

FOR LEASE

# 12,813 SF Available Early 2027

Spec Industrial Truck Maintenance Facility (outside storage facility)

2262 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

**PETER GRIFFITH**

+1 614 980 4497  
peter.griffith@kbcadvisors.com

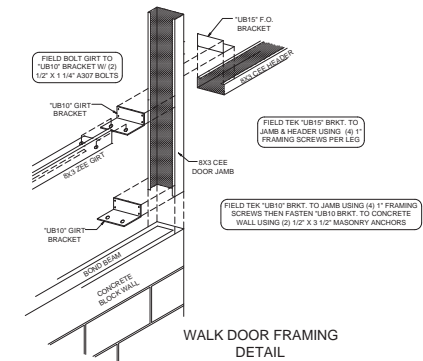
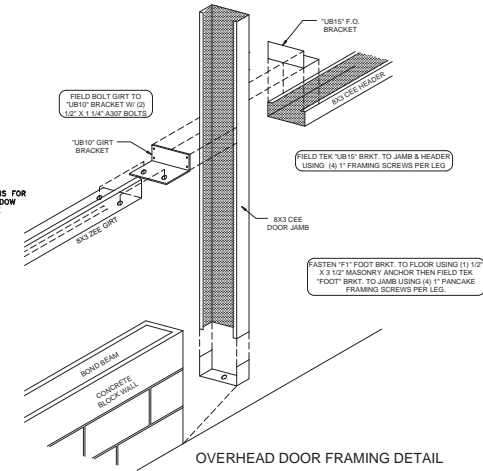
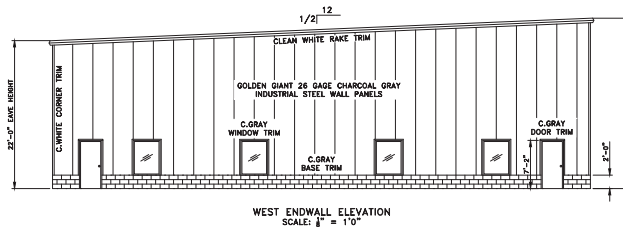
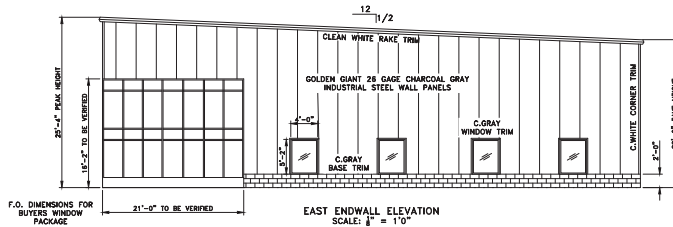
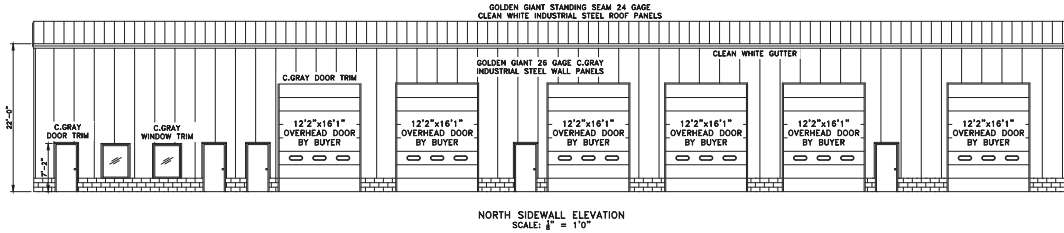
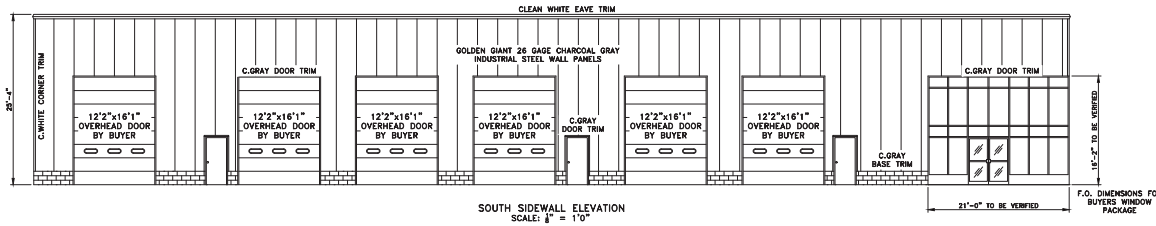
**BEAU TAGGART, SIOR**

