

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

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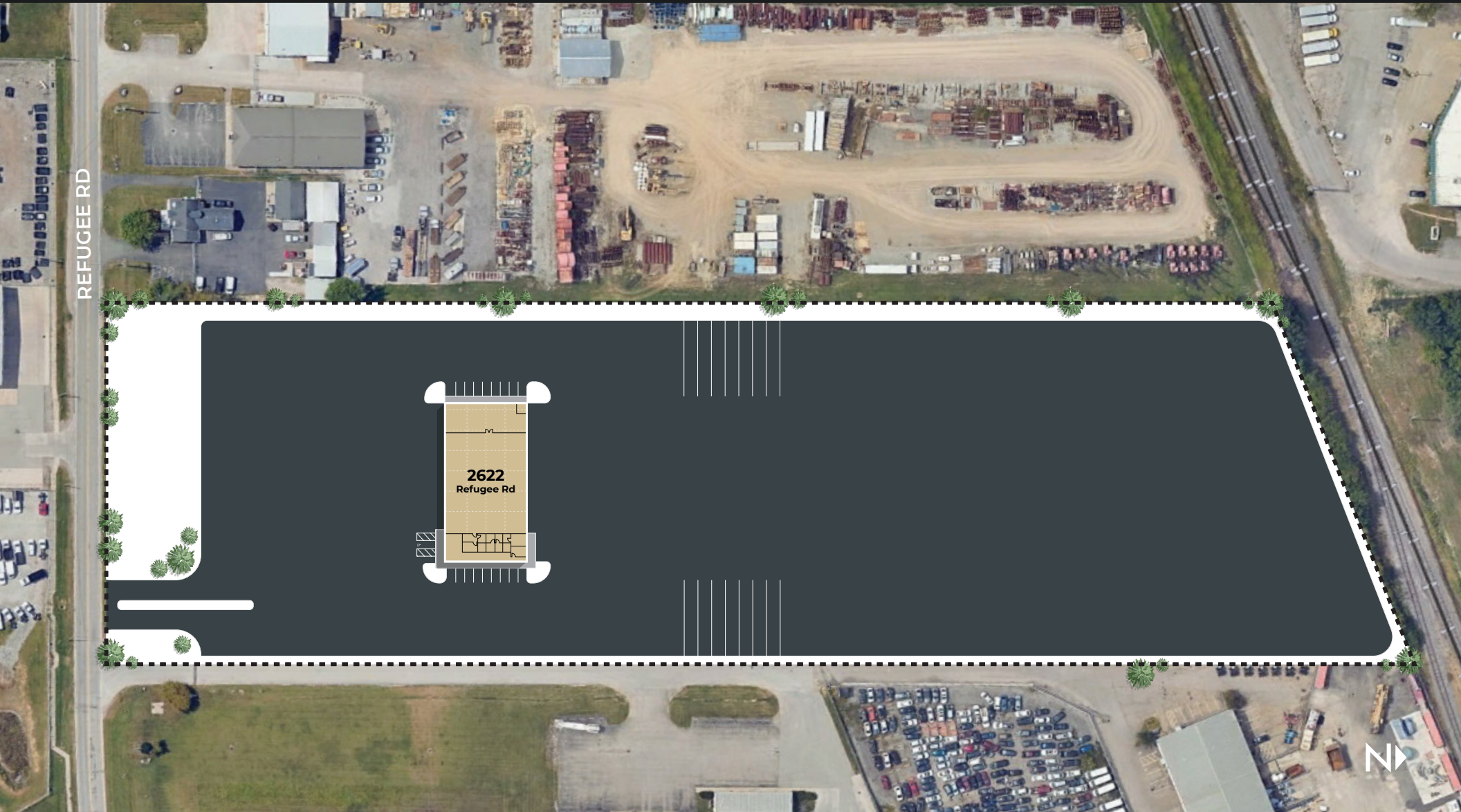
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KBCADVISORS

