

**109 CORRINA DRIVE
COLUMBUS, OHIO**

**UP TO
±134,692 SF
INDUSTRIAL
AVAILABLE
NOW DELIVERED!**



CBRE



CWCC

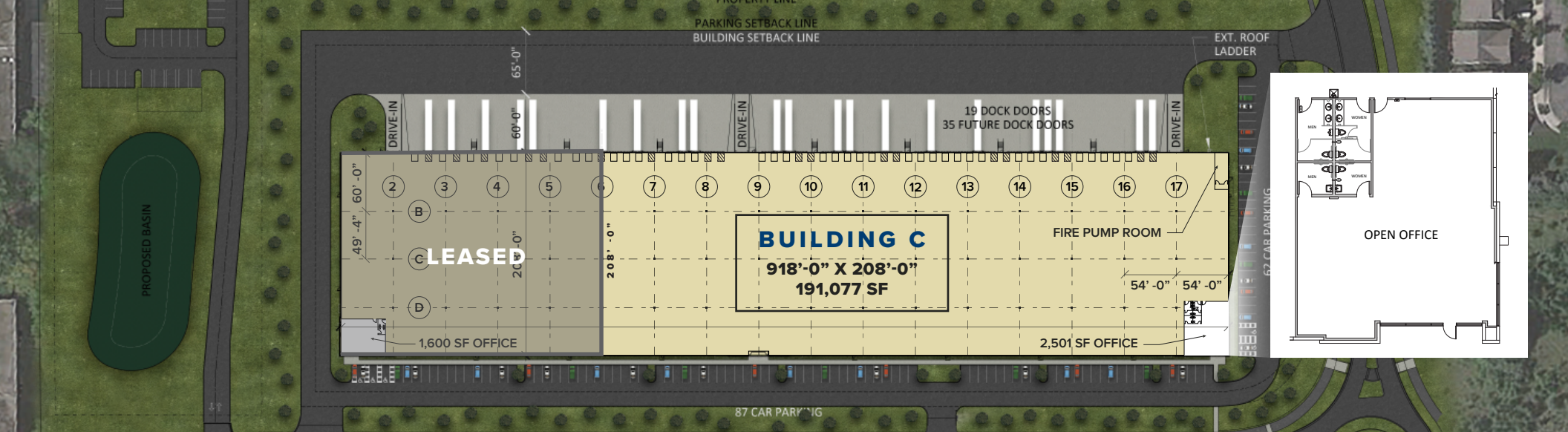
**COLUMBUS WORKS
COMMERCE CENTER**





