

109 CORRINA DRIVE  
COLUMBUS, OHIO

UP TO  
±134,692 SF  
INDUSTRIAL  
AVAILABLE

NOW DELIVERED!



**CBRE**

 **TRIDENT**  
CAPITAL GROUP

**CWCC**

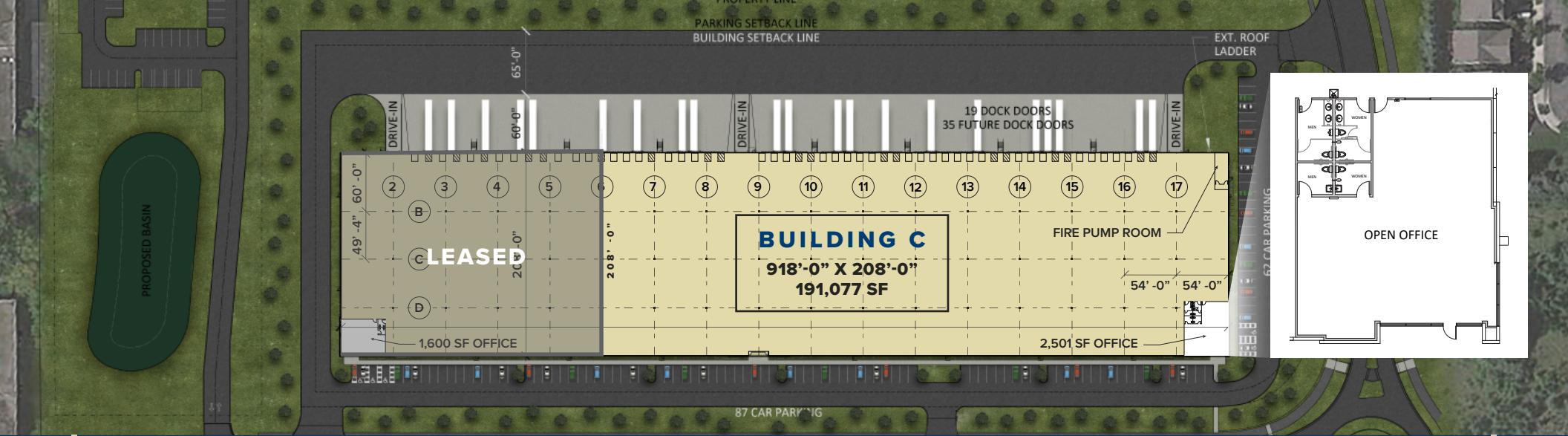
**COLUMBUS WORKS  
COMMERCE CENTER**





# WELCOME TO COLUMBUS WORKS COMMERCE CENTER





**BUILDING SIZE**  
**±191,077 SF**

CAN BE DEMISED  
DOWN TO ±33,724 SF



**PROPERTY SIZE**  
**±10.82 AC**



**AVAILABLE OFFICE**  
**2,501 SF**



**BUILDING DIMENSIONS**  
**918' X 208'**



**CLEAR HEIGHT**  
**32'**

#### **FIRE SUPPRESSION**

ESFR K-17 heads  
(2 - 1,500 GPM fire pumps)

#### **TAX ABATEMENT**

10-year, 75%

#### **COLUMN SPACING**

49' 4" W x 54' D  
Speed bay 60' W x 54' D

#### **DRIVE-IN DOORS**

14 Available  
(29 Future)

#### **DOCK EQUIPMENT**

19 - 45,000 lbs.  
mechanical levelers, trailer  
illumination lights, shelters,  
seals, outlets, and bumpers

#### **DRIVE-IN DOORS**

2 (12' x 14')

#### **ROOF**

45 mil white TPO

#### **SIGNAGE**

Potential roof marketing  
and logo signage

#### **WALLS**

8" precast R-13 insulated  
sandwich panels,  
interior warehouse walls  
painted white

