



JOYCE AVENUE
COLUMBUS, OH 43219

UP TO 71,000 SF
BUILD-TO-SUIT OPPORTUNITY

±8 DEVELOPABLE ACRES
LAND SALE

Located in the heart of Columbus, Central Columbus Commerce 71 North offers a strategic and central location less than 10 minutes from Downtown Columbus' labor pool. This premier site provides unparalleled access to domestic and international markets, positioned just seven minutes from John Glenn Columbus International Airport, 25 minutes from the cargo-focused Rickenbacker International Airport, and seamlessly connected to I-670, I-70, and I-71.

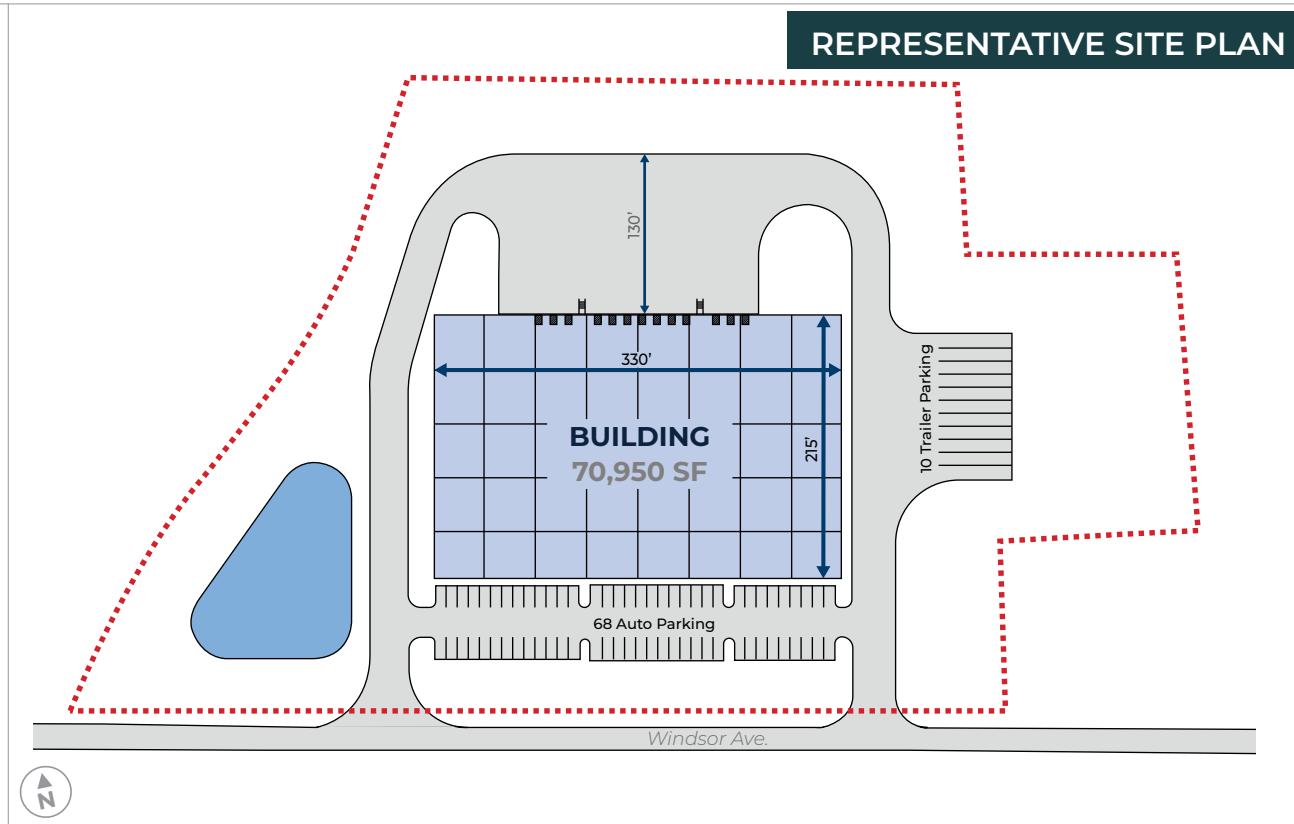




CENTRAL COLUMBUS COMMERCE 71 NORTH

JOYCE AVENUE, COLUMBUS, OH 43219

PROPERTY OVERVIEW



Up to 71,000 SF on ±8 acres



Trailer parking available



Build-to-suit opportunity



Outdoor storage capability

Development



RACHEL AGBA-NOVAK

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Leasing



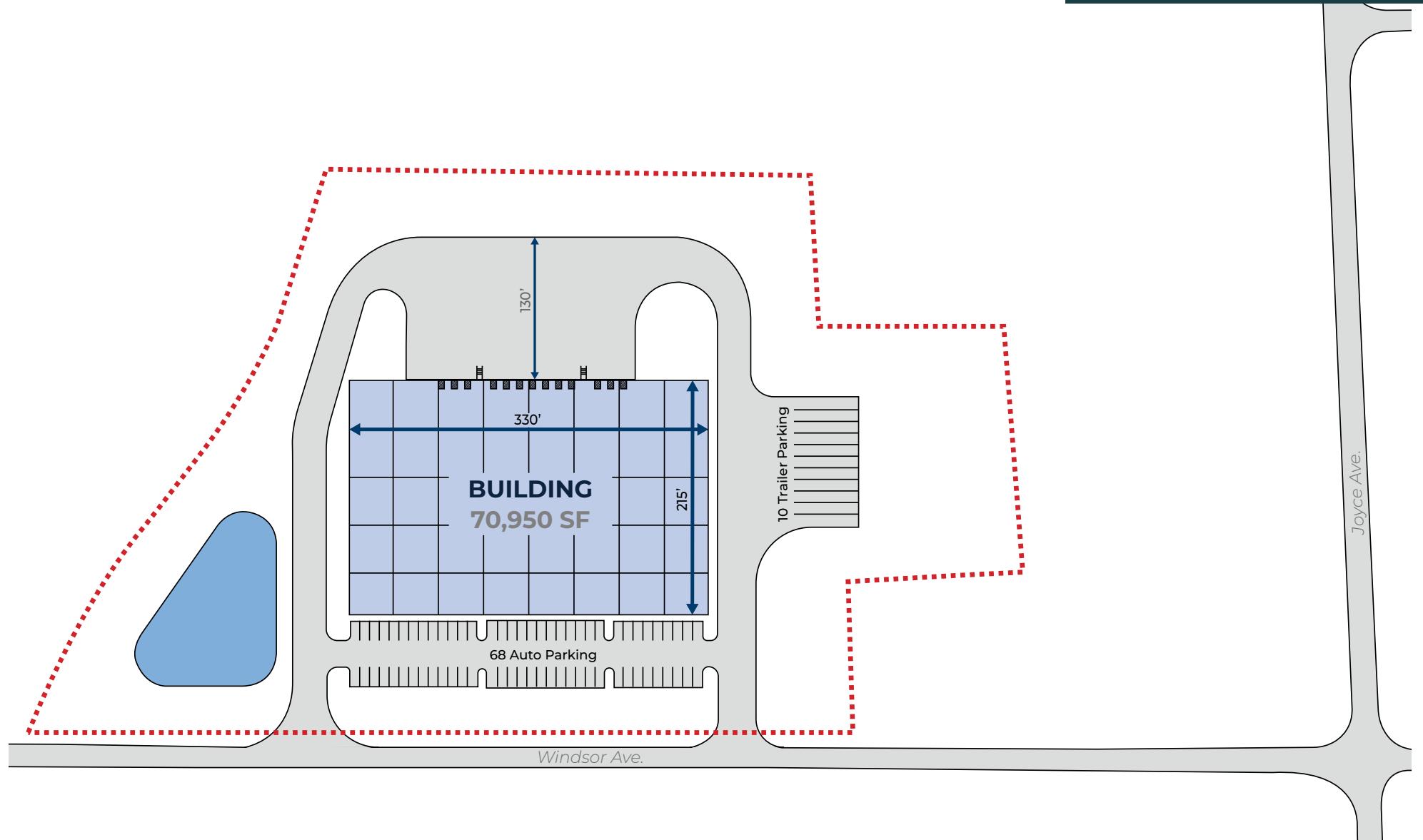
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REPRESENTATIVE SITE PLAN



