

FOR LEASE OR SALE

LAST MILE, DISTRIBUTION
OR LIGHT MANUFACTURING

COMPLETE & READY FOR OCCUPANCY

885 STELZER ROAD

DIRECTLY ACROSS FROM THE
COLUMBUS AIRPORT

AIRPORT LOGISTICS CENTER

VIEW A VIRTUAL WALKTHROUGH

HIGHLIGHTS

- The building is complete and ready for tenant occupancy by June 1st
- Minimum divisible: **36,660 SF**
- **10-Year 75% Tax Abatement** available
- **13.49 Acre** Site
- **Zoned M2** - Light Manufacturing
- **2 Minutes** to Highway Access, excellent site directly across from the John Glenn Columbus International Airport
- Most land surrounding the airport is controlled by the Columbus Airport Authority, making this a unique opportunity



207,740 SF
SPEC WAREHOUSE



\$8.95/SF NNN
ASKING LEASE RATE



\$155.00/SF
SALE PRICE

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NEWMARK

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W
WESTON



207,740 SF SPEC WAREHOUSE

885 Stelzer Road | Columbus, Ohio

Project Site

JOHN GLENN COLUMBUS
INTERNATIONAL AIRPORT

STELZER ROAD

AIRPORT

LOGISTICS CENTER

13.49 AC SITE



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Current Aerial Photos



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WESTON

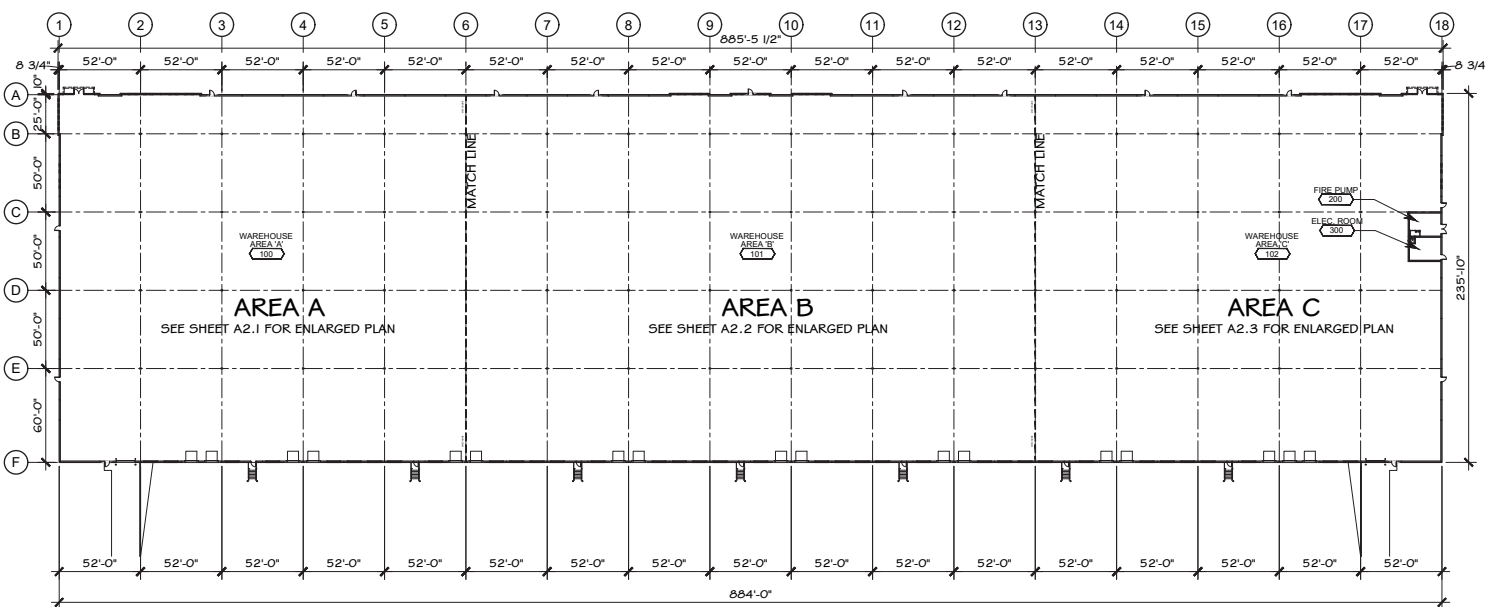
207,740 SF SPEC WAREHOUSE

885 Stelzer Road | Columbus, Ohio

Floor Plan



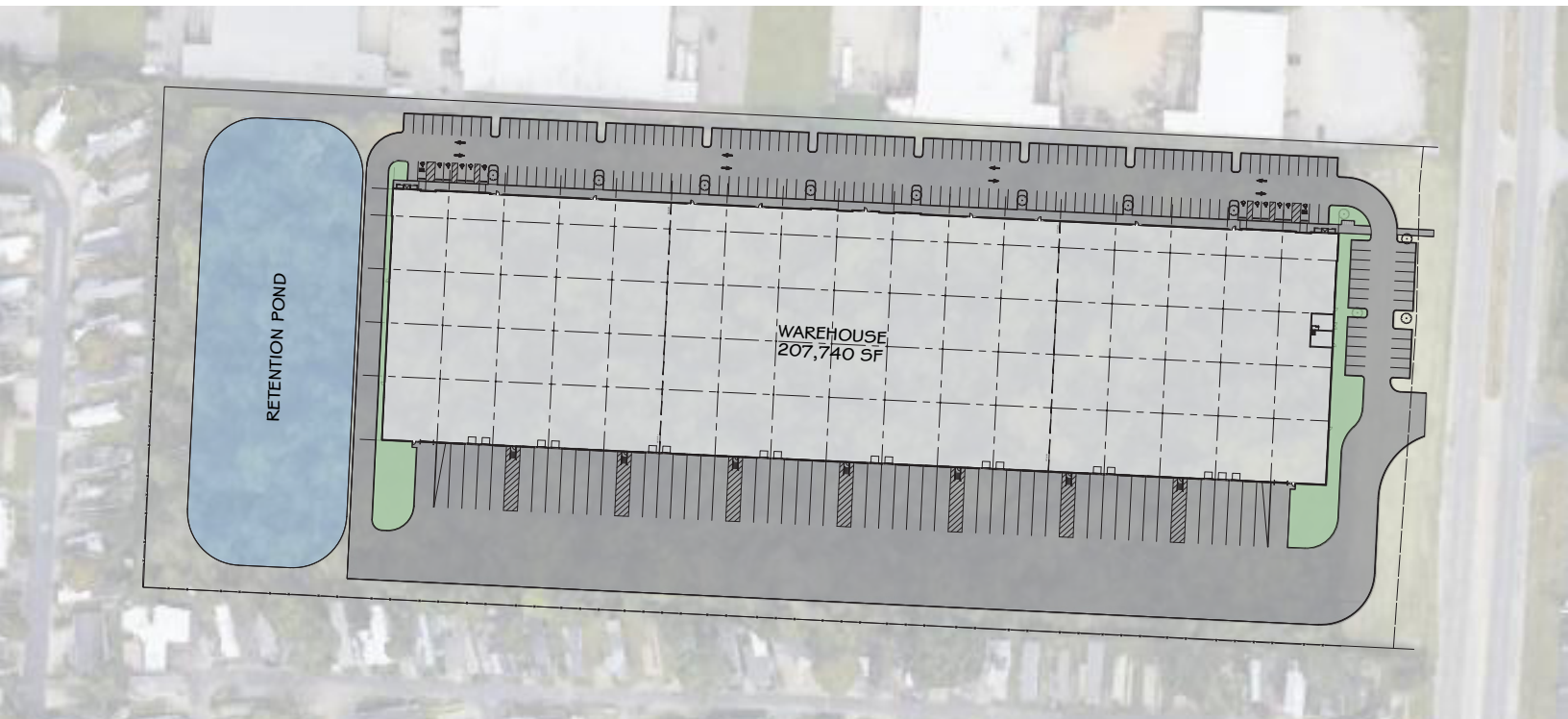
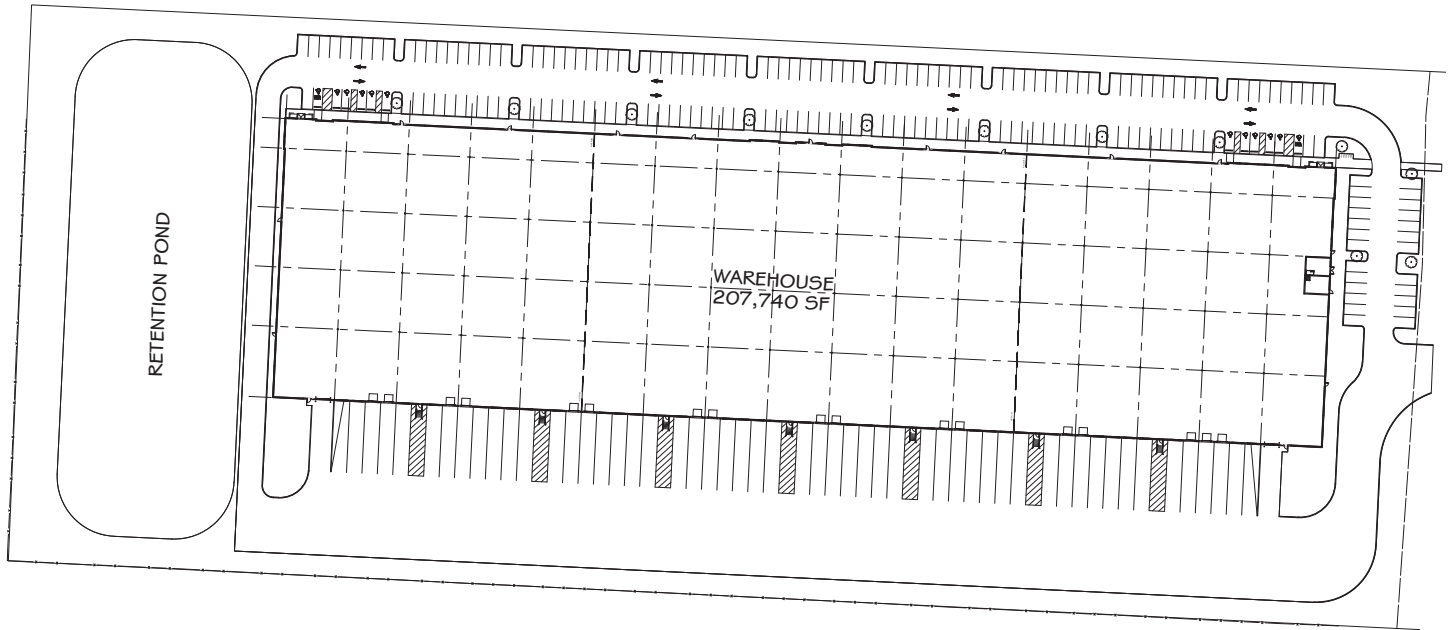
VIEW A VIRTUAL WALKTHROUGH



