FOR LEASE

12,813 SF Available Early 2027

Spec Industrial Truck Maintenance Facility (outside storage facility)

2274 Refugee Road, Columbus, Ohio 43207



Estimated Completion
Q1 2027

9.5
Acres

Pre-1994 CRA -
Available Tax Incentives

Columbus Zoning -
Manufacturing (M)

Less than 0.5 miles
from SR-104

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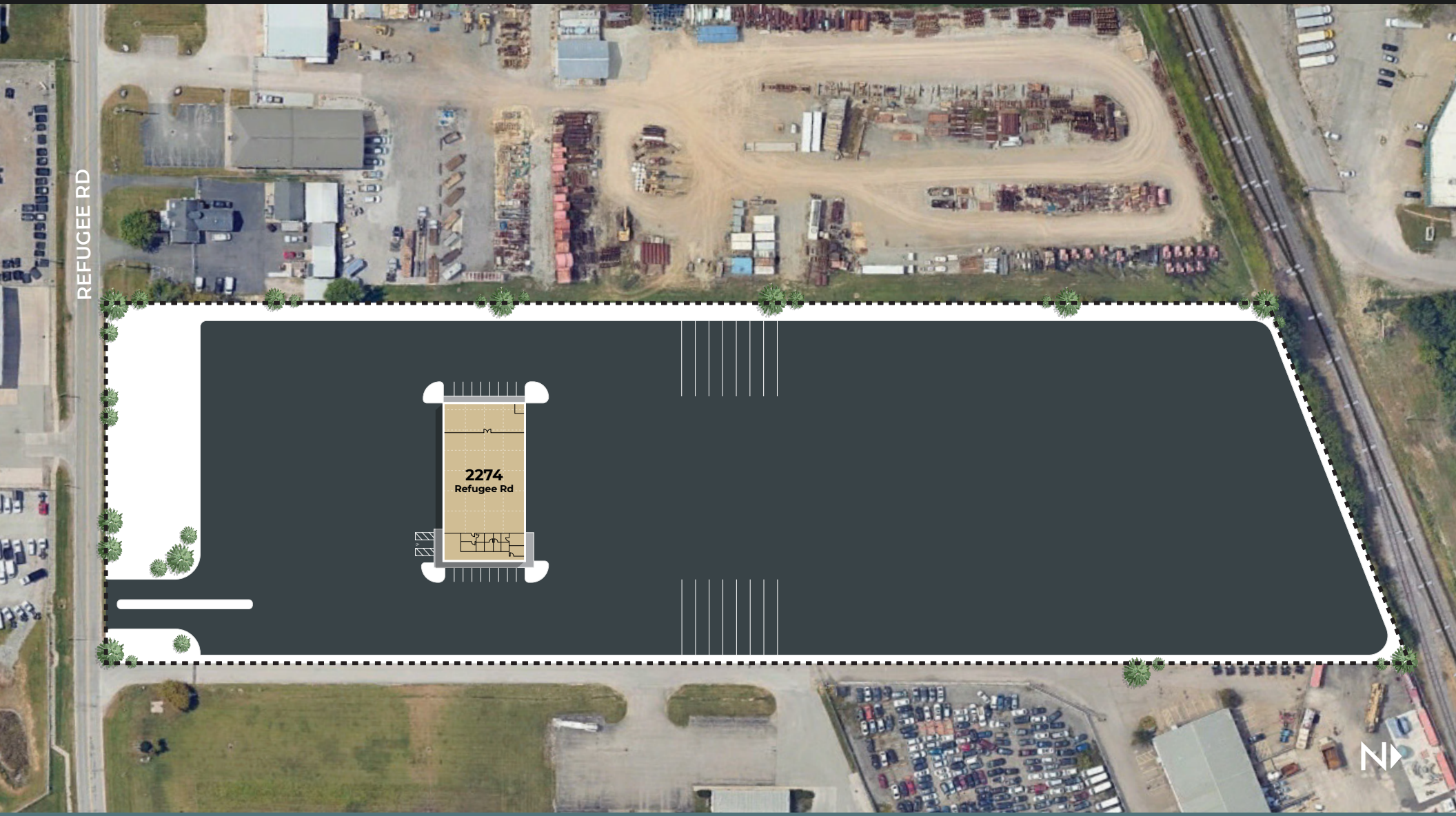
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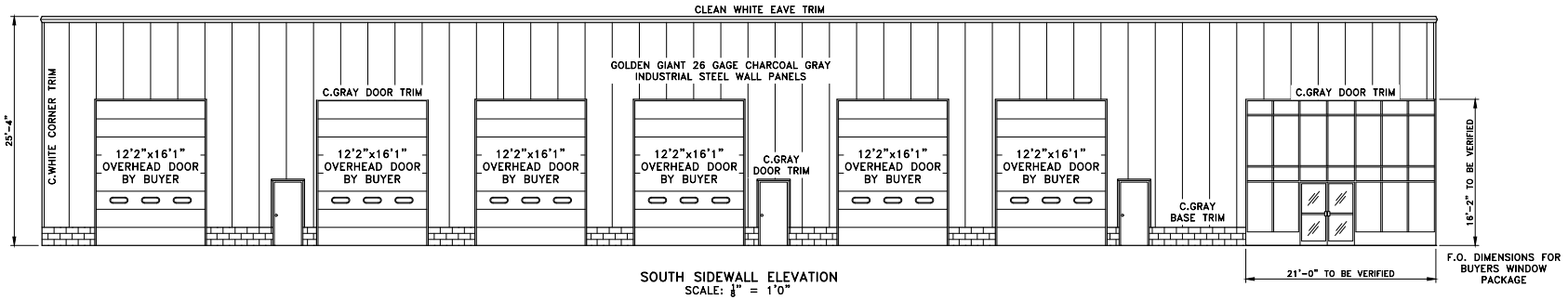
Property Specifications

