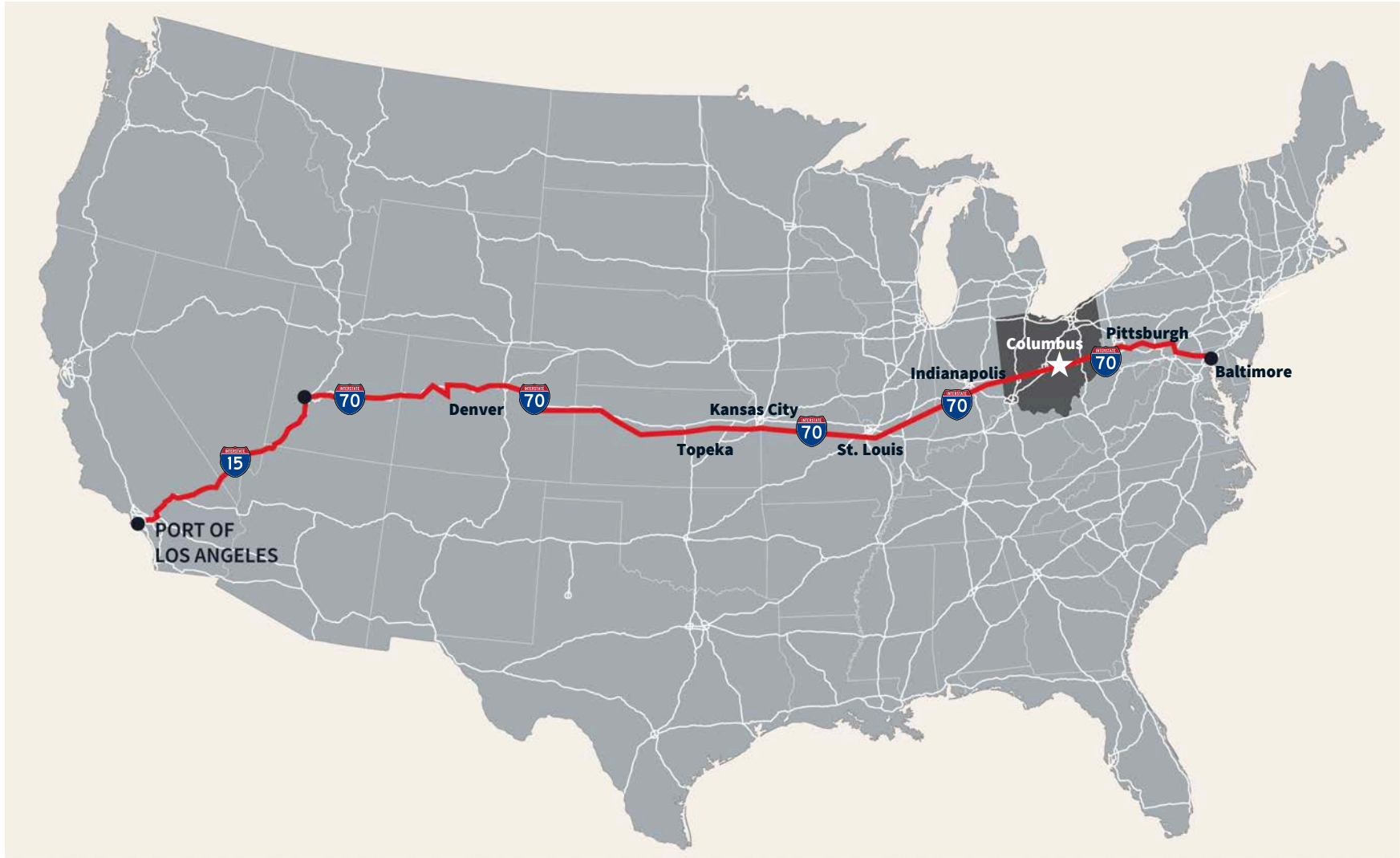
CSX Railroad
5 -mile

Norfolk Southern
Rickenbacker Intermodal
8 -mile



+/- 5 to 13 Acres

Outside storage / trailer parking with office / warehouse

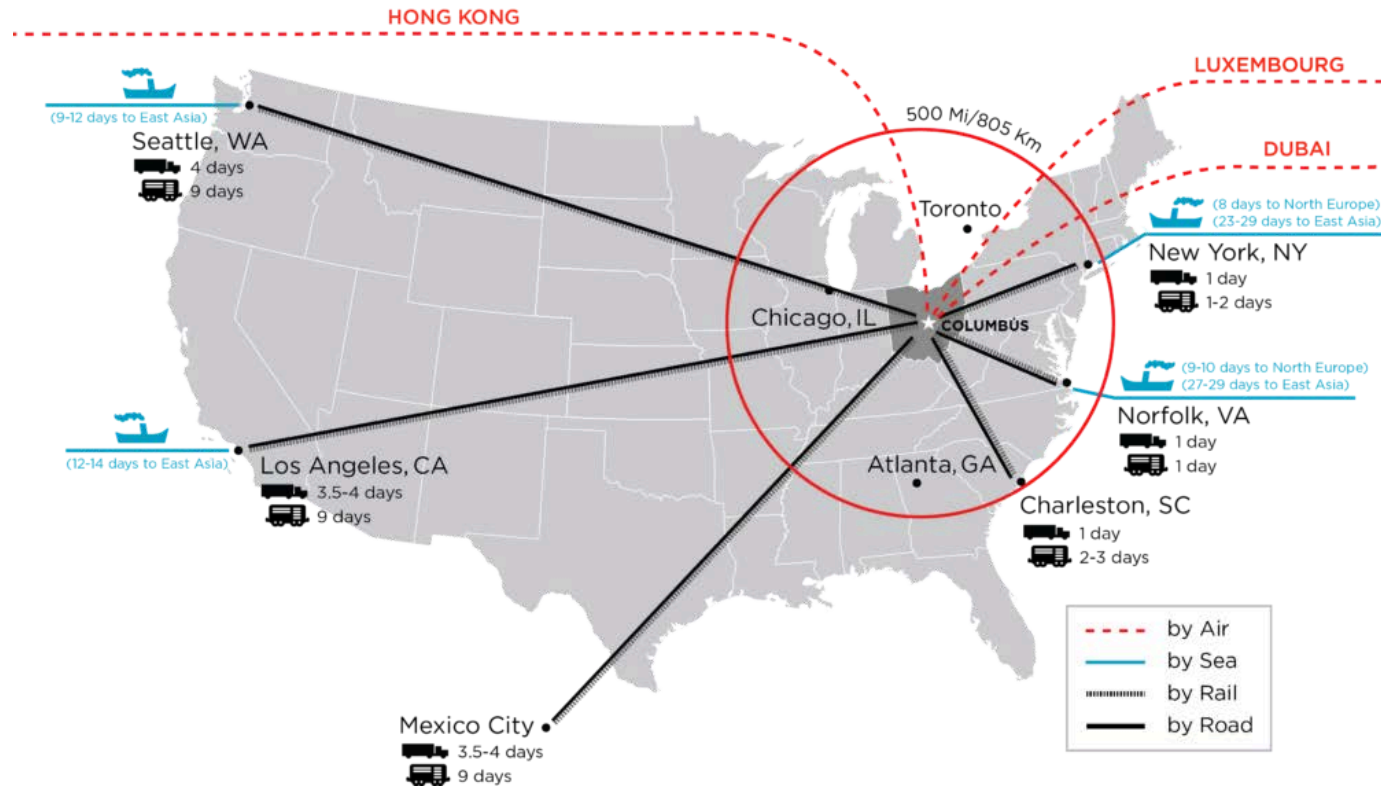


I-70 runs through/near many major cities, including Denver, Topeka, Kansas City, St. Louis, Indianapolis, Columbus, Pittsburgh, and Baltimore.

I-70 and I-71 transport 65.3% of combination truck miles on urban interstates, freeways, and expressways in Columbus.

+/- 5 to 13 Acres

Outside storage / trailer parking with office / warehouse



Access by Air

John Glenn Columbus International Airport (CMH)—located just 15 minutes from Downtown Columbus—provides business travelers daily flights to major cities including New York, Chicago, Atlanta and Washington, D.C. Rickenbacker International Airport, one of the world’s only cargo-dedicated airports, is located 10 miles south of Columbus to transport goods any place, any time.

Why Columbus?

Columbus is a one day truck drive to many metropolitan areas including but not limited to New York City, Chicago, Toronto, Atlanta, Indianapolis and Washington D.C. Columbus is regionally located within 600 miles of 60% of the US population, 50% of the Canadian population and 46% of the US manufacturing capacity.

National Rail Hub

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

+/- 5 to 13 Acres

Outside storage / trailer parking with office / warehouse



JLL

Nick Tomasone
Columbus, Ohio

614.460.4482
nick.tomasone@jll.com

Joe Davis
Columbus, Ohio

614.460.4425
joseph.davis@jll.com

Kilar Mariotti
Columbus, Ohio

614.460.4479
kilar.mariotti@jll.com

Axis Ios

Bauer Lustig
Atlanta, Georgia

804.892.2313
blustig@axis-ios.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.

