



Industrial Space For Lease

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virtual tour



Southwest Exchange | 5300 Crosswind Drive, Columbus, OH 43228

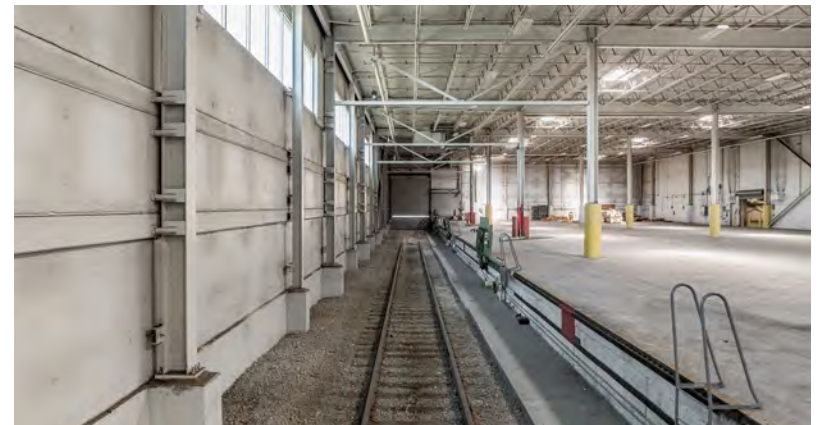
- Former manufacturing and distribution facility with robust existing utilities and climate-controlled space
- Accommodates a variety of industrial users, including distribution, manufacturing, and rail-served operations
- Three building sections can be combined or demised to meet a wide range of tenant requirements
- Existing office pods, mezzanine office space, and elevators support efficient business operations
- Ample dock doors, van loading positions, and a drive-in door provide operational flexibility
- Significant room for expansion, parking, and outdoor storage
- Active rail service with rail-served capabilities available
- Institutional ownership committed to supporting diverse tenant needs

Primary Contact

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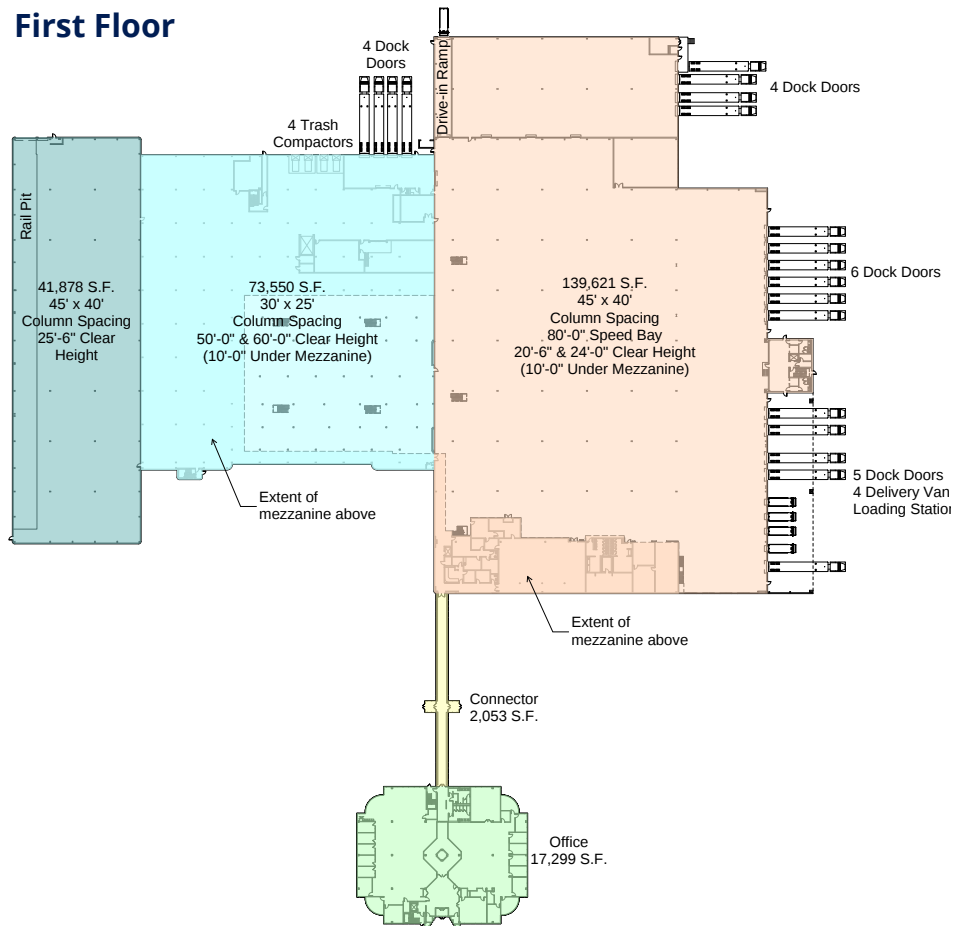
Building Specifications

Total Space Area	416,388 ± SF
Total Site Area	68.105 ± AC
Available Space	20,000 – 416,388 ± SF
Year Built	1989
Zoning	M in the city of Columbus
Dock Doors	Nineteen (19), plus four (4) van loading doors (11 docks and van loading are covered docks)
Drive-In Doors	One (1)
Power	8,000 AMPs, 3 phase, 4 wire, 480/277 volt
Sprinkler System	Wet
Rail Access	Active rail service and rail pit into Section 1
Lease Rate	\$4.50-\$7.00/SF NNN
Operating Expenses	\$1.75/SF (est. 2026)

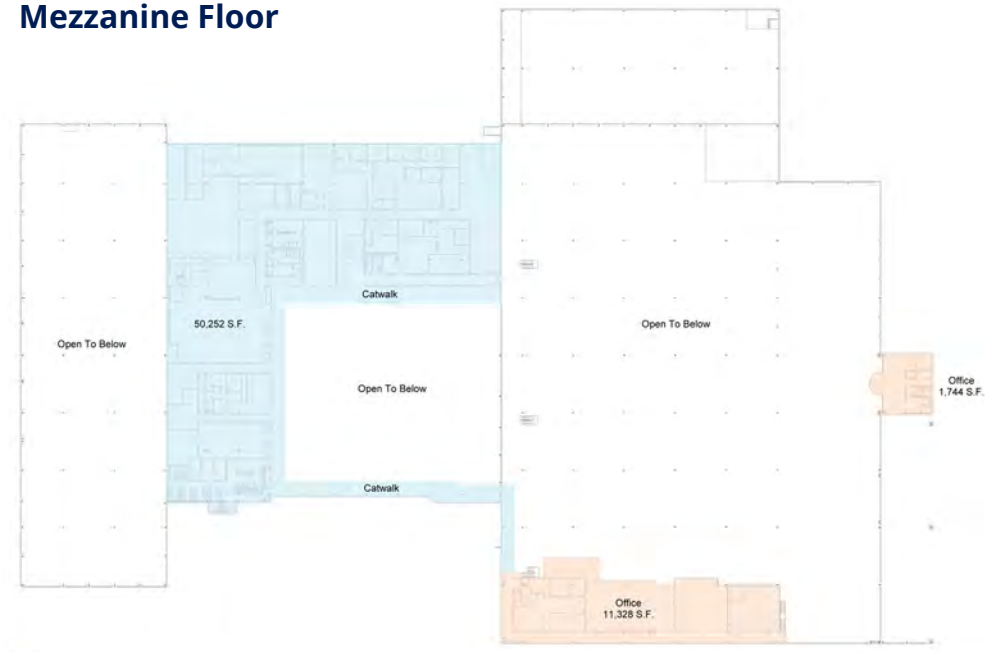


Floor Plans

First Floor

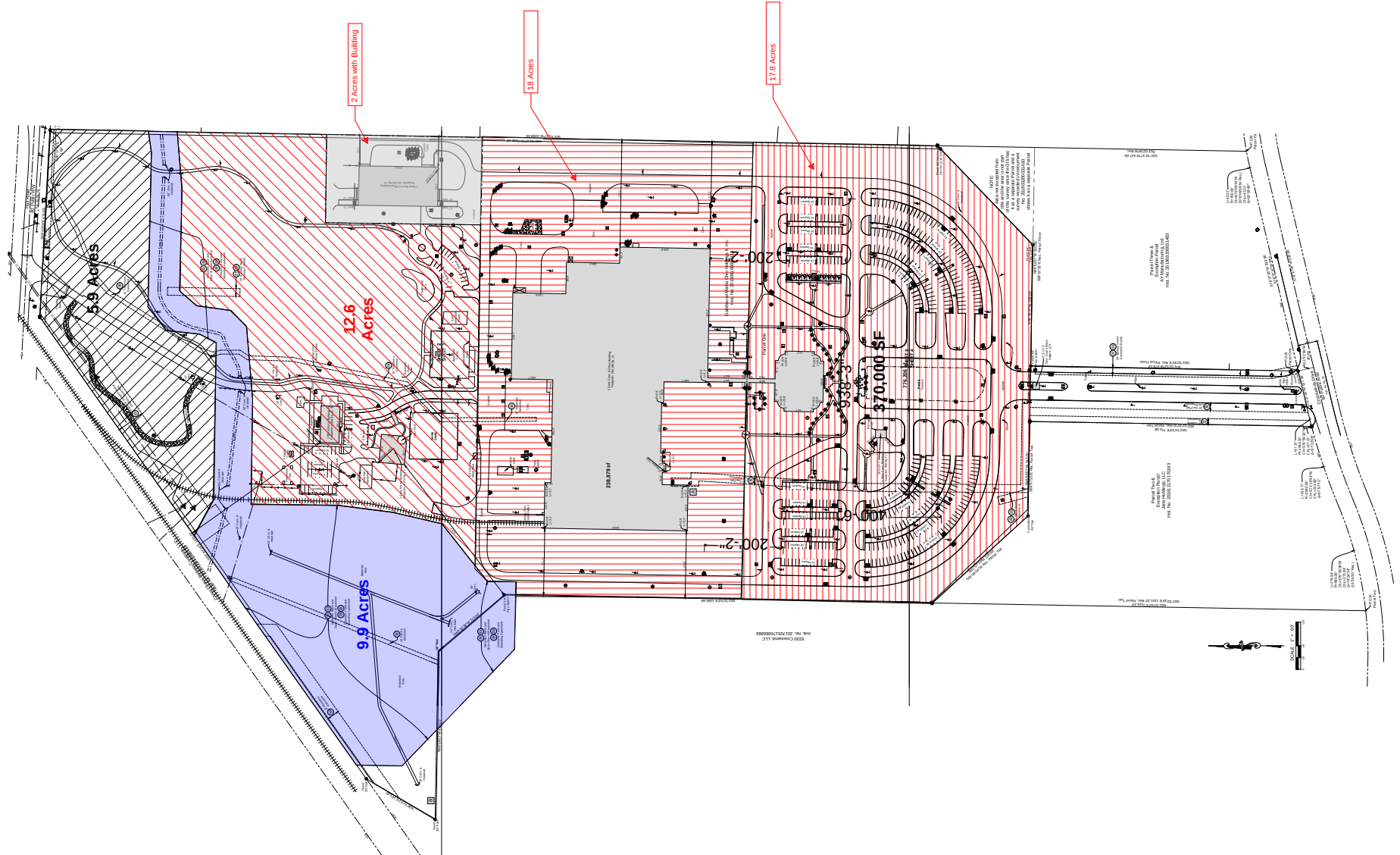


Mezzanine Floor



Office Level 1	17,299 ± SF
Office Level 2	17,110 ± SF
Connector	2,053 ± SF
Warehouse	139,621 ± SF
Warehouse Level 2	13,072 ± SF
Print Level 1	73,550 ± SF
Print Level 2	50,252 ± SF
Penthouse	41,553 ± SF
Rail Warehouse	41,878 ± SF
Maintenance Warehouse	20,000 ± SF
Total Area	416,388 ± SF

Site Plan



Site Access

Highway



Access to I-270 6 minutes
1.7 miles



Access to I-70 10 minutes
5.9 miles



Access to I-71 11 minutes
6.8 miles

Intermodal



Norfolk Southern Buckeye Rail yard 18 minutes
6.4 miles

Downtown



Downtown Columbus 19 minutes
12.4 miles





Contact Us

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