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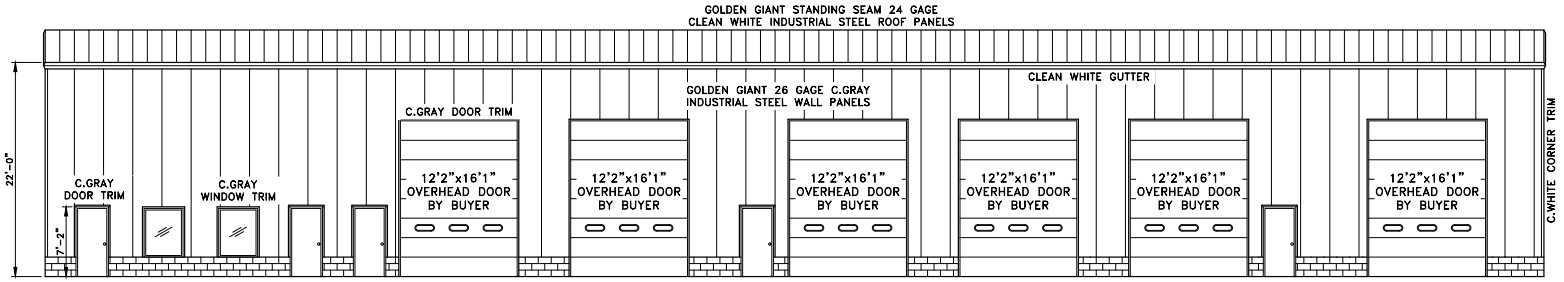


9.55	160’ X 80’	PULL - THROUGH	20	175+	COLUMBUS - M
Acres	Building Dimensions		Auto Parking Spaces	Truck & Trailer Stalls	Zoning

