

# Tech South Industrial Complex

711 Southwood Ave Columbus Ohio 43207

## FOR LEASE



### OFFERING TERMS

#### 60,850 Sq. Ft Industrial Space:

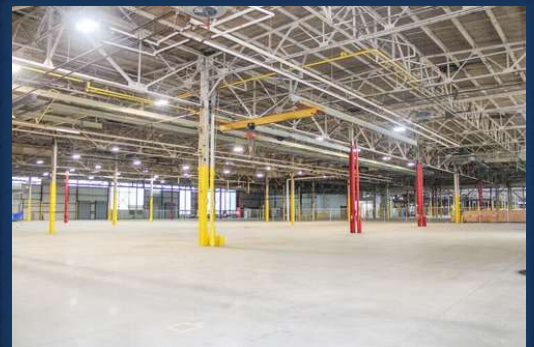
- **Lease rate:** \$4.75 NNN Per Sq. Ft.
- **Avg Cam:** \$1.00-\$1.25 Per Sq. Ft.
- **Available date:** Available now
- **Term:** 5+ years (negotiable)

#### 90,000 Sq. Ft Industrial Space:

- **Lease rate:** \$4.75 NNN Per Sq. Ft.
- **Avg Cam:** \$1.00-\$1.25 Per Sq. Ft.
- **Available date:** 12/1/2025
- **Term:** 5+ years (negotiable)

#### 5,000 – 12,500 Sq. Ft Office Space:

- **Lease rate:** \$11.00 MG Per sq. Ft.
- **Available date:** 12/1/2025
- **Term:** 5+ years (negotiable)



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# PROPERTY FEATURES

## 60,850 Sq. Ft Industrial Space:

- 5 Loading Docks & 3 Drive-ins
- New LED Censored Lights
- Freshly Painted Warehouse
- New windows with Lot of Natural Sunlight
- Extensive roof repair and replacement
- Renovated Office (1,800 sq. ft) & Restrooms
- New truck courts and parking areas with private gated entrance
- 25' clear heights, heavy power, secure outdoor storage, 24/7 monitoring, and flexible zoning.

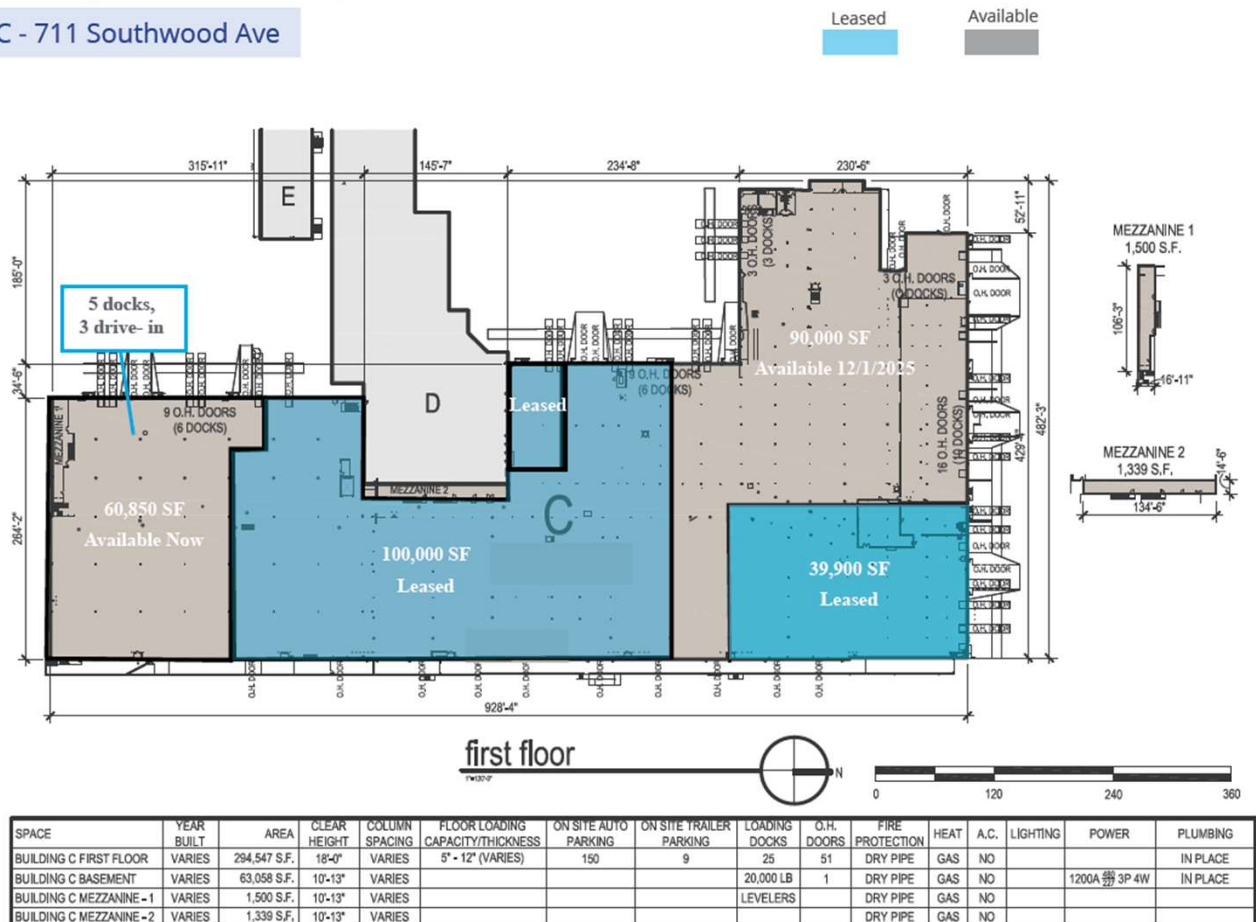
## 90,000 Sq. Ft Industrial Space:

- 10 Loading Docks & 4 Drive-ins
- 24ft Double Wide Drive-in Loading
- Extensive Roof repair and replacement
- Renovated Restrooms
- Demised and Insulated Sections
- Abundance of secure outdoor staging and storage
- 25' clear heights, heavy power, 24/7 monitoring, and flexible zoning.
- Additional Office space available for lease within the facility

## Floor Plans

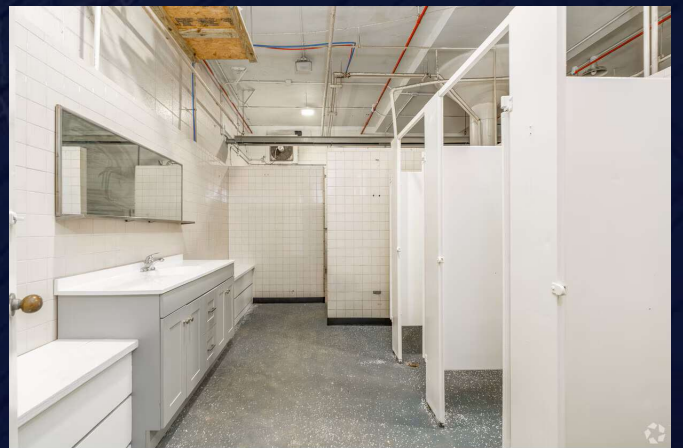
### Building C Floorplan

Building C - 711 Southwood Ave



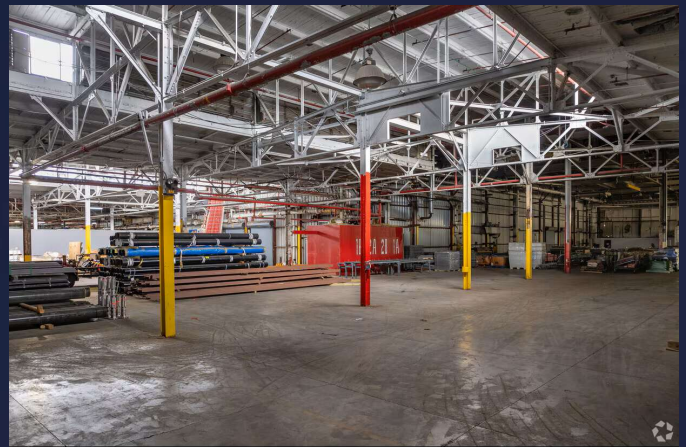
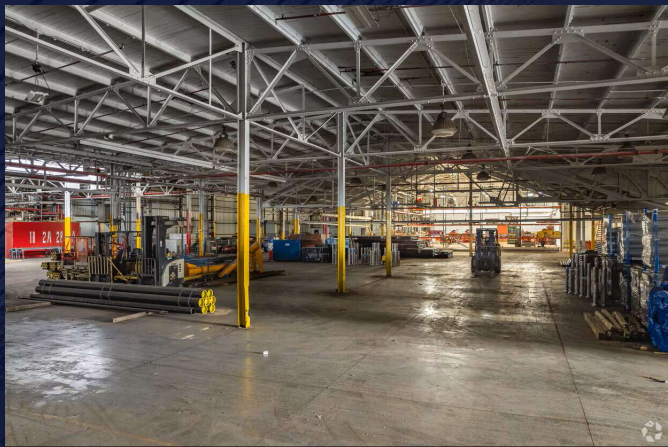