CENTRAL COLUMBUS COMMERCE 71 NORTH

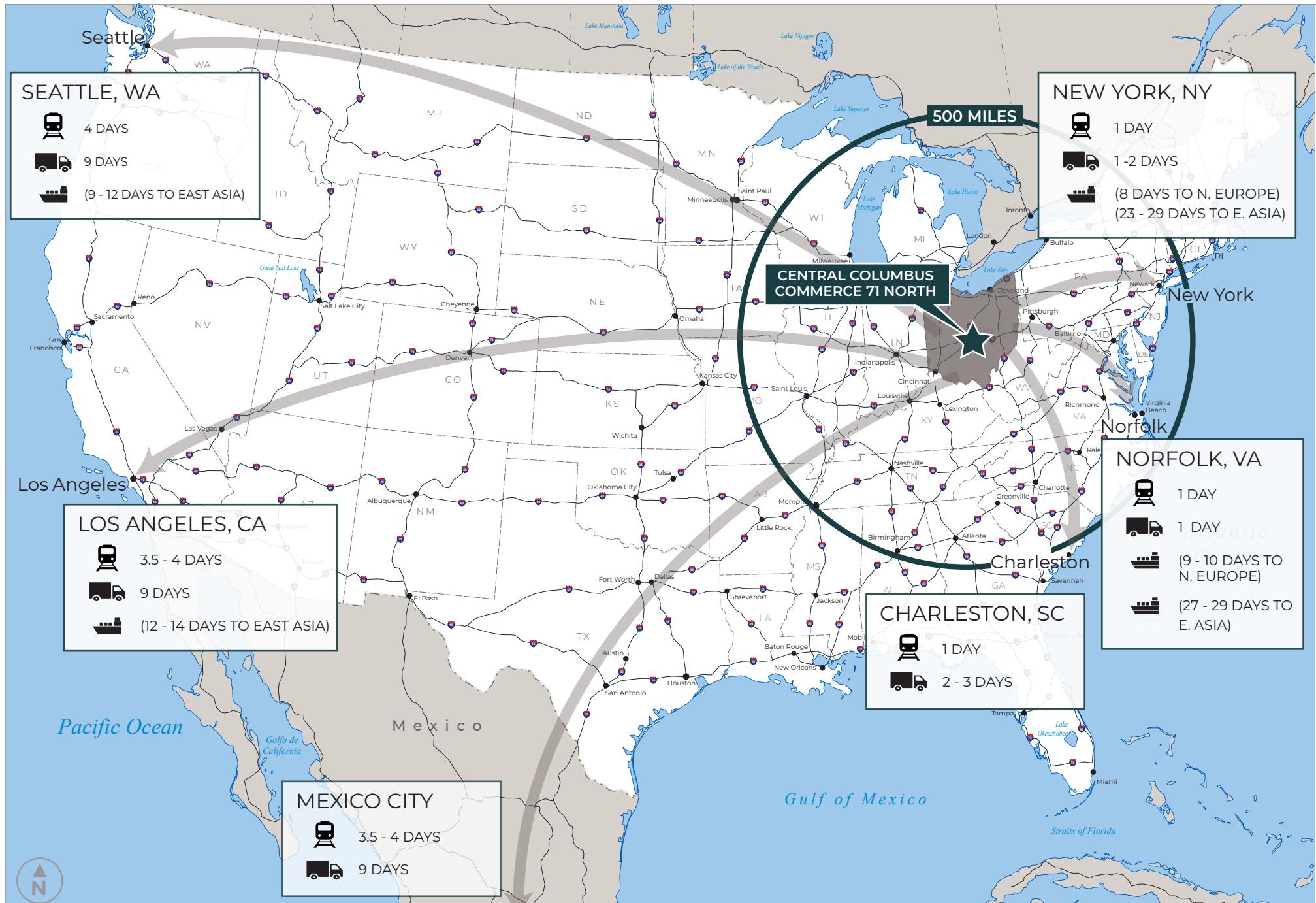