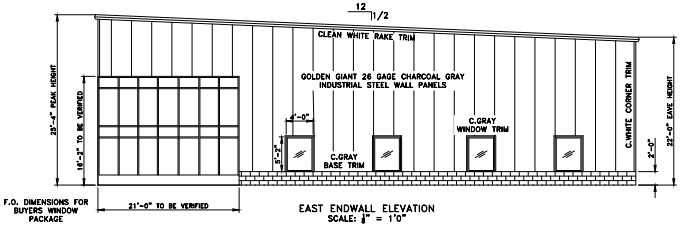
Property Specifications



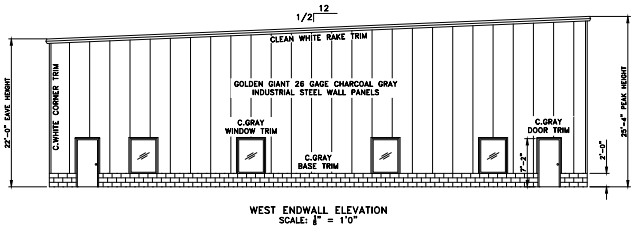
SOUTH SIDEWALL ELEVATION
SCALE: 1/8" = 1'0"



NORTH SIDEWALL ELEVATION
SCALE: 1/8" = 1'0"



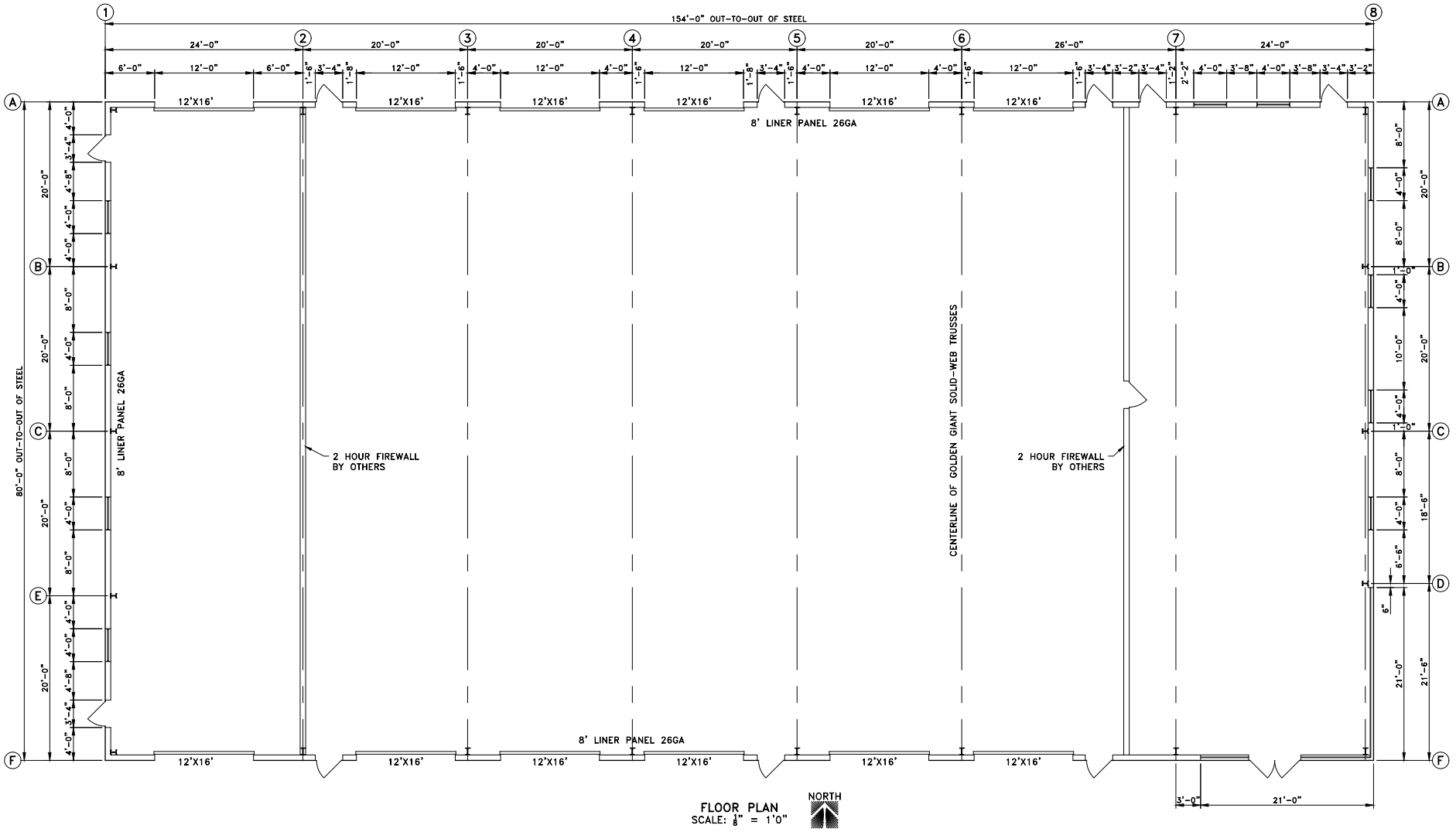
EAST ENDWALL ELEVATION
SCALE: 1/8" = 1'0"