+1 614 581 2314  
beau.taggart@kbcadvisors.com

**JOE KIMENER**

+1 614 313 9626  
joe.kimener@kbcadvisors.com

**KBCADVISORS**



**9.55**  
Acres

**12,813 SF**  
Building SF

**2,490 SF**  
Available Office Space

**160' X 80'**  
Building Dimensions

**40' X 45'**  
Column Spacing

**20' X 80'**  
Bay Dimensions

**21'**  
Clear Height

**12 - 12' X 16'**  
Dive In Doors

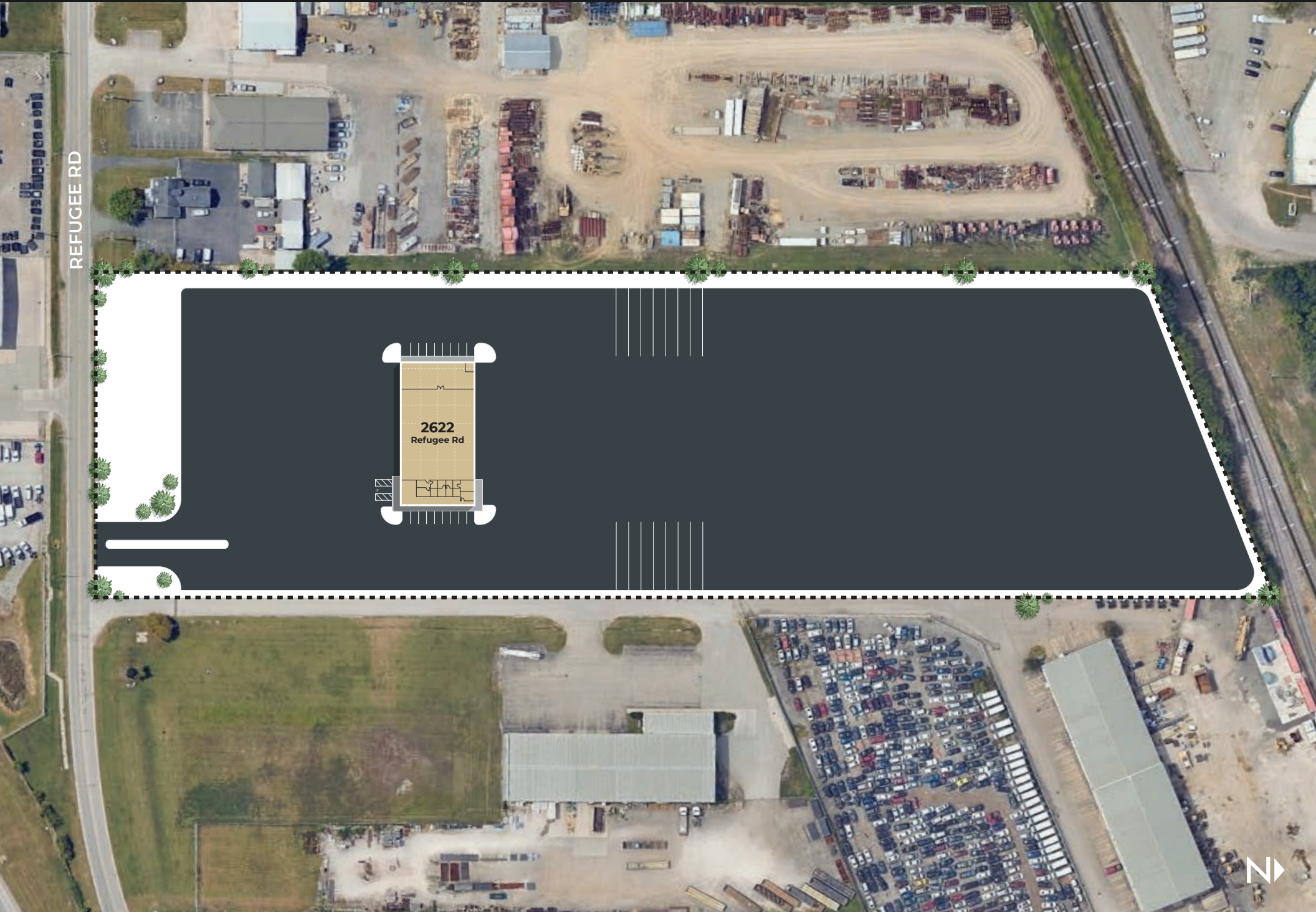
**PULL - THROUGH**

**20**  
Auto Parking Spaces

**175+**  
Truck & Trailer Stalls

**COLUMBUS - M**  
Zoning

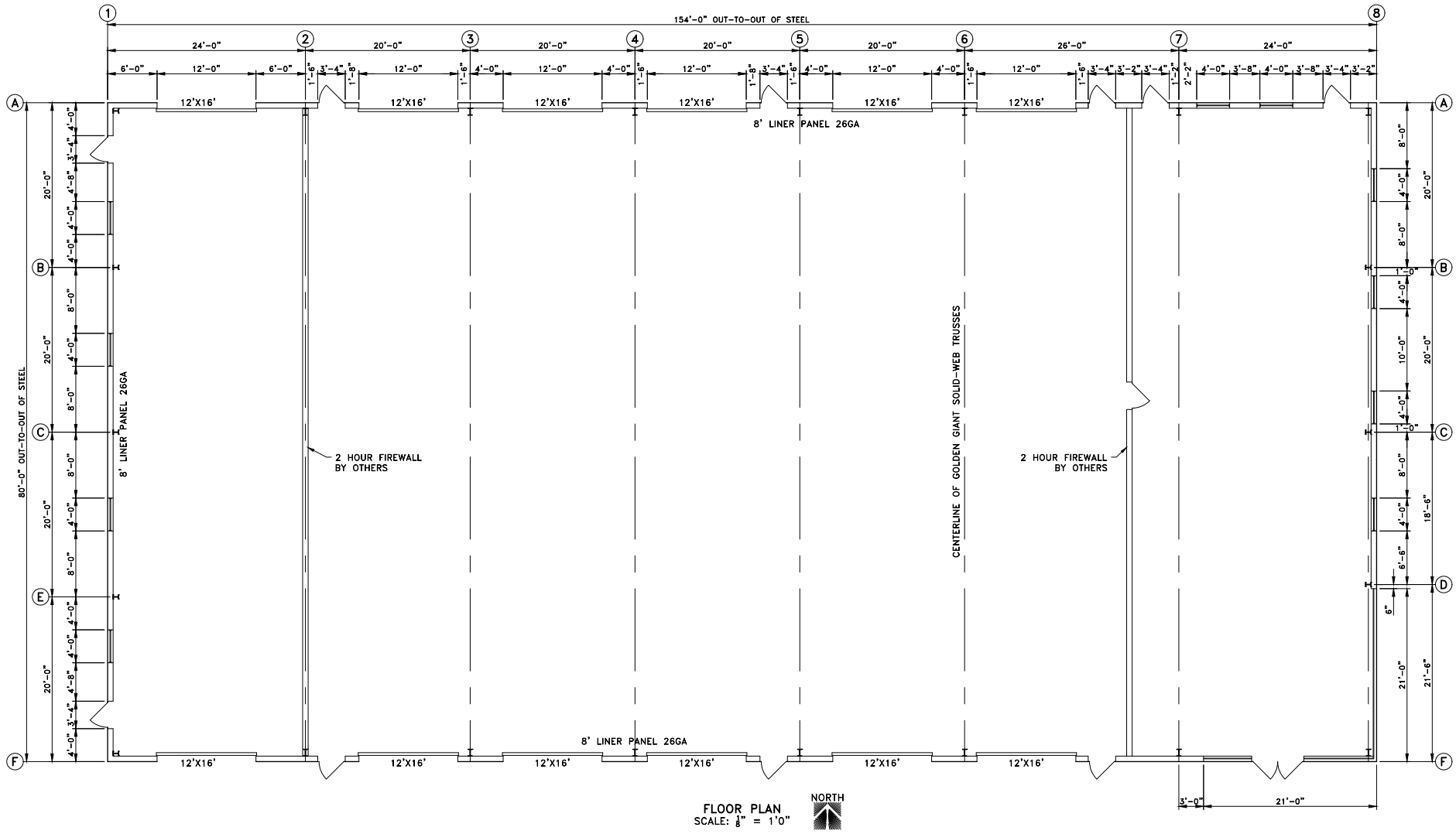
COLUMBUS, OHIO  
**Property Specifications**



REFUGEE RD

2622  
Refugee Rd





COLUMBUS, OHIO  
**Corporate Neighbors**



# Market Location



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.

