

View drone videography



INDUSTRIAL SPACE | AVAILABLE FOR LEASE

±478,227 SF

DISTRIBUTION WAREHOUSE

5415 Centerpoint Parkway
Obetz, OH



OFFICE	Main office - 2,566 SF Total office - 3,940 SF
LOADING FACILITIES	64 dock doors fully equipped with 35,000 lb. mechanical levelers, shelters, and trailer restraints. Cross dock load.
DRIVE-IN DOOR	(4) 12' x 14' drive-in doors
BUILT	2013
CLEAR HEIGHT	32'
COLUMN SPACING	54'W x 50'D
TRUCK COURT	130' fenced 60' concrete apron
INCENTIVES	15-Year 100% Tax Abatement

TRAILER PARKING	62 dedicated stalls, 59 at building
AUTO PARKING	134 spaces
CONSTRUCTION	Tilt-up wall
SLAB	7" concrete floors
HVAC	Gas fired split systems
LIGHTING	LED exterior
POWER	(2) 800 amp, 277/480-V, 3-phase
ROOF	TPO 45 mil R-20.5
FIRE SUPPRESSION	ESFR



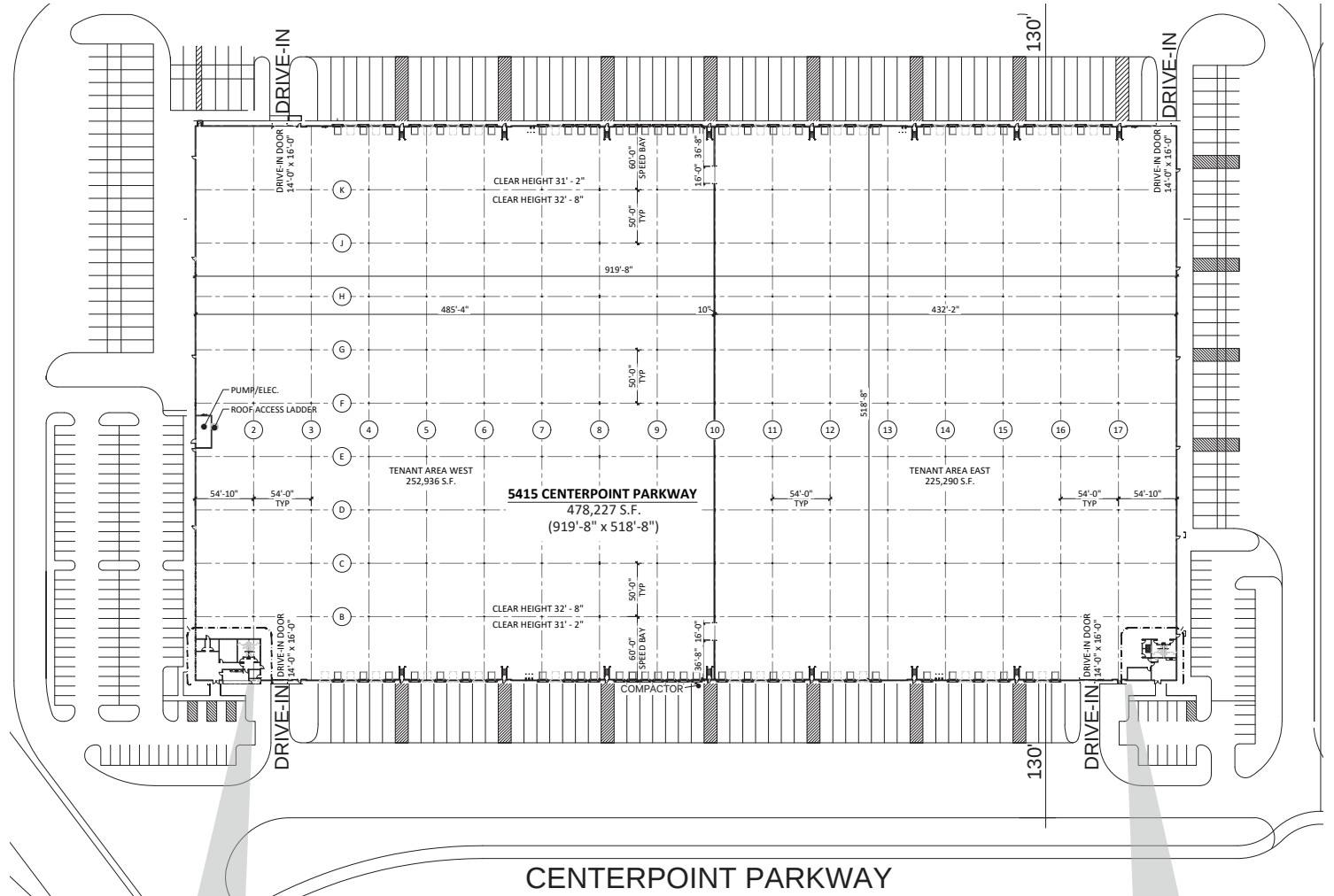
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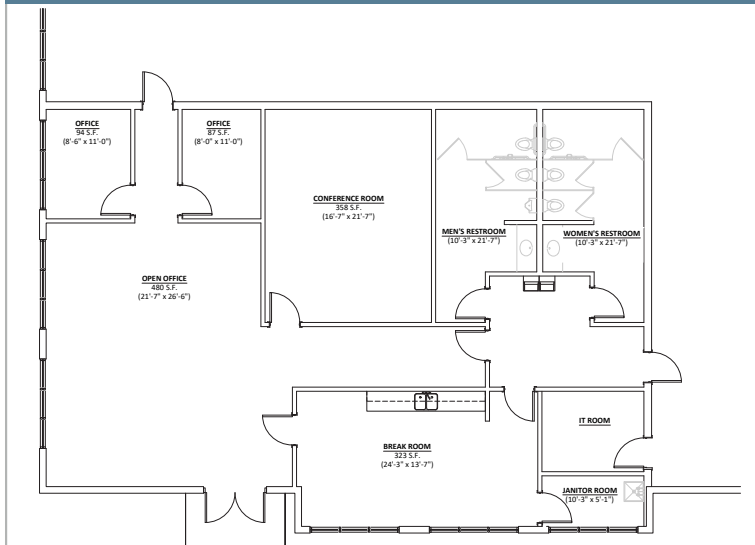
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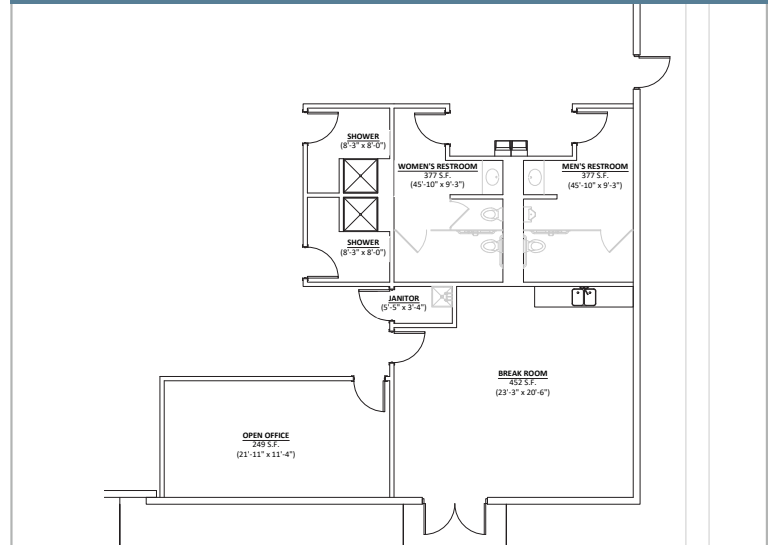
SITE PLAN