WEST ENDWALL ELEVATION
SCALE: 1/8" = 1'0"

12,813 SF	2,490 SF	40' X 45'	20' X 80'	21'	12 - 12' X 16'
Building SF	Available Office Space	Column Spacing	Bay Dimensions	Clear Height	Dive In Doors

Property Specifications



FLOOR PLAN
SCALE: 1/8" = 1'0"

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Property Photos

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COLUMBUS, OHIO

Corporate Neighbors

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Market Location

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Columbus is located within a 10-hour drive of 46 percent of the country's population.

Top employment sectors in Columbus are:

MANUFACTURING

- 8% or 144,000 employees
- Top manufacturing employers include Whirlpool Corp. and Safelite.

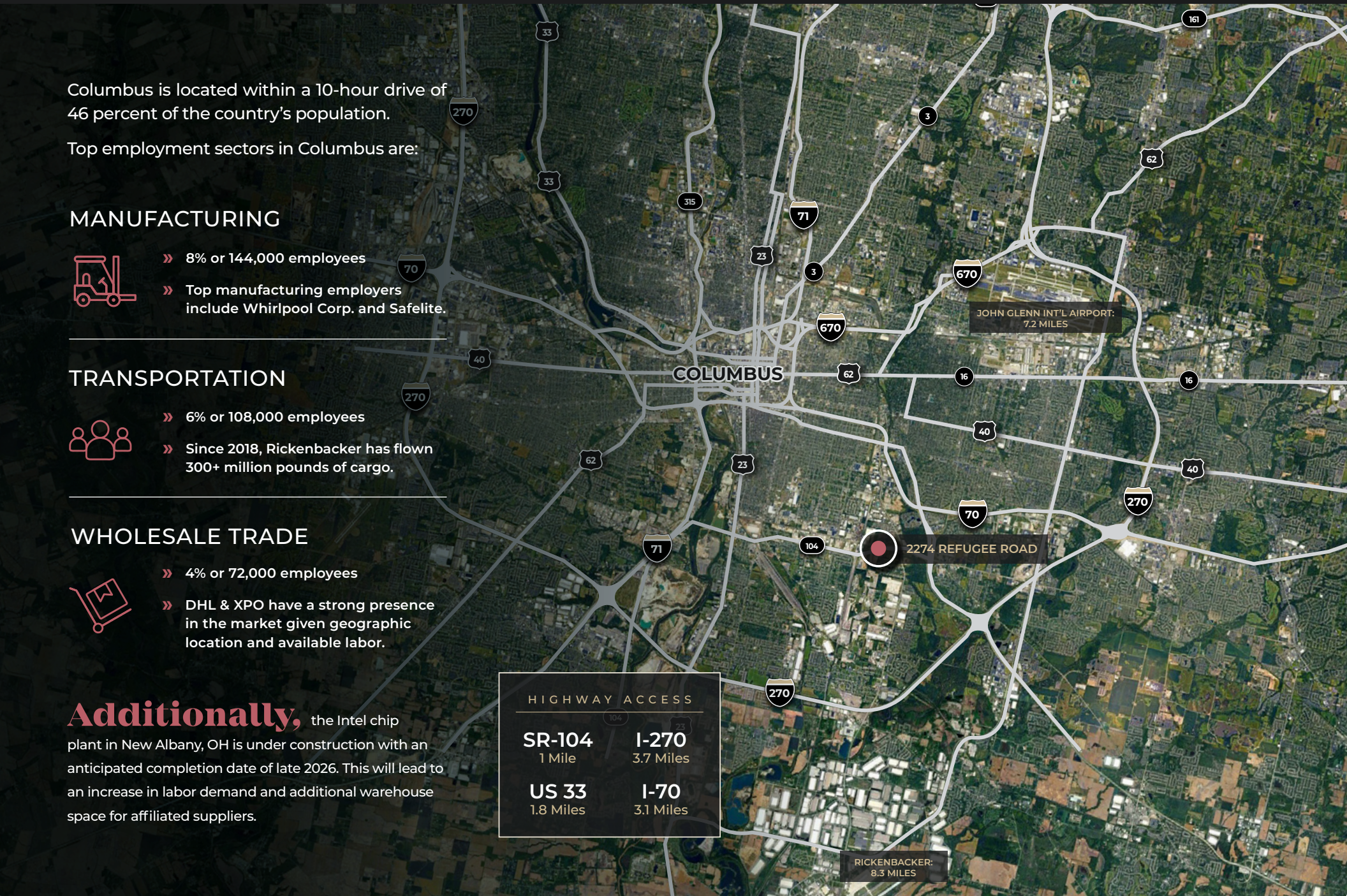
TRANSPORTATION

- 6% or 108,000 employees
- Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

WHOLESALE TRADE

- 4% or 72,000 employees
- DHL & XPO have a strong presence in the market given geographic location and available labor.

Additionally, the Intel chip plant in New Albany, OH is under construction with an anticipated completion date of late 2026. This will lead to an increase in labor demand and additional warehouse space for affiliated suppliers.