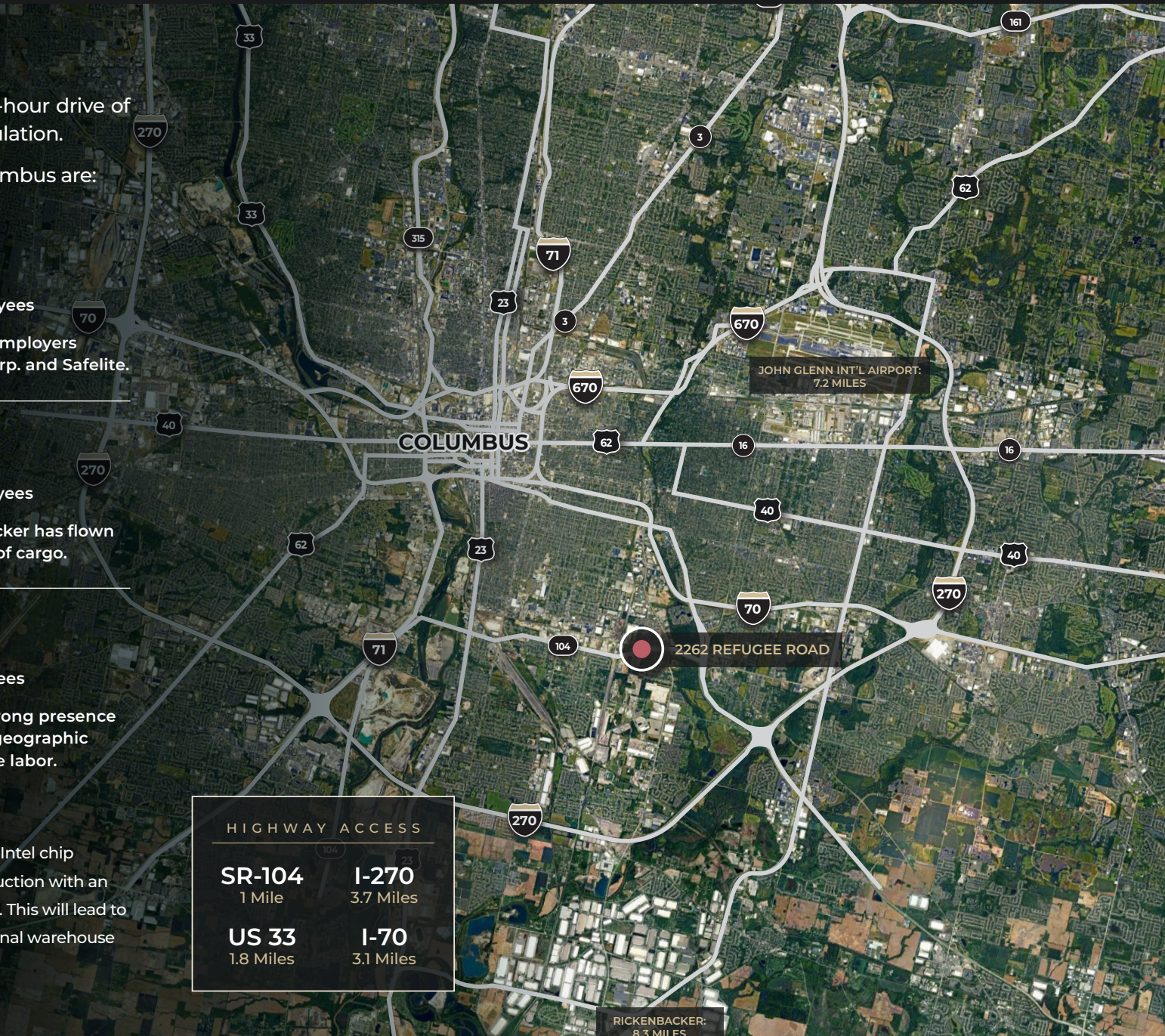
**Additionally,** the Intel chip plant in New Albany, OH is under construction with an anticipated completion date of late 2026. This will lead to an increase in labor demand and additional warehouse space for affiliated suppliers.