MAIN OFFICE IN THE SW CORNER (2,566 SF)



RECEIVING OFFICE (1,374 SF)



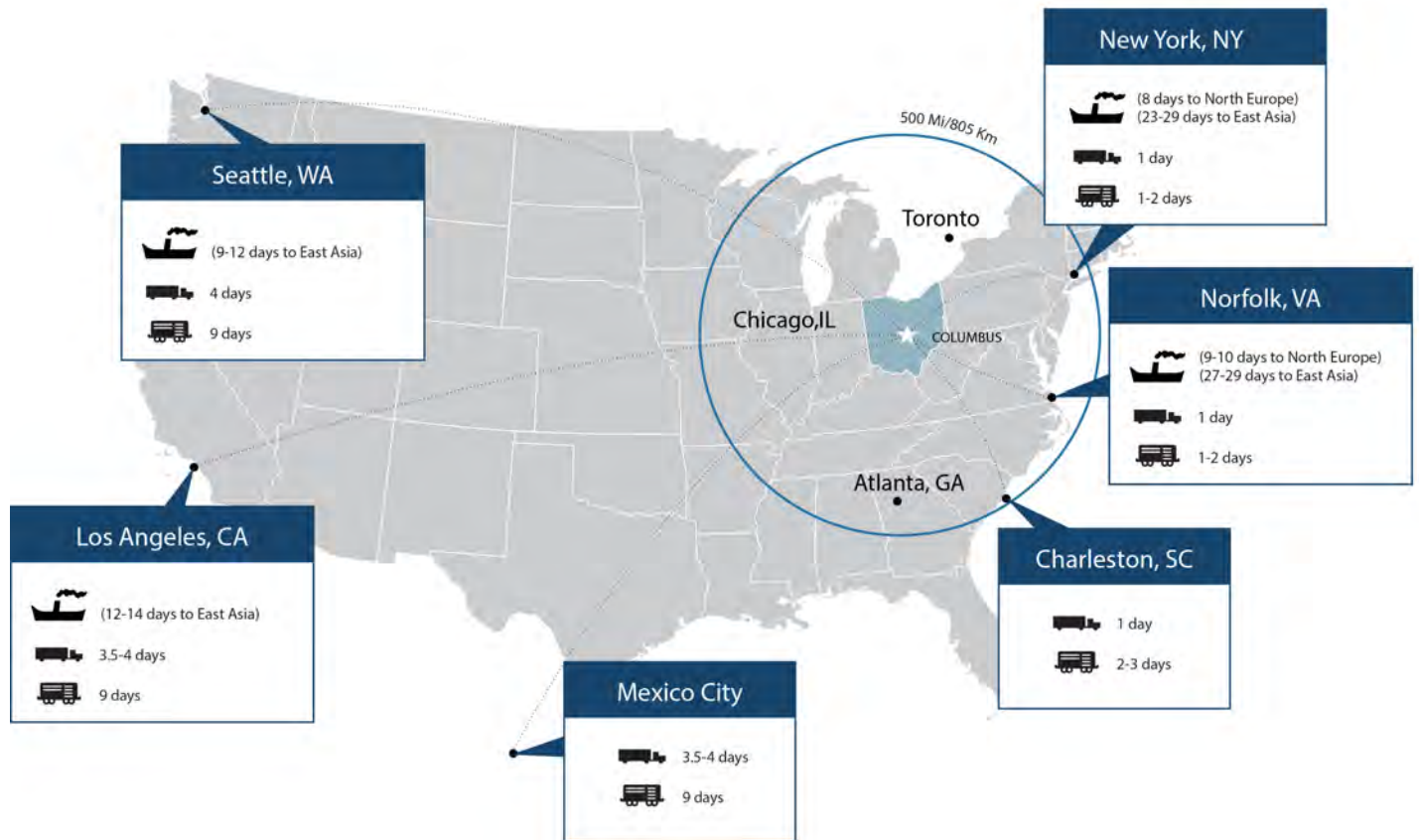
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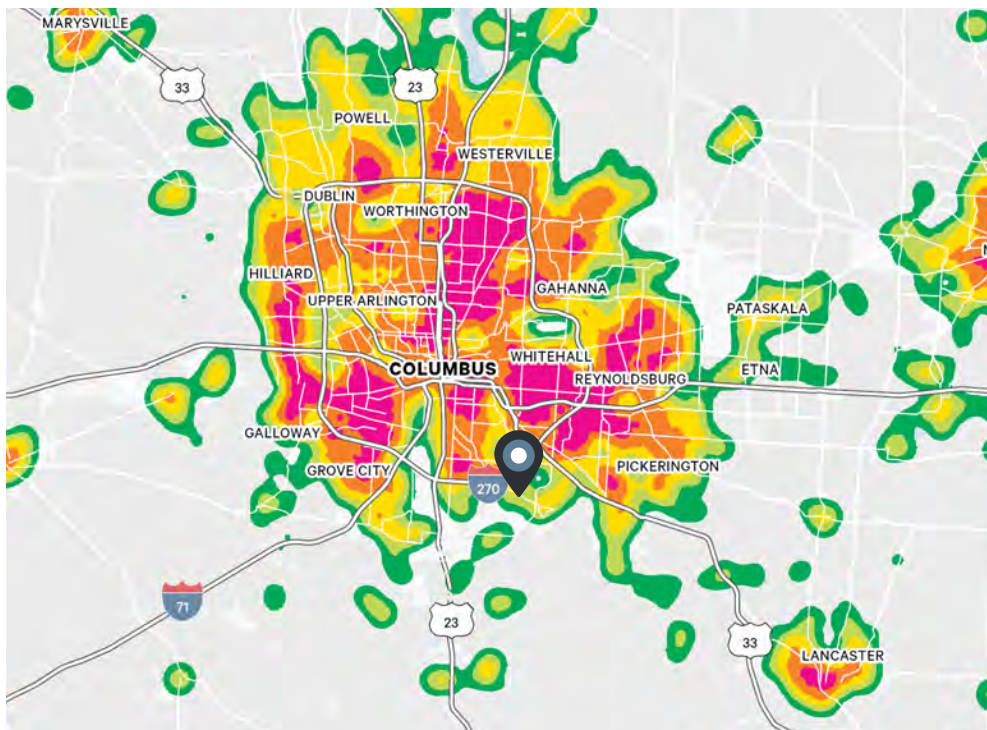
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NORTH AMERICAN MARKET ACCESS MAP



