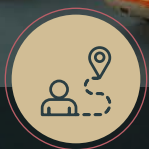


Durrett Rd, Commercial Point, OH 43137

154,800 SF Available For Lease



Unique Opportunity
Near Rickenbacker
Int'l Airport



Access to 166M
People Within a 3
Day Drive-time



Excellent
Labor Pool



All Utilities
On-Site



Quick Access to SR
104, US 23 & I-270

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

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

KBC Advisors | Columbus
8000 N High Street, Suite 03-115
Columbus, OH 43215

Site Specifications & Advantages



Entitlements Complete Including Annexation & Rezoning



Shovel Ready Zoned M-Manufacturing



Tax Abatement & Other Incentives Available



15 Year 100% Tax Abatement

154,800
Square Feet

REAR
Loading

21.08
Acres

900' X 172'
Building Dimensions

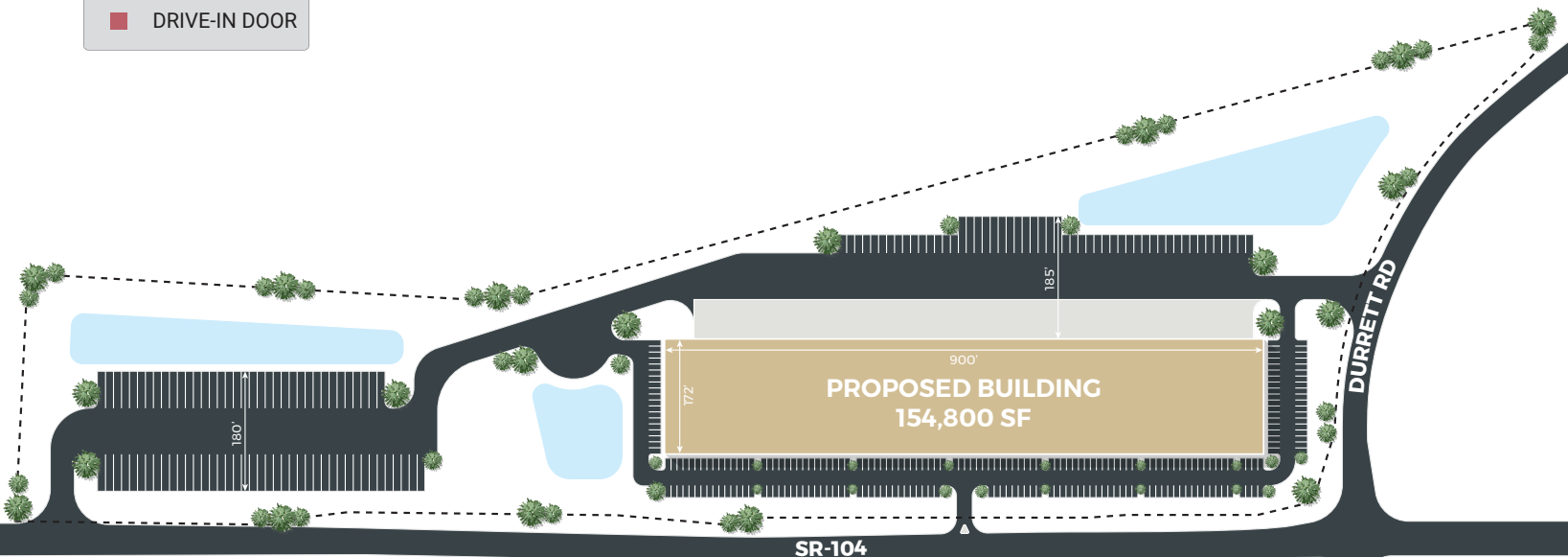
50' X 56'
Column Spacing

130'
Truck Court Depth

39
Van Spaces

90
Trailer Spaces

- ▲ DOCK DOOR
- DRIVE-IN DOOR



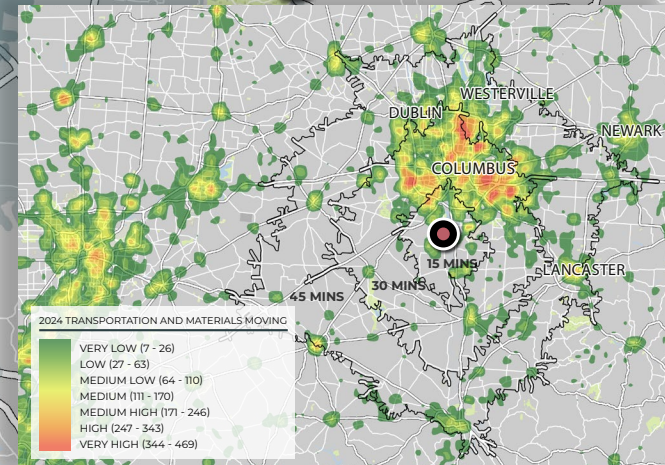
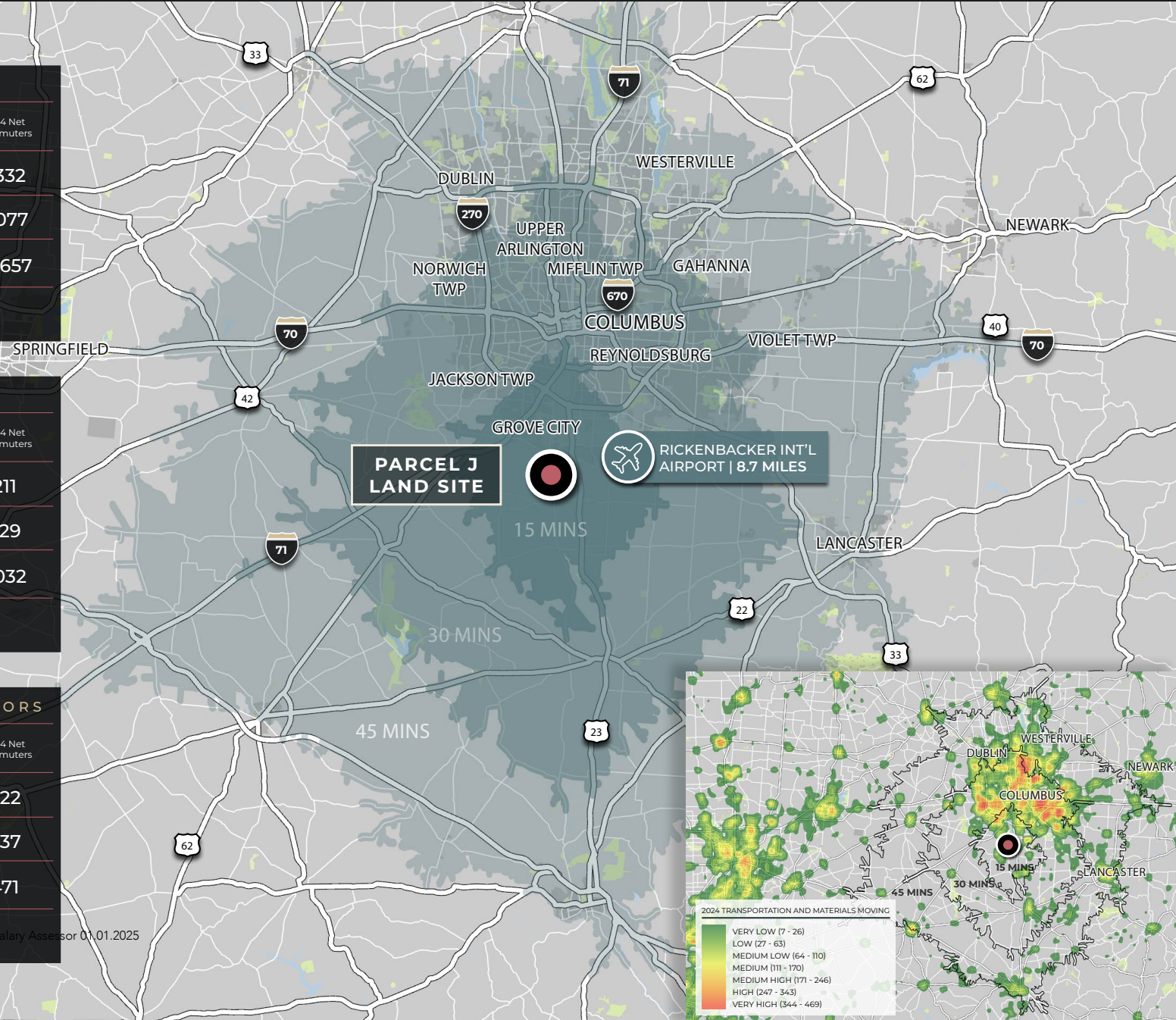
Driving Workforce

| WAREHOUSE WORKERS | | | |