COLUMBUS, OHIO

Property Specifications



9.55
Acres

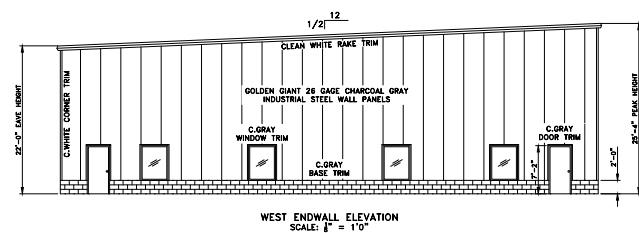
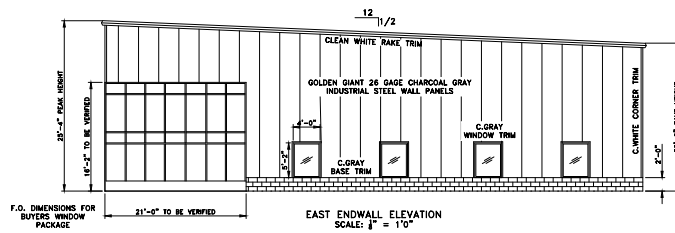
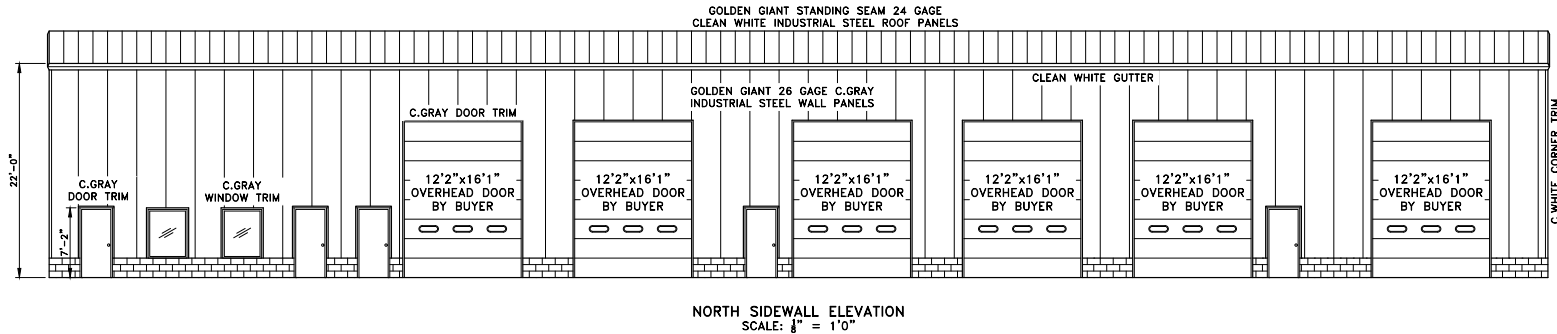
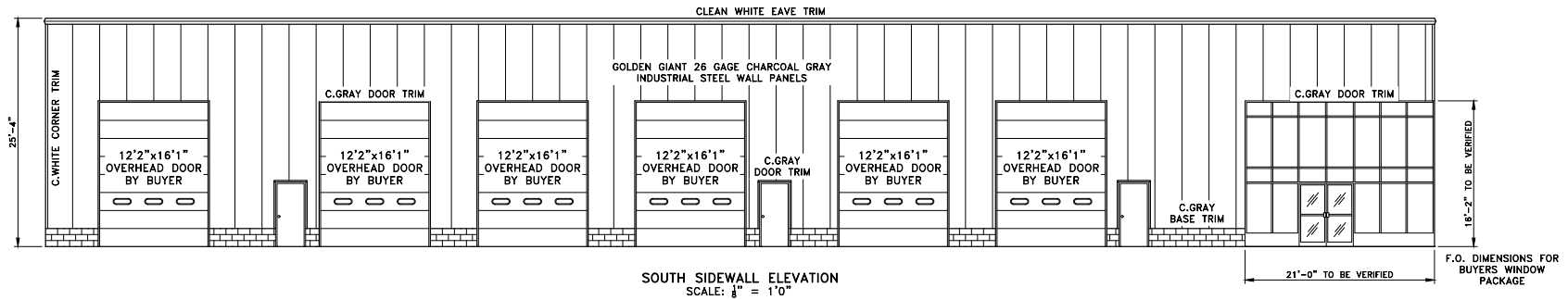
160' X 80'
Building Dimensions