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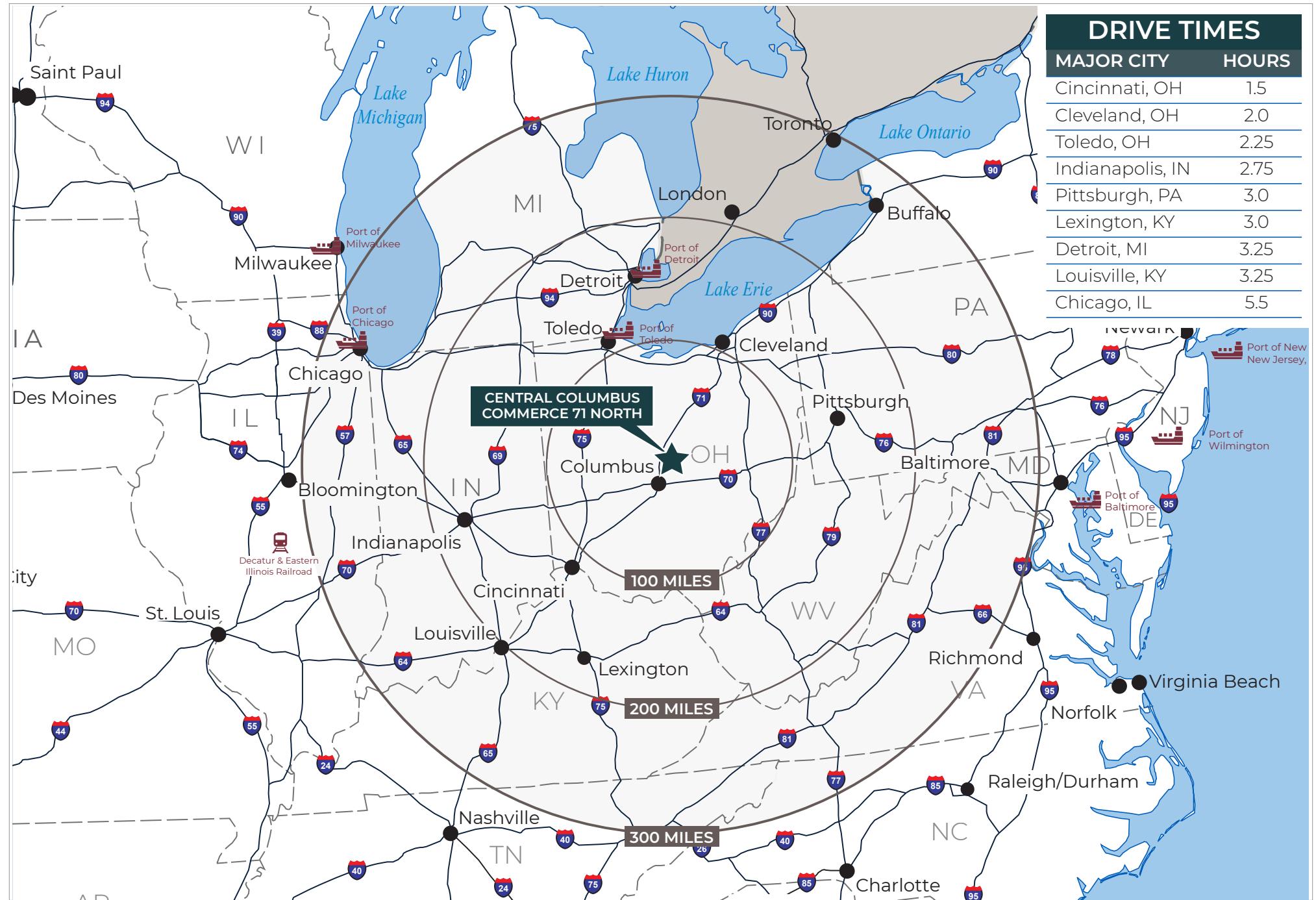
LAND AVAILABLE