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



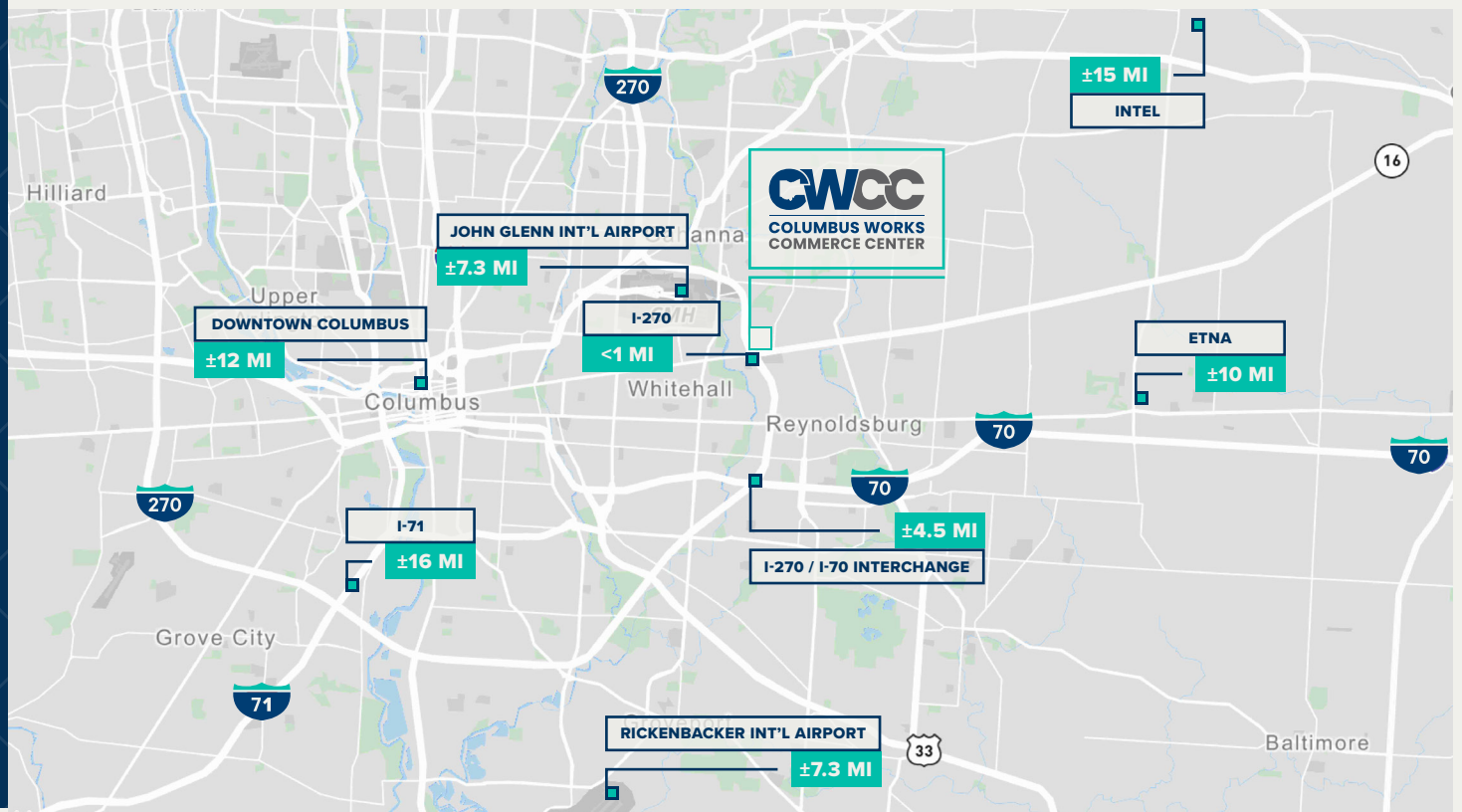
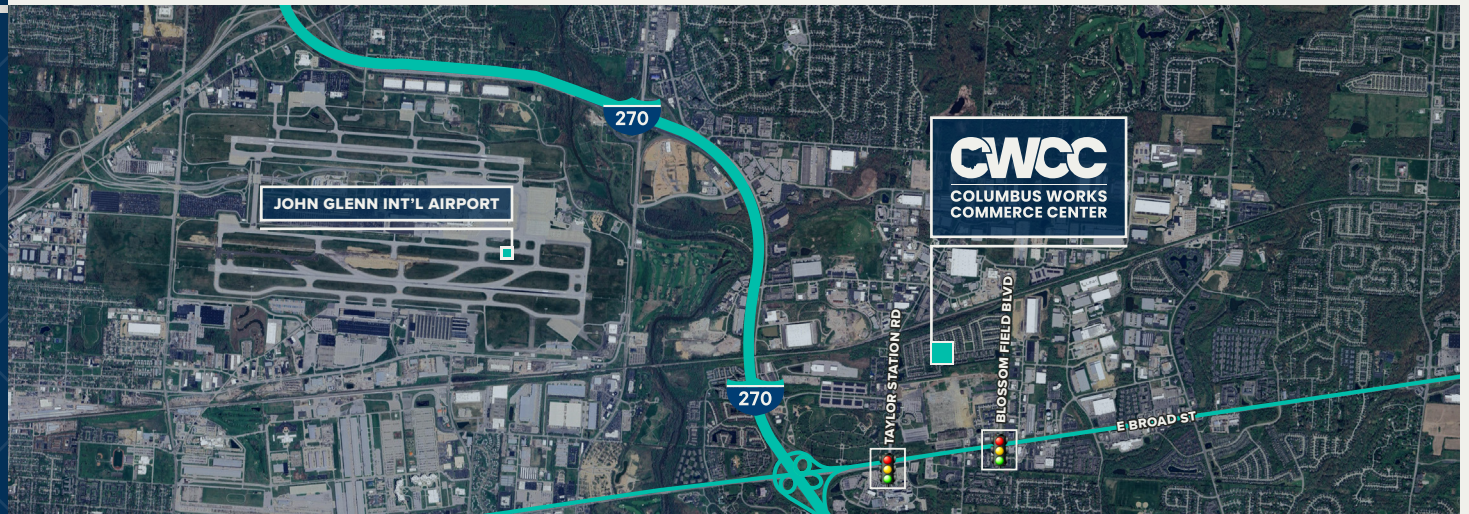


UNDER CONSTRUCTION!