207,740 SF SPEC WAREHOUSE

885 Stelzer Road | Columbus, Ohio

Project Site Plan



207,740 SF SPEC WAREHOUSE

885 Stelzer Road | Columbus, Ohio

Building Specifications

Total Building Size	207,740 SF (884' x 235')
Typical Bay Size	52' x 50'
Docks	17 - 9' x 10' manual vertical lift dock doors (additional 36 docks can be added)
Drive-in Doors	2 - 12' x 14' electric vertical lift
Dock Levelers	6' x 8' 35k LB capacity Mechanical pit levelers with molded rubber bumpers
Car Parking Spaces	220
Ceiling Height	32'
Lighting	High bay LED with motion sensors for IFC throughout, (1) fixture and every other bay.
Heating and Cooling	Code minimum to 50°F @ 0°F, Cooling not included
Framing System	Structural steel frame including HSS columns, joists, and joist girders, two (2) brace bays have been included using "x" bracing
Roof	45 mil mechanically attached white TPO
Column Spacing	60' x 52'
Utilities	All available
Fire System	ESFR for open warehouse
Power	2,000 Amps

207,740 SF SPEC WAREHOUSE

885 Stelzer Road | Columbus, Ohio

Area Industrial Overview



207,740 SF SPEC WAREHOUSE

885 Stelzer Road | Columbus, Ohio

Location Map

CONSTRUCTION PROGRESS

- ✓ Zoning
- ✓ Entitlement
- ✓ Incentives
- ✓ All Due Diligence
- ✓ Land Closing
- ✓ Site Clearing
- ✓ Pad Construction
- ✓ Walls Tilting
- ✓ Roof Installation
- ✓ Asphalt Poured & Building Sealed
- ✓ Landscaping
- ✓ Building Completed



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