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MARKET ACCESS



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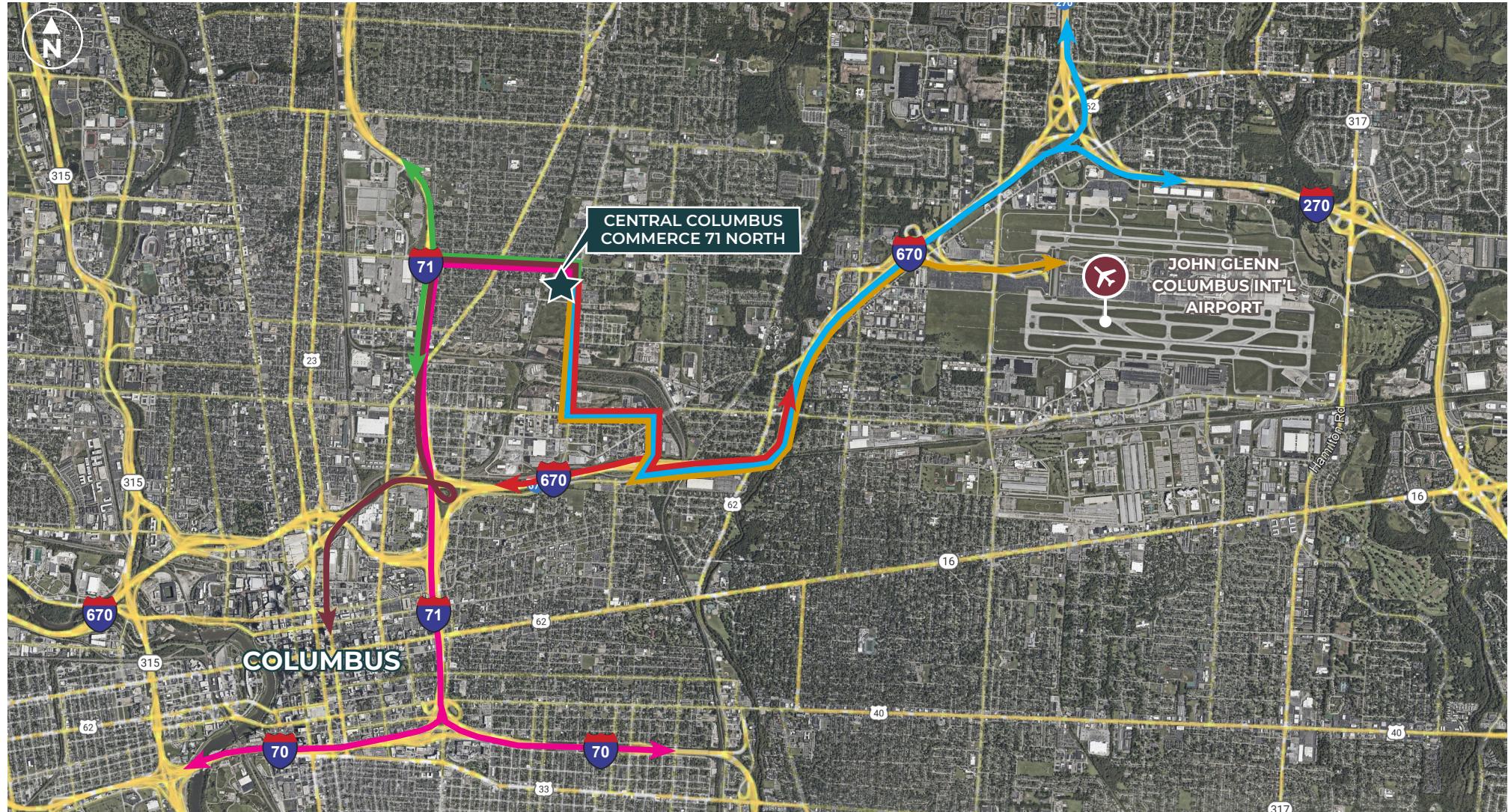
DRIVE TIMES



CENTRAL COLUMBUS COMMERCE 71 NORTH

JOYCE AVENUE, COLUMBUS, OH 43219

AREA INFORMATION



DRIVE TIMES

I-71 via E 17th Ave
 1.4 mi. 4 min.