COLUMBUS, OHIO

Immediate Workforce

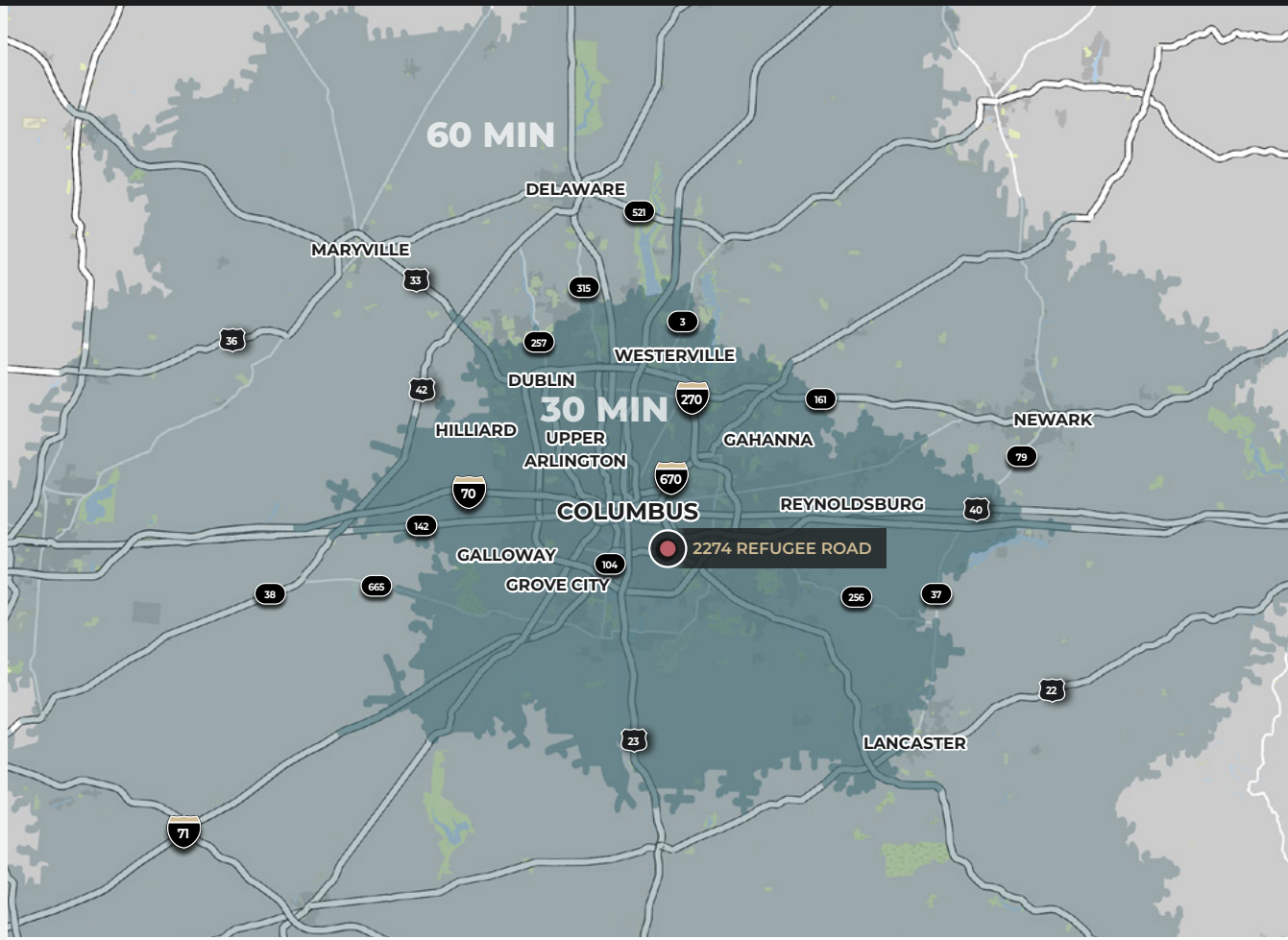
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POPULATION REACH

30 Min	60 Min
1,529,719	2,475,946
16,276,662	49,478,158
3 Hr	6 Hr

LABOR POOL

	30 MIN	60 MIN	
FORKLIFT DRIVERS			
	4,328	7,925	2025 Resident Workers
	-11%	-6%	Past 5-Year Growth
$21.13 *Avg Hourly Earnings*	48	1,164	2025 Net Commuters*
WAREHOUSE WORKERS			
	37,020	67,429	2025 Resident Workers
	6%	9%	Past 5-Year Growth
$17.99 *Avg Hourly Earnings*	6,017	10,445	2025 Net Commuters*
MANUFACTURERS & FABRICATORS			
	6,198	15,965	2025 Resident Workers
	-1%	0%	Past 5-Year Growth
$20.39 *Avg Hourly Earnings*	410	3,897	2025 Net Commuters*



Wage Data as of 01/01/2026

**Net commuters refer to the overall commuter flow in or out of a given area. It represents the difference between the number of people who commute into an area for work and those who leave the area to work elsewhere. A positive value indicates that more people commuting into a region for jobs than are leaving, while a negative value indicates that there are more resident workers leaving their communities for work than workers who commute in.*

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