# PROPERTY PHOTOS 60K SQ FT





# PROPERTY PHOTOS 90K SQ FT





# Office Space 5,000-12,500 SQ FT

## 5,000-12,500 Sq. Ft Office Space:

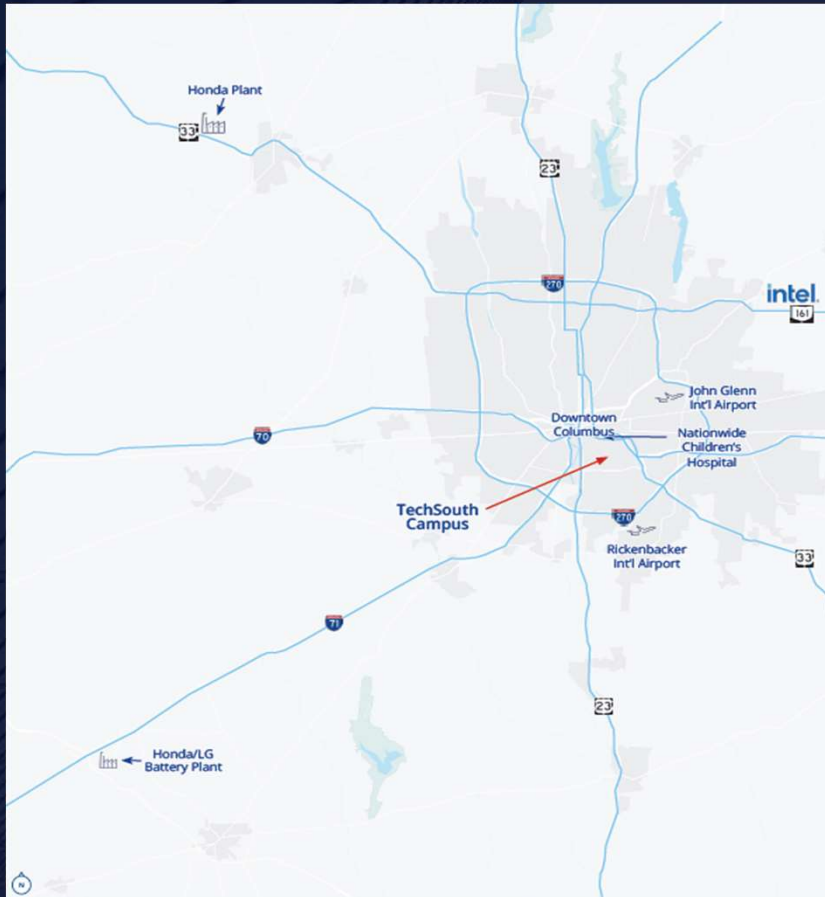
- Beautify Fully Renovated Offices and Buildout
  - Multiple Private Offices
  - Open floor with Cubicles
- Private Entrance with lobby/hallway
- Additional Parking Available On-site

## PROPERTY PHOTOS



**Additional Parking & Outdoor Storage Available**

## Site & Columbus Overview



## Location Map

	Miles	Minutes
I-71	2.5	7
I-70	3.5	9
I-270	6.4	10
US-23	1.2	4
Rickenbacker Int'l Airport	9.5	20
John Glenn Int'l Airport	8.2	14
Intel Site	27.2	35
Honda Plant	44.6	50
Honda/LG Battery Plant	41.6	40
Nationwide Children's Hospital	2.0	7

## The Columbus Overview

CORE OF U.S. POPULATION AND INDUSTRY

Within a day's drive of the Columbus Region, you can reach 151 million people and 42,100 headquarters. That's 46 percent of the country's population base and 48 percent of headquarters operations. The Columbus Region's logistics infrastructure provides unmatched accessibility, making it a critical link in the supply chain for domestic and global manufacturers and logistics operations.



Source: One Columbus; Columbus Regional Airport Authority (CRAA).

## INFRASTRUCTURE

- **Four intermodal terminals** provide access to world markets and seaports
- **Coast-to-coast service** provided by Norfolk Southern and CSX, two of the nation's largest rail providers
- **Double-stacked freight trains** to the Virginia ports via the Heartland Corridor
- **Cargo dedicated airport** with parallel 12,000 ft. runways authorized for and served by Boeing 747-8F



- More than 40 scheduled weekly frequencies
- Service to U.S. hubs in Memphis, Newark, Indianapolis, Louisville and Chicago
- Cut-off times up to 11 p.m. for area shippers make the overnight network