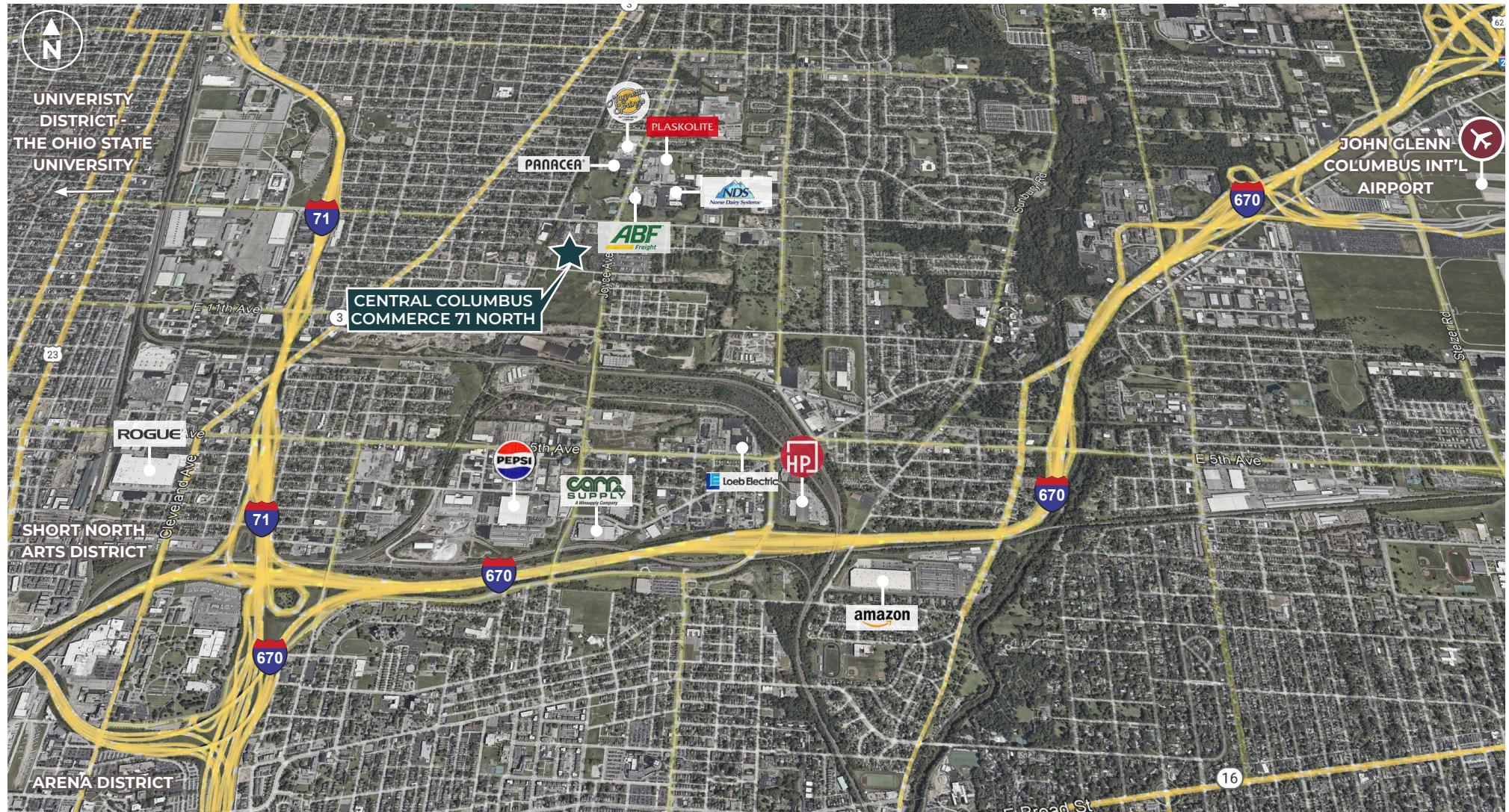
I-670 via Joyce Ave and E 5th Ave
 2.0 mi. 4 min.

I-70 via I-71 S
 4.1 mi. 6 min.

I-270 via I-670 E
 6.0 mi. 8 min.

John Glenn Columbus Int'l Airport via I-670 E
 4.7 mi. 7 min.

Downtown Columbus
 3.8 mi. 8 min.



BUSINESSES

- 1. Rogue Fitness
- 5. Hamilton Parker
- 8. Magnetic Springs Bottled Water Corp.
- 2. Pepsi
- 6. Amazon
- 9. ABF Freight
- 3. Carr Supply
- 7. Panacea Products Corporation
- 10. Plaskolite
- 4. Loeb Electric
- 11. Norse Dairy Systems

DRIVE TIMES

I-71	 1.4 mi.	 4 min.	John Glenn Columbus Int'l Airport  4.7 mi.  7 min.
I-670	 2.0 mi.	 4 min.	Downtown Columbus  3.8 mi.  8 min.



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AREA INFORMATION

Columbus is the 14th largest city in the U.S. and is recognized as a very diverse economy, with no one industry representing more than 18% of employment. Over 50 foreign countries have business operations in the Columbus region due to competitively low startup and operating costs, as well as local and state pro-business tax policies. Columbus is an ideal place to conduct and expand business due to the region's convenient location, diverse work force, and flourishing economy.

*50-MILE RADIUS

2.6M

POPULATION

1.3M

EMPLOYEE POPULATION

\$155B

TOTAL GROSS DOMESTIC PRODUCT (2021)

SOURCE: ESRI



- The Columbus Regional Airport Authority is strategically managed with passenger-focused operations at John Glenn Columbus International Airport (CMH), and cargo-focused operations at Rickenbacker International Airport (LCK).
- The Columbus Regional Airport Authority and Foreign Trade Zone 138 contribute \$12.9 billion in annual economic activity to Ohio.
- The airports help fuel Ohio's economy, providing \$614M in state and local tax revenue.
- They supply over 58,780 jobs and \$3.1 billion in annual payroll, which is the equivalent of 1 in 25 jobs in the Columbus region.



DEVELOPMENT



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LEASING



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