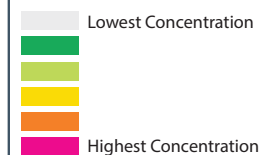
COLUMBUS INDUSTRIAL LABOR CONCENTRATION MAP



EMPLOYMENT STATISTICS

Columbus Unemployment Rate	4.00%
Columbus Employment growth rate since 2011	16.48%
Labor Participation Rate	51.97%
Average Production Wages	\$21.67/HR
Average Warehouse Wages	\$18.08/HR

ESTIMATED APPLICANT POOL:
Production/Transportation & Moving
1 sq. mi. grid study (2024)

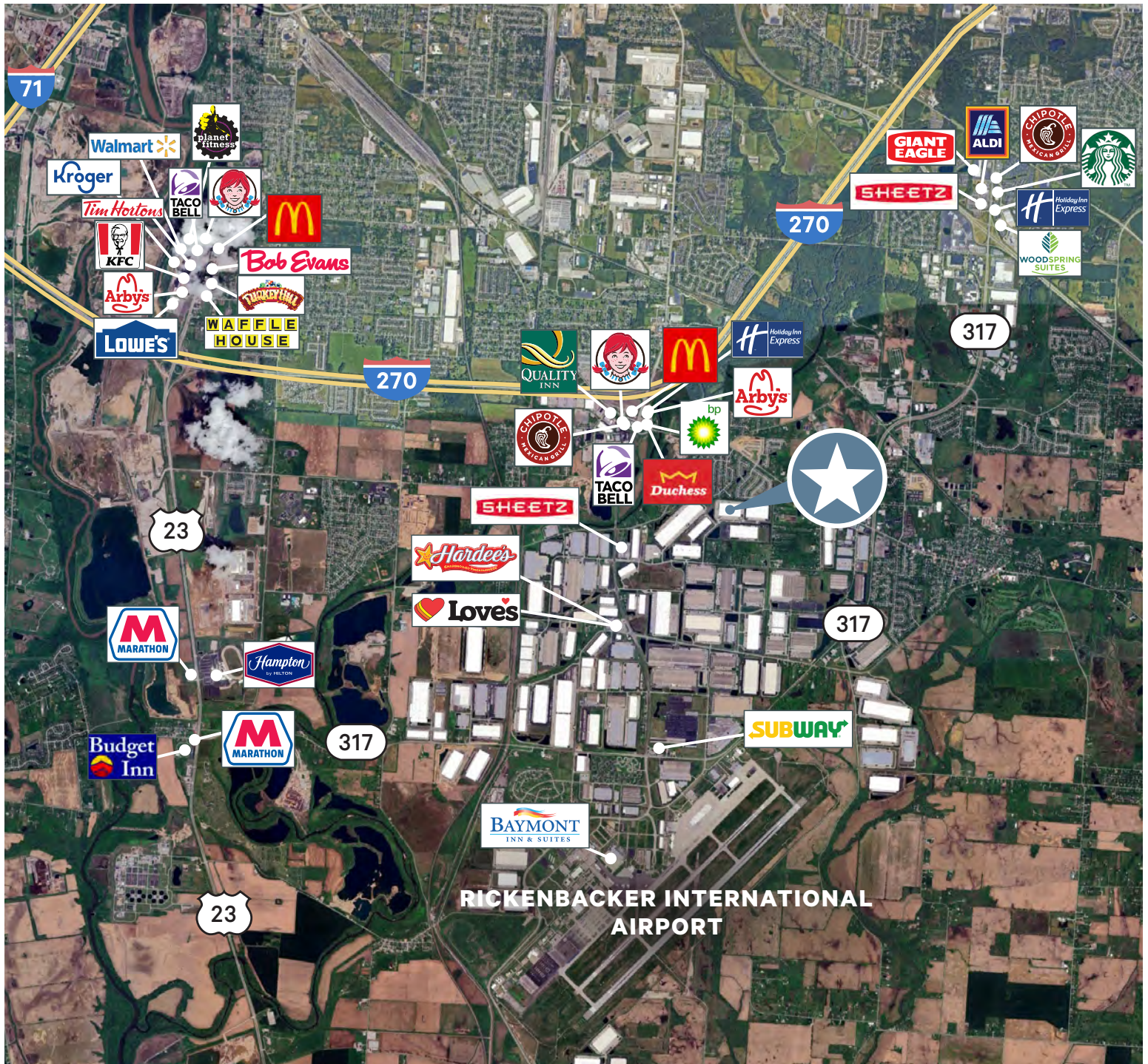


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