



Columbus Logistics Park - West

169-ACRE PARK LOCATED IN WEST JEFFERSON, OH

170,000 - 343,500 SF AVAILABLE NOW IN BUILDING I

295,000 - 1,062,000 SF spaces available in remaining buildings
15-year, 100% tax abatement in place



MASTER PARK SITE PLAN

+/- 169 ACRES

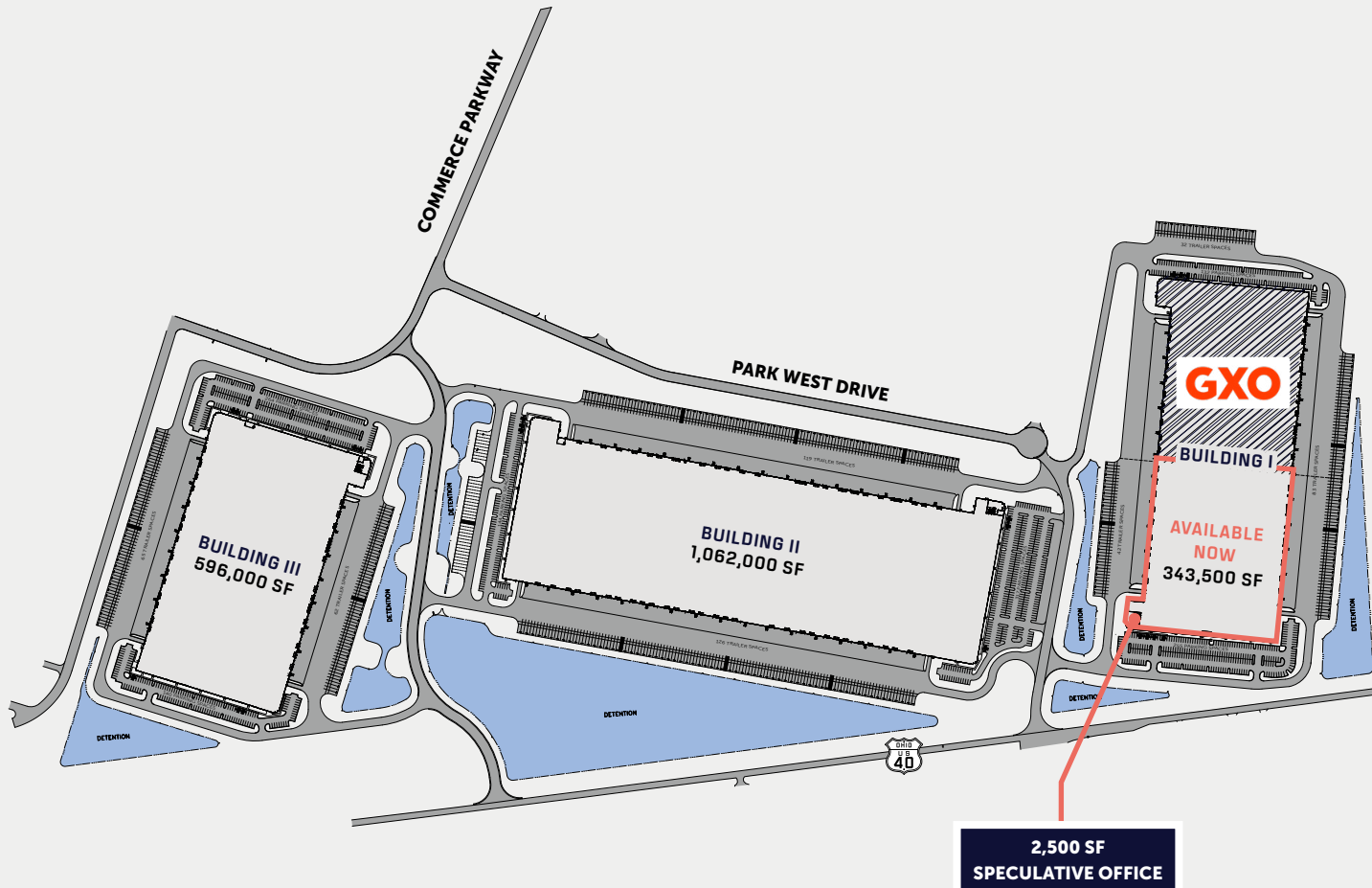


BUILDING I: +/- 48 acres

BUILDING II: +/- 74 acres

BUILDING III: +/- 40 acres

PARK INFRASTRUCTURE/COMMON AREA: +/- 7 acres



Building I

AVAILABLE NOW

343,500 SF REMAINING

Available for Immediate Fixturing

2,500 SF

Speculative Office

WATER & SEWER

West Jefferson Public Service

GAS

Madison Energy

ELECTRIC

First Energy

DATA

AT&T

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**

200 PARK DRIVE WEST, WEST JEFFERSON, OHIO 43126



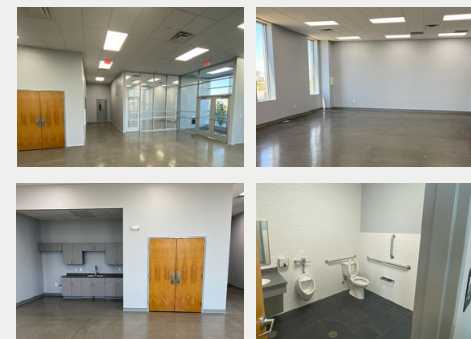
343,500 SF AVAILABLE

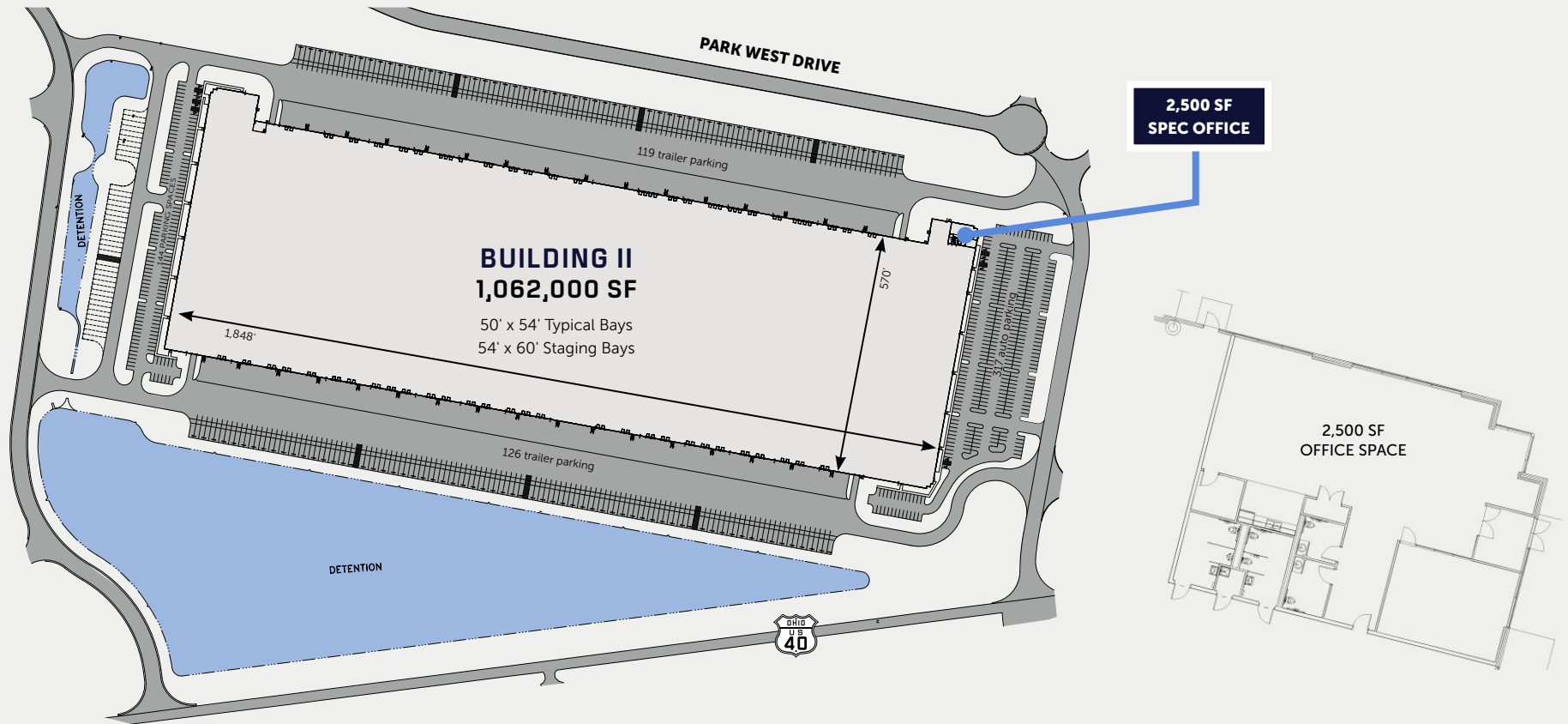
-  170,000 SF min. divisibility
 -  2,500 SF office space
 -  254 auto parking available
 -  85 trailer parking available
 -  40' clear height
 -  38 docks
 -  2 drive-in doors
 -  8" thick unreinforced slab
 -  1,600-amp service (expandable)

LEED® CERTIFIED



AVAILABLE NOW
for Immediate Fixturing





1,062,000 SF



531,000 SF min. divisibility



2,500 SF office space



40' clear height



514 auto parking



148 trailer parking



110 docks



4 drive-in doors



8" thick unreinforced slab



(2) 2,000-amp services

**AVAILABLE
FOR BUILD-TO-SUIT**

Fully Designed

SEEKING LEED® CERTIFICATION



596,000 SF



295,000 SF min. divisibility



2,500 SF office space



410 auto parking



135 trailer parking



40' clear height



60 docks



4 drive-in doors



8" thick unreinforced concrete slab



(2) 2,000-amp services

AVAILABLE FOR BUILD-TO-SUIT

Fully Designed

SEEKING LEED® CERTIFICATION

A

ACCESS & LABOR

Located just 20 miles west of downtown Columbus, **Columbus Logistics Park - West** is a 169-acre, Class A logistics park that offers **immediate access to I-70** via US Route 40 and **close proximity to a large skilled labor pool**.

- Located in West Jefferson, Ohio, a **west submarket of Columbus**
- Ideal configuration for logistics, industrial and light manufacturing
- 31 miles to **Rickenbacker International Airport**, a cargo-dedicated airport that offers connections to Europe, the Middle East and Asia
- Columbus offers **four intermodal terminals** that provide access to world markets and seaports
- The Columbus Region is **#1 in the Midwest for population, job and GDP growth**
- Columbus offers access to **46% of the U.S. population** within a 10-hour drive time
- The West Jefferson submarket offers direct access to talent and nodes of transportation
- 15-year, 100% tax abatement in place

15-year, 100%
tax abatement in place





Columbus Logistics Park - West

COLUMBUSLOGISTICSPARKWEST.COM

AMBROSEPG.COM/PROPERTIES

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