PULL - THROUGH

20
Auto Parking Spaces

175+
Truck & Trailer Stalls

COLUMBUS - M
Zoning



12,813 SF
Building SF

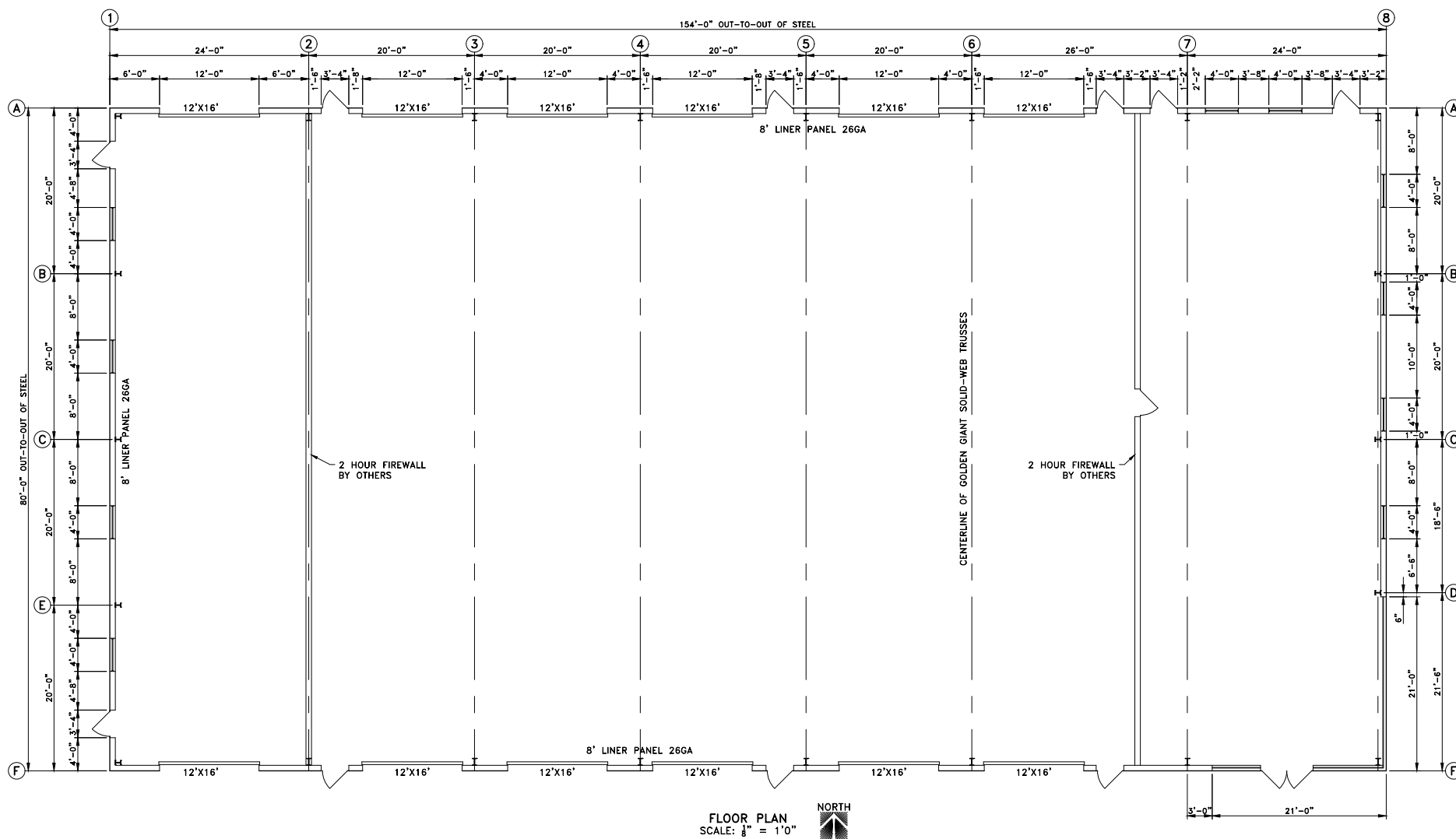
2,490 SF
Available Office Space

40' X 45'
Column Spacing

20' X 80'
Bay Dimensions

21'
Clear Height

12 - 12' X 16'
Dive In Doors





COLUMBUS, OHIO

Corporate Neighbors



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

4,328

-11%

48

60 MIN

7,925

-6%

1,164

2025 Resident Workers

Past 5-Year Growth