HIGHWAY ACCESS	
SR-104 1 Mile	I-270 3.7 Miles
US 33 1.8 Miles	I-70 3.1 Miles

JOHN GLENN INT'L AIRPORT:  
7.2 MILES

2262 REFUGEE ROAD

RICKENBACKER:  
8.3 MILES



POPULATION REACH

1,529,719  
30 Min

2,475,946  
60 Min

16,276,662  
3 Hr

49,478,158  
6 Hr

LABOR POOL

FORKLIFT DRIVERS



\$21.13

Avg Hourly Earnings

	30 MIN	60 MIN
2025 Resident Workers	4,328	7,925
Past 5-Year Growth	-11%	-6%
2025 Net Commuters*	48	1,164

WAREHOUSE WORKERS



\$17.99

Avg Hourly Earnings

	30 MIN	60 MIN
2025 Resident Workers	37,020	67,429
Past 5-Year Growth	6%	9%
2025 Net Commuters*	6,017	10,445

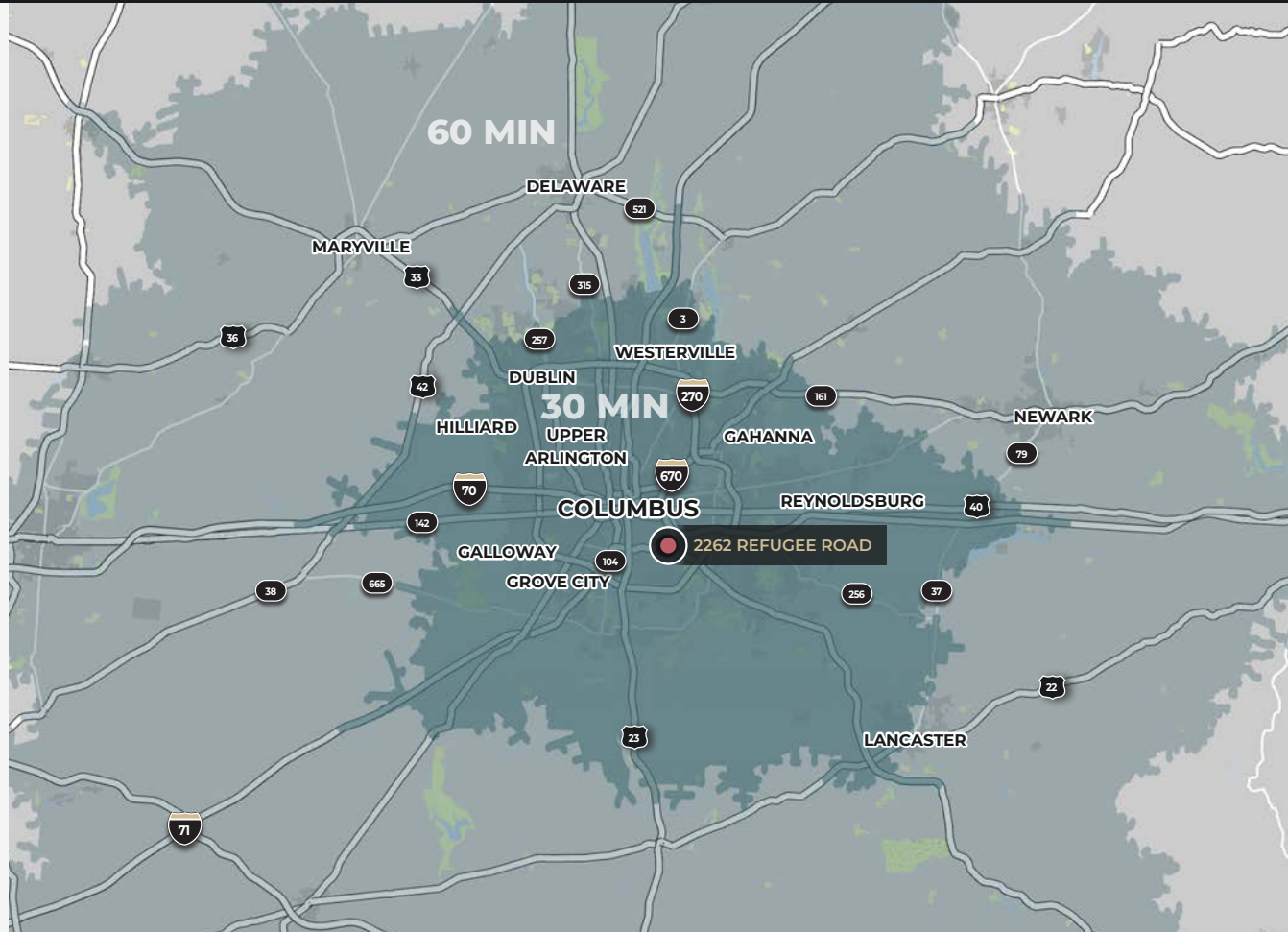
MANUFACTURERS & FABRICATORS



\$20.39

Avg Hourly Earnings

	30 MIN	60 MIN
2025 Resident Workers	6,198	15,965
Past 5-Year Growth	-1%	0%
2025 Net Commuters*	410	3,897



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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