|---------------------------------------|-----------------------|--|--------------------|
| DRIVE TIME | 2024 Resident Workers | % Change in Resident Workers (2019-2024) | 2024 Net Commuters |
| 15 Min | 752 | 37% | 1,332 |
| 30 Min | 20,131 | 3% | 7,077 |
| 45 Min | 47,142 | 4% | 10,657 |
| \$17.00 AVG HOURLY EARNINGS | | | |

| FORKLIFT DRIVERS | | | |
|---------------------------------------|-----------------------|--|--------------------|
| DRIVE TIME | 2024 Resident Workers | % Change in Resident Workers (2019-2024) | 2024 Net Commuters |
| 15 Min | 105 | 16% | 211 |
| 30 Min | 2,508 | -18% | 729 |
| 45 Min | 5,622 | -16% | 1,032 |
| \$19.49 AVG HOURLY EARNINGS | | | |

| MANUFACTURERS & FABRICATORS | | | |
|---------------------------------------|-----------------------|--|--------------------|
| DRIVE TIME | 2024 Resident Workers | % Change in Resident Workers (2019-2024) | 2024 Net Commuters |
| 15 Min | 135 | 12% | -22 |
| 30 Min | 3,402 | 1% | 437 |
| 45 Min | 9,246 | 3% | 471 |
| \$17.56 AVG HOURLY EARNINGS | | | |