2025 Net Commuters*

WAREHOUSE WORKERS



\$17.99

Avg Hourly Earnings

30 MIN

37,020

6%

6,017

60 MIN

67,429

9%

10,445

2025 Resident Workers

Past 5-Year Growth

2025 Net Commuters*

MANUFACTURERS & FABRICATORS



\$20.39

Avg Hourly Earnings

30 MIN

6,198

-1%

410

60 MIN

15,965

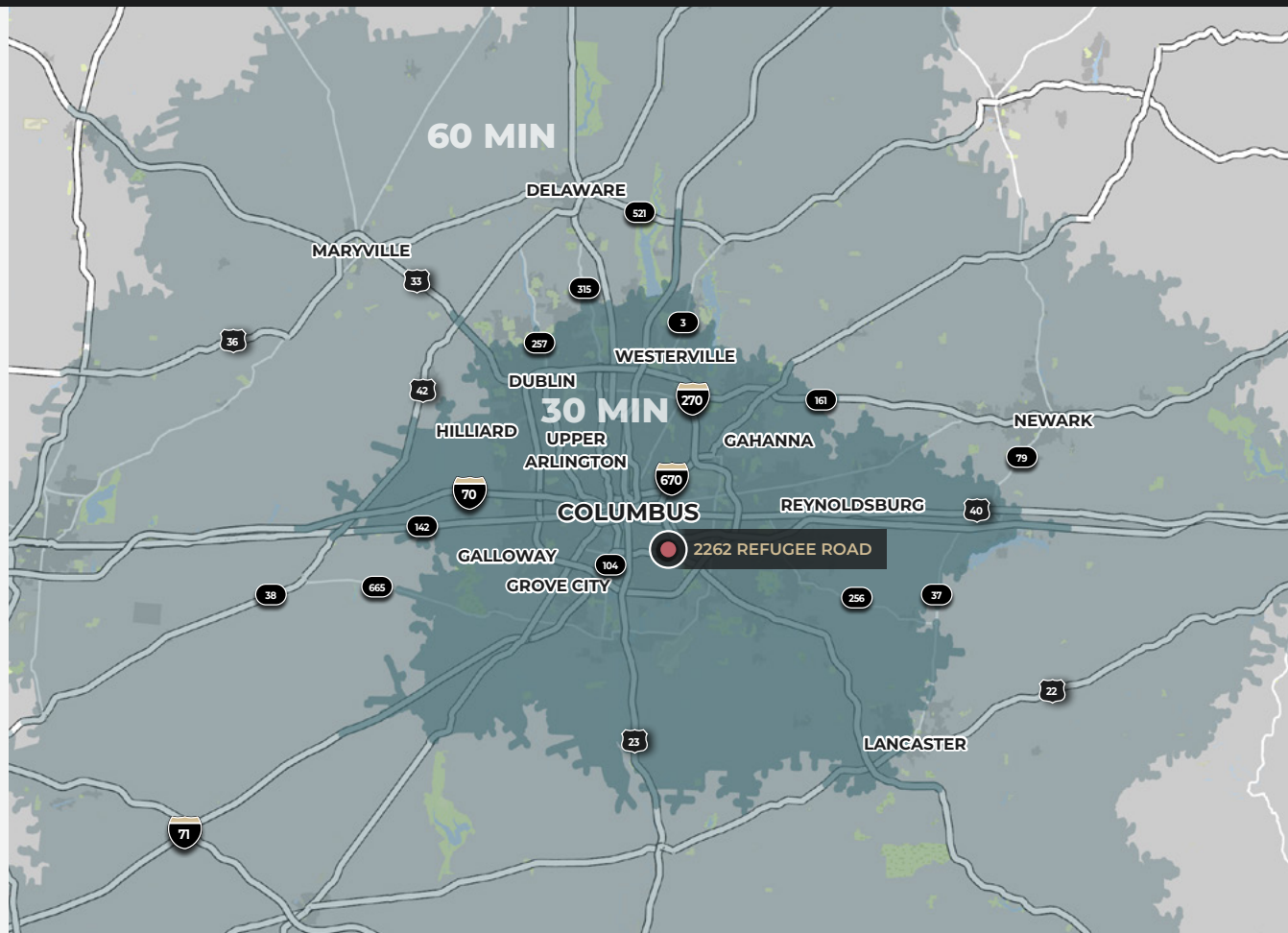
0%

3,897

2025 Resident Workers

Past 5-Year Growth

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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