UNBEATABLE ACCESS





AMENITIES TO ELEVATE YOUR EVERYDAY

OTHER AMENITIES WITHIN ±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%



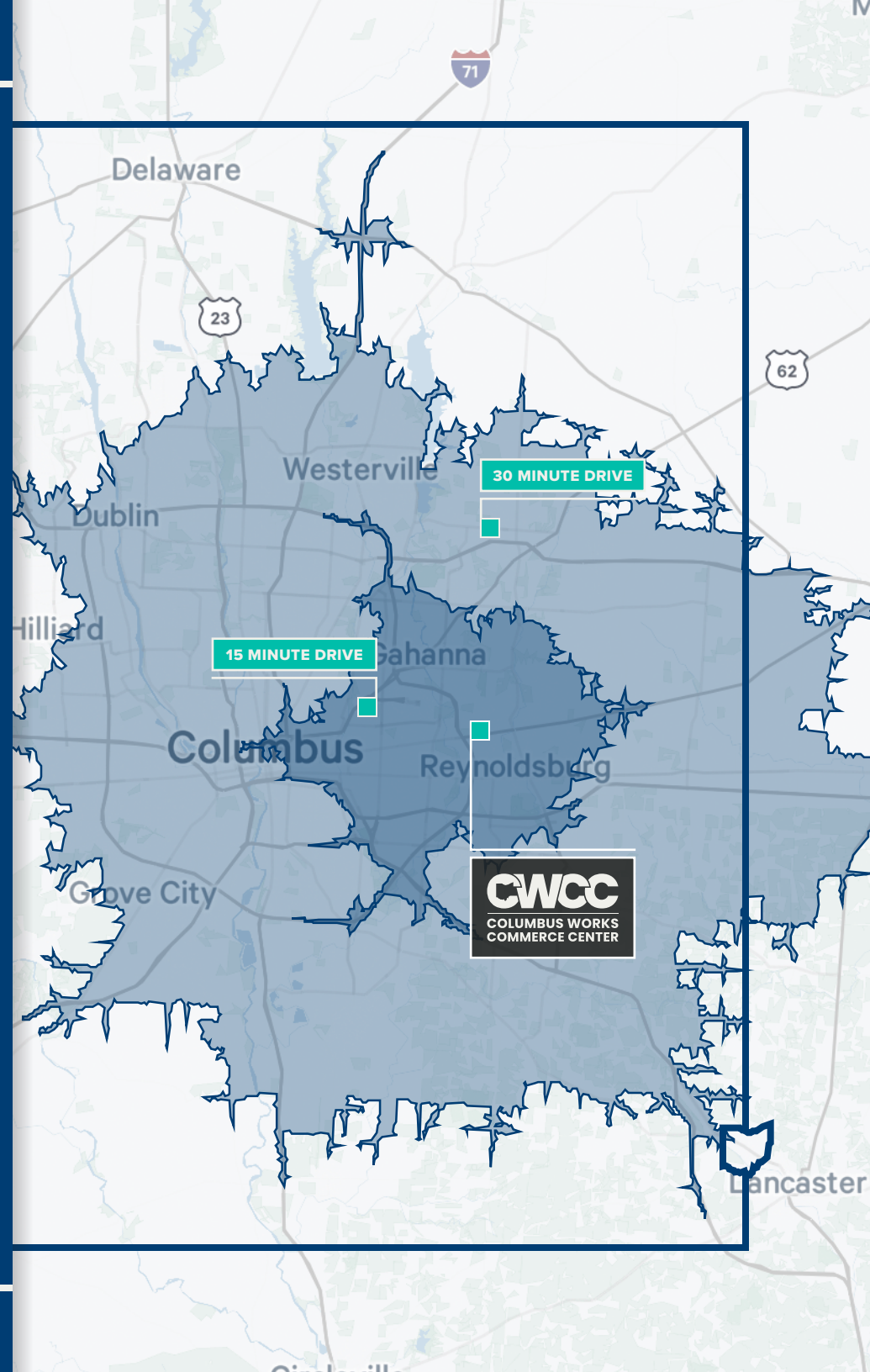
MANUFACTURING WORKERS WITHIN THE EMPLOYED POPULATION

WITHIN A 15 MIN DRIVE

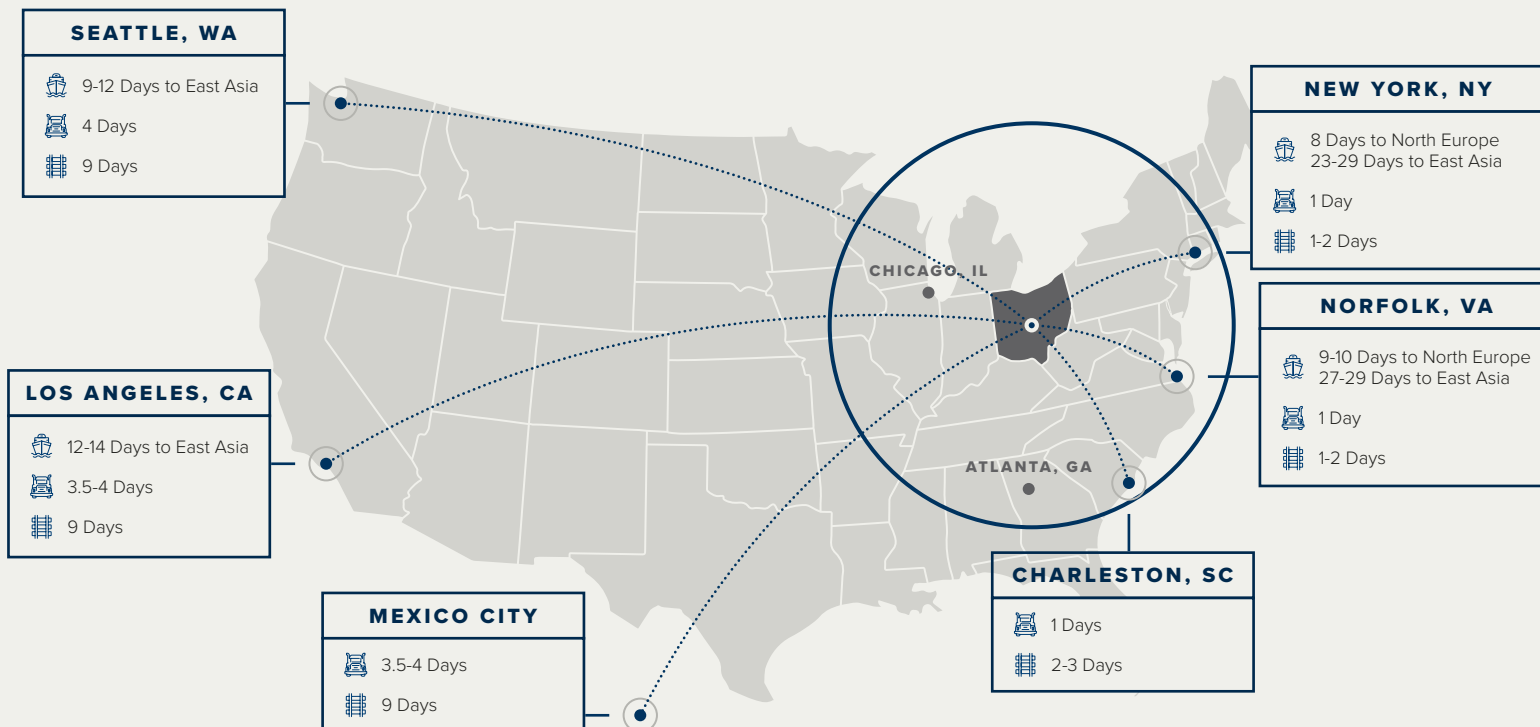
15,944 7.6%

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.





CONTACT



**NICK
TOMASONE**

SENIOR VICE PRESIDENT

+1 614 430 5087
nick.tomasone@cbre.com



**KILAR
MARIOTTI**

SENIOR ASSOCIATE

+1 614 430 5086
kilar.mariotti@cbre.com



**JEFF
LYONS**

EXECUTIVE VICE PRESIDENT

+1 614 430 5012
jeff.lyons@cbre.com



**SHANE
ELLIS**

ASSOCIATE

+1 614 430 5098
shane.ellis2@cbre.com

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