#### **TRUCK COURT**

125' D

#### **LIGHTING**

LED 30 FC on motion  
sensors

#### **POWER**

2,000 Amp 277/480V  
3-Phase

#### **PARKING**

114 cars / configurable  
trailer parking

#### **SLAB DESIGN**

6" slab on grade

#### **ZONING**

LM, City of Columbus

#### **TELECOM**

AT&T, Verizon Fiber  
available

#### **EST. OPEX**

\$1.30 PSF

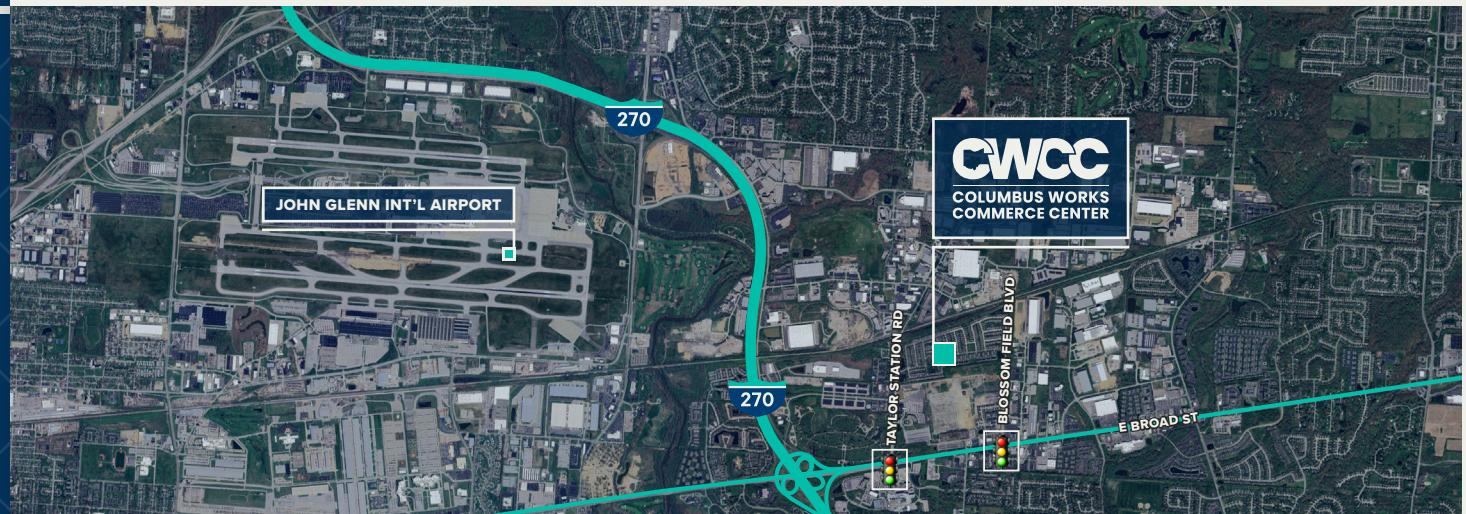
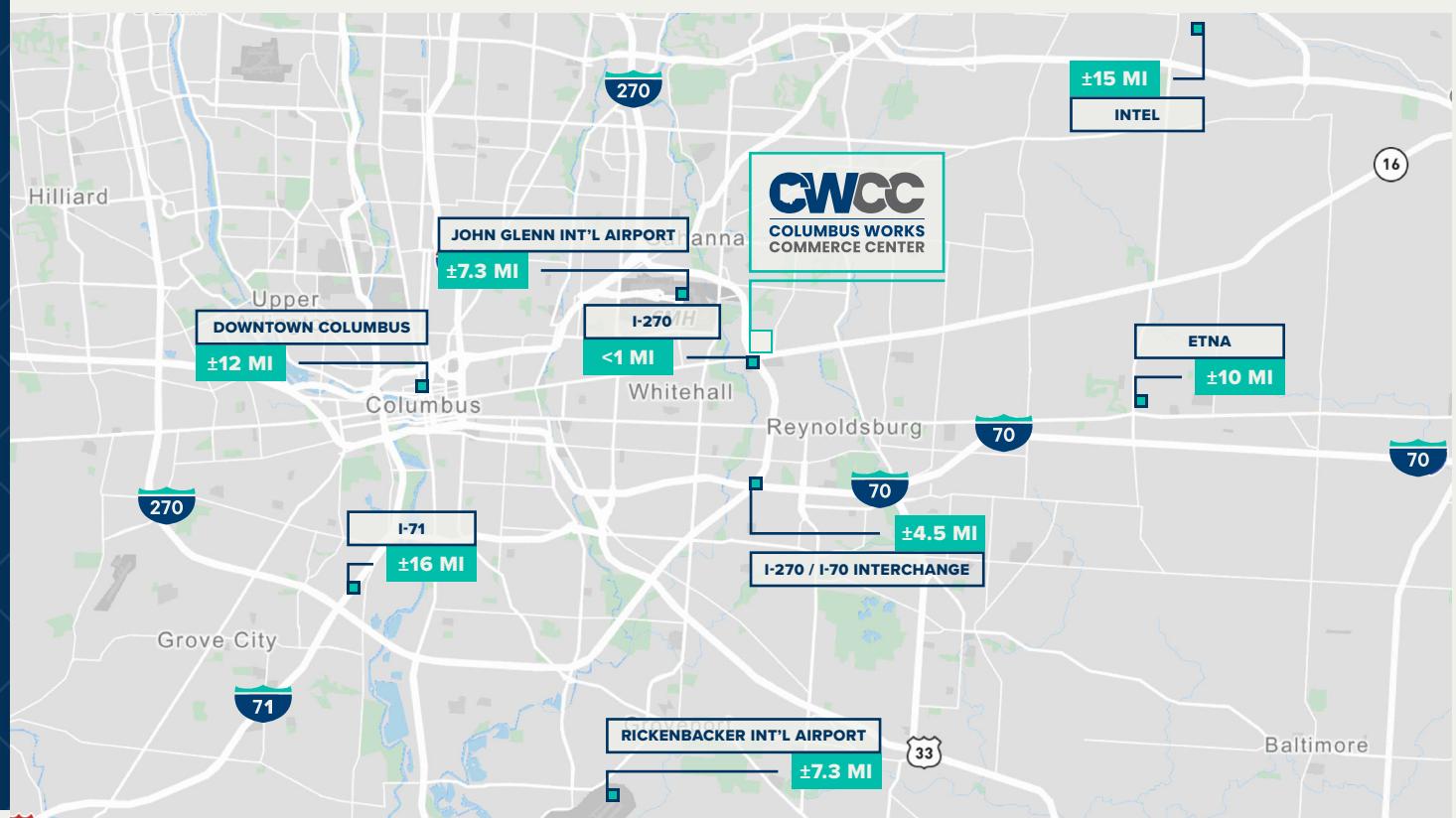




