



# Available

- 75,166 SF available
- Stand-alone manufacturing facility available in South Columbus
- Located inside the I-270 loop, giving companies a competitive advantage by providing access to the global marketplace.
- Adjacent to Norfolk Southern Discovery inter-modal yard and Rickenbacker air cargo airport
- Great access to SR 23, SR 104, Groveport Road, I-71 and I-270
- 2024 Operating expenses: \$2.00/SF

**1635 Watkins Road  
Columbus, Ohio 43207**

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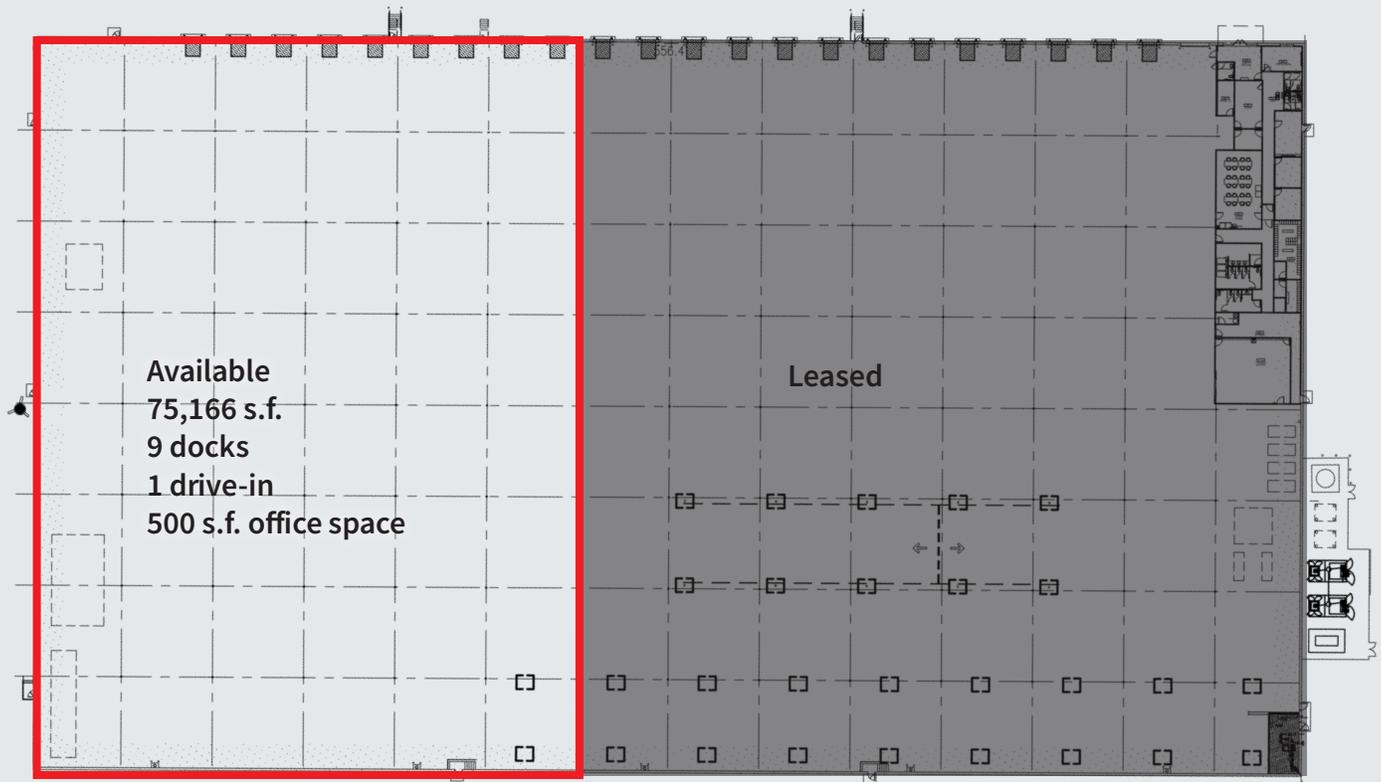
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# Property floor plan



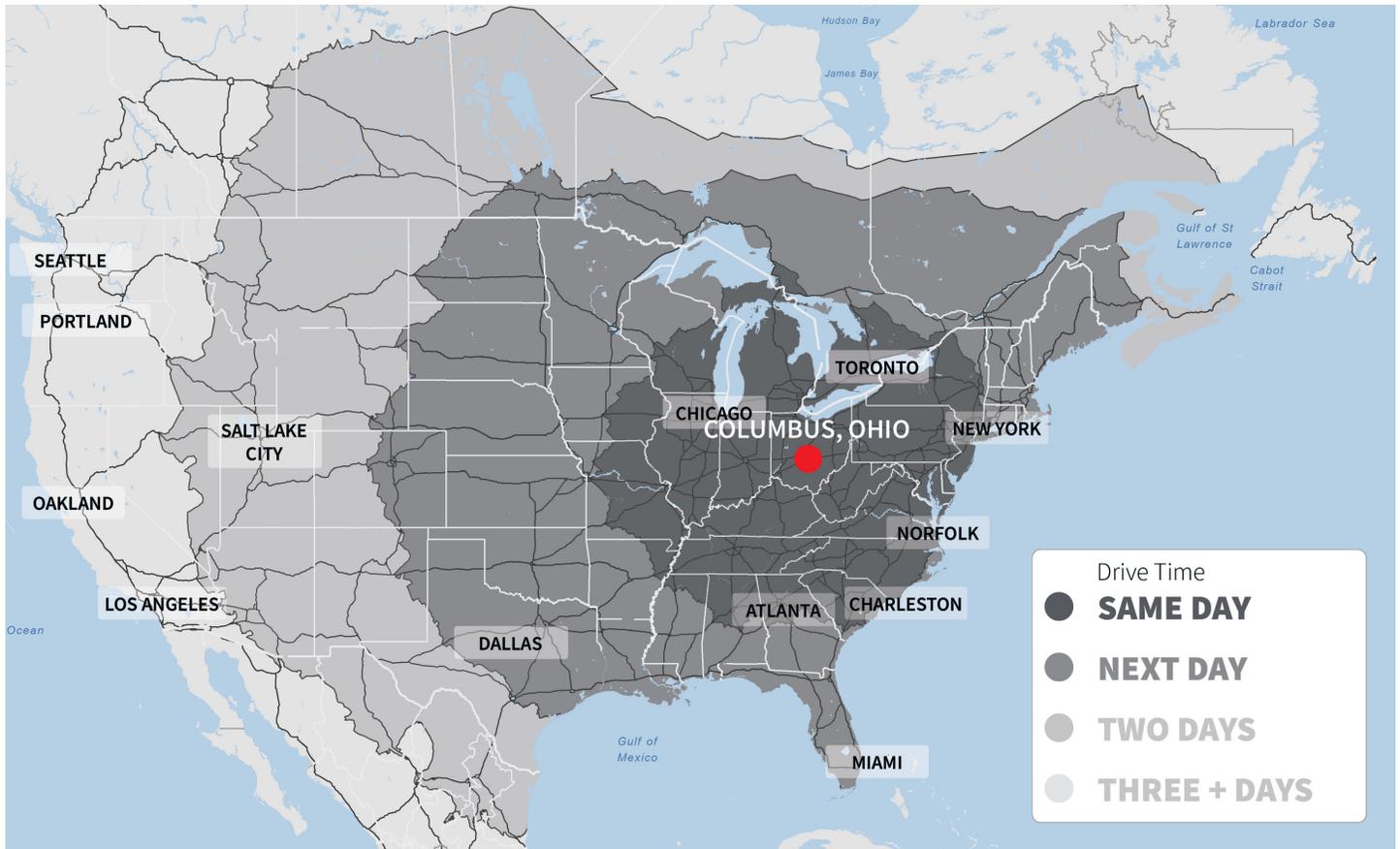
## Property specifications

<b>Building s.f.</b>	179,209 s.f	<b>Grade level doors</b>	1
<b>Available s.f.</b>	75,166 s.f.	<b>Warehouse lighting</b>	Hi-bay LED Lighting
<b>Office s.f.</b>	500 s.f	<b>Fire suppression</b>	ESFR
<b>Building Dimensions</b>	320' x 560'	<b>Power</b>	Two 5,000 amp services 480v/3phase
<b>Column spacing</b>	40' x 40'	<b>Outside Storage</b>	Yes, South end of property
<b>Clear height</b>	22'	<b>Crane</b>	Crane rails in place
<b>Dock doors</b>	9		

# Why Columbus?

An all-access pass to the global marketplace

The Columbus Region is a critical link in the supply chain of thousands of global companies, due to its unmatched accessibility to and from the North American market. It's only a 10-hour drive to nearly half of the U.S. and one-third of the Canadian populations.



## SAME DAY

POPULATION: 153,101,106

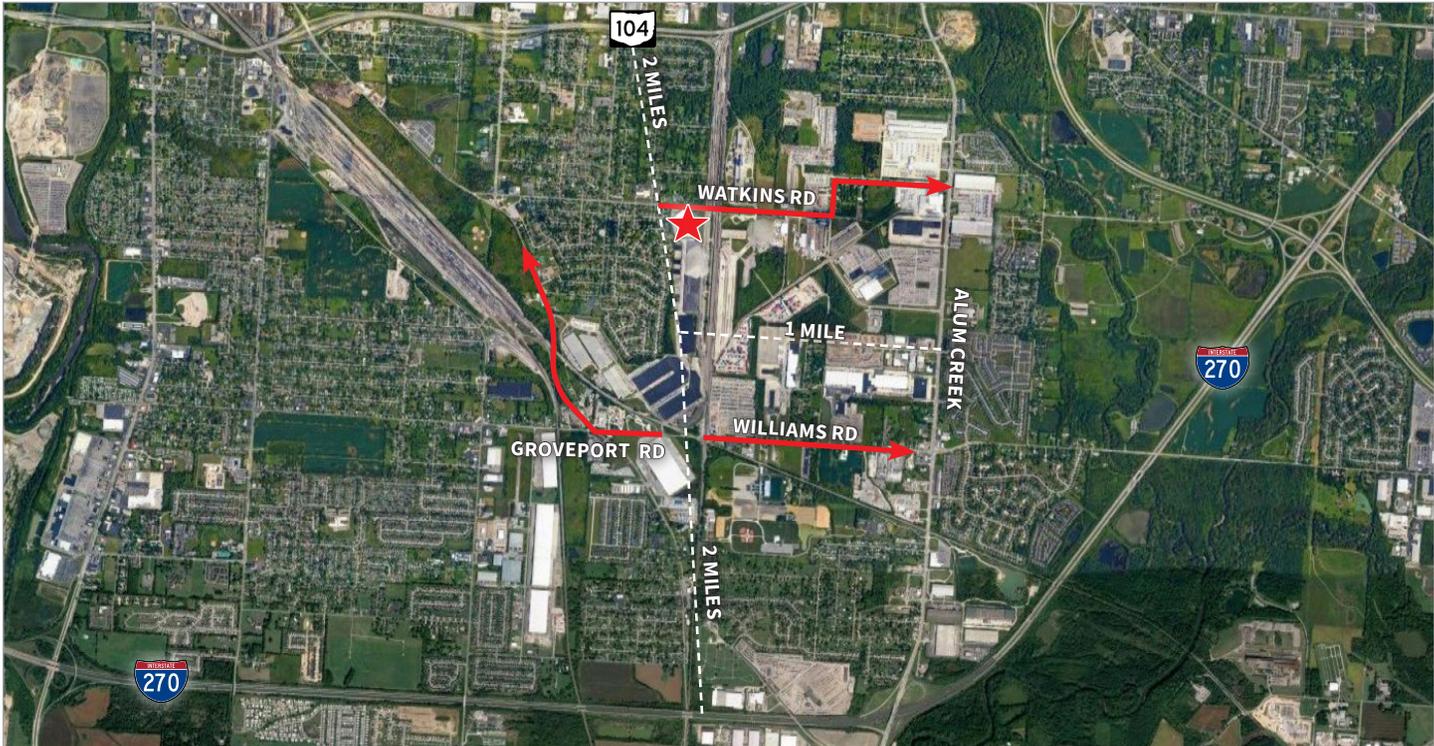
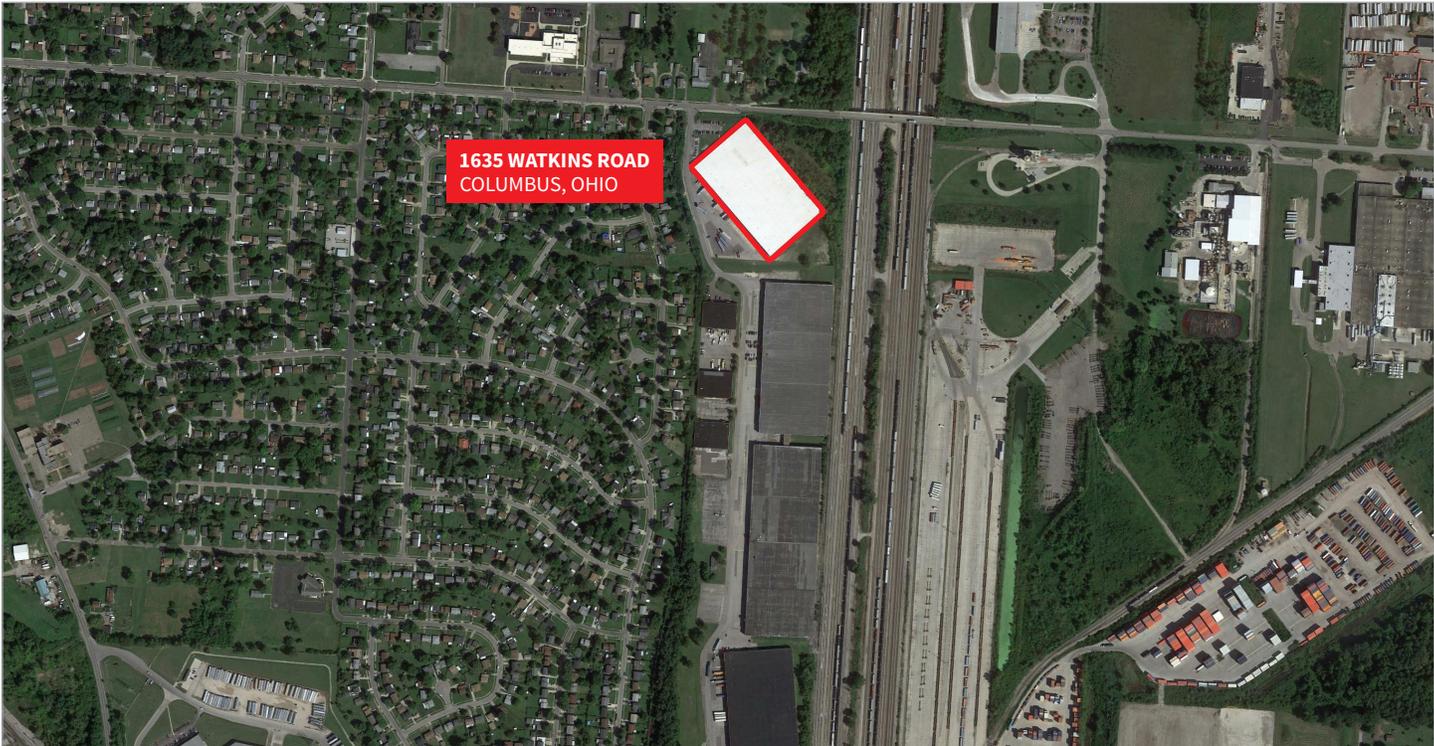
## NEXT DAY

POPULATION: 254,761,196

## TWO DAYS

POPULATION: 277,076,980

# Aerial & property map



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