# UNDER CONSTRUCTION!



# UNBEATABLE ACCESS





## AMENITIES TO ELEVATE YOUR EVERYDAY

### OTHER AMENITIES WITHIN $\pm 3.5$ MILES OF CWCC

- Target
- Penn Station
- Bibibop
- Panera Bread
- Moo-Moo Express Car Wash
- FedEx
- The Goddard School of Reynoldsburg
- Waffle House
- The Primrose School of Reynoldsburg
- Five Guys
- Sonic
- Krispy Kreme Donuts

# STRONG LABOR POOL



## 2024 POPULATION CURRENT YEAR ESTIMATE

WITHIN A 15 MIN DRIVE

**400,132**

WITHIN A 30 MIN DRIVE

**1,603,389**



## 2024 EMPLOYED CIVILIAN POPULATION 16+

WITHIN A 15 MIN DRIVE

**209,630** 100%

WITHIN A 30 MIN DRIVE

**858,046** 100%



## TRANSPORTATION/MATERIAL MOVING WORKERS WITHIN THE EMPLOYED POPULATION

WITHIN A 15 MIN DRIVE

**24,058** 11.5%

WITHIN A 30 MIN DRIVE

**69,632** 8.1%



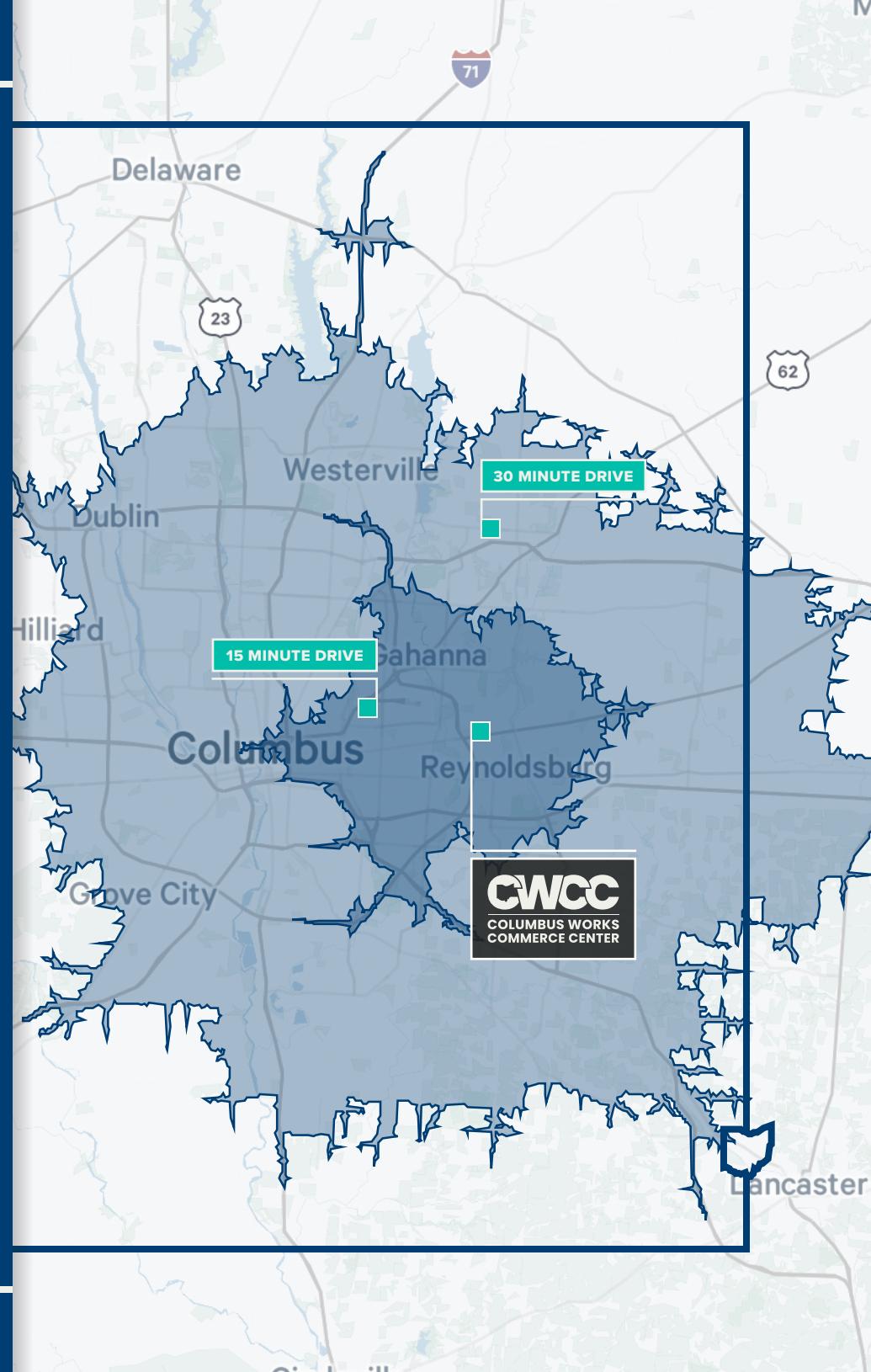
## MANUFACTURING WORKERS WITHIN THE EMPLOYED POPULATION

WITHIN A 15 MIN DRIVE

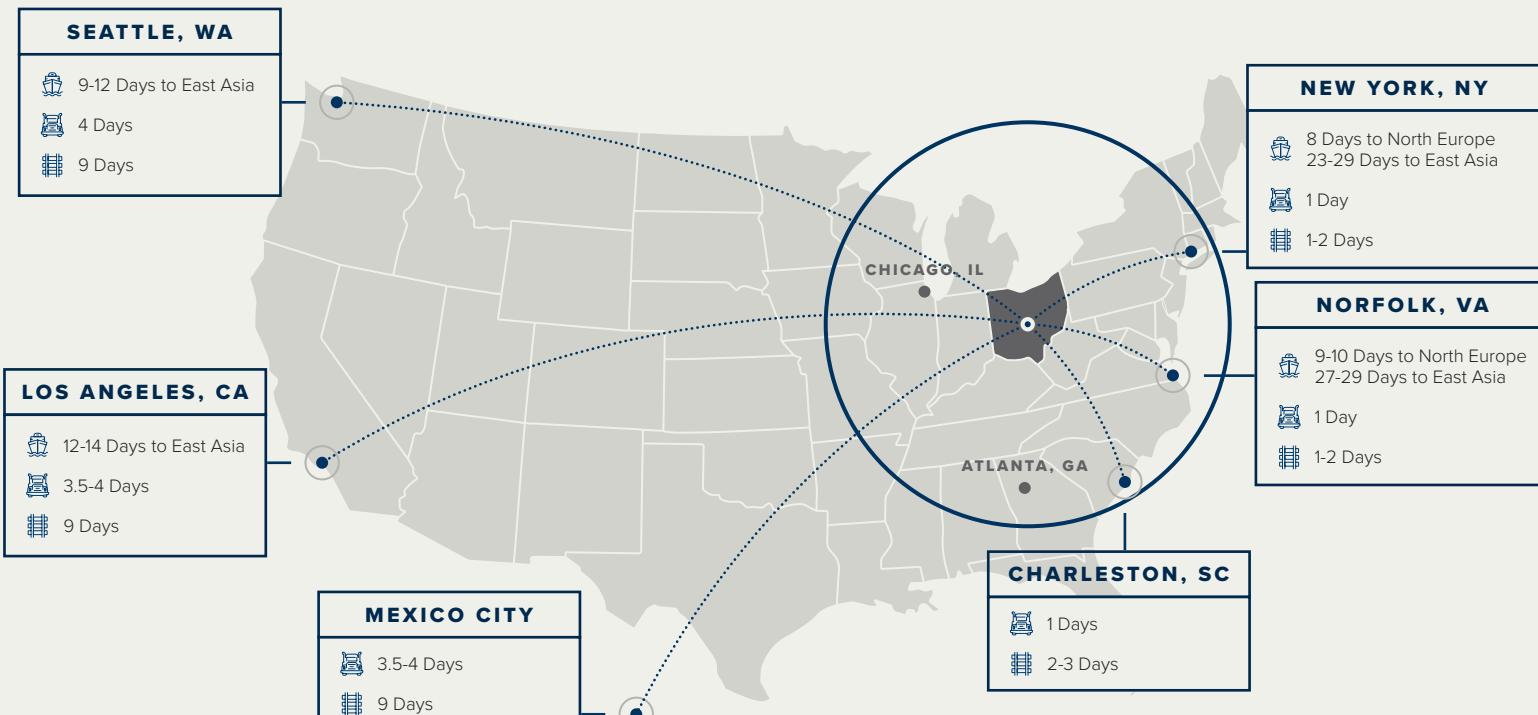
**15,944** 7.6%

WITHIN A 30 MIN DRIVE

**65,517** 7.6%



# THE NATION WITHIN REACH



The Columbus Region has 2 international airports: John Glenn Columbus International Airport (CMH) and Rickenbacker International Airport (LCK). Rickenbacker International Airport is one of the nation's only cargo-focused airports, with onsite warehouses and distribution spaces and no nighttime noise restrictions.

Columbus is a prime location within a one-day truck drive or one-hour flight of 41 percent of the U.S. population, 80 percent of U.S. corporate headquarters and 43 percent of U.S. manufacturing capacity.

Norfolk Southern and CSX, 2 of the nation's largest rail providers, provide coast-to-coast rail service for double-stacked freight trains via the Heartland and Gateway corridors. 4 intermodal terminals handle 800,000 container lifts annually as they make their way to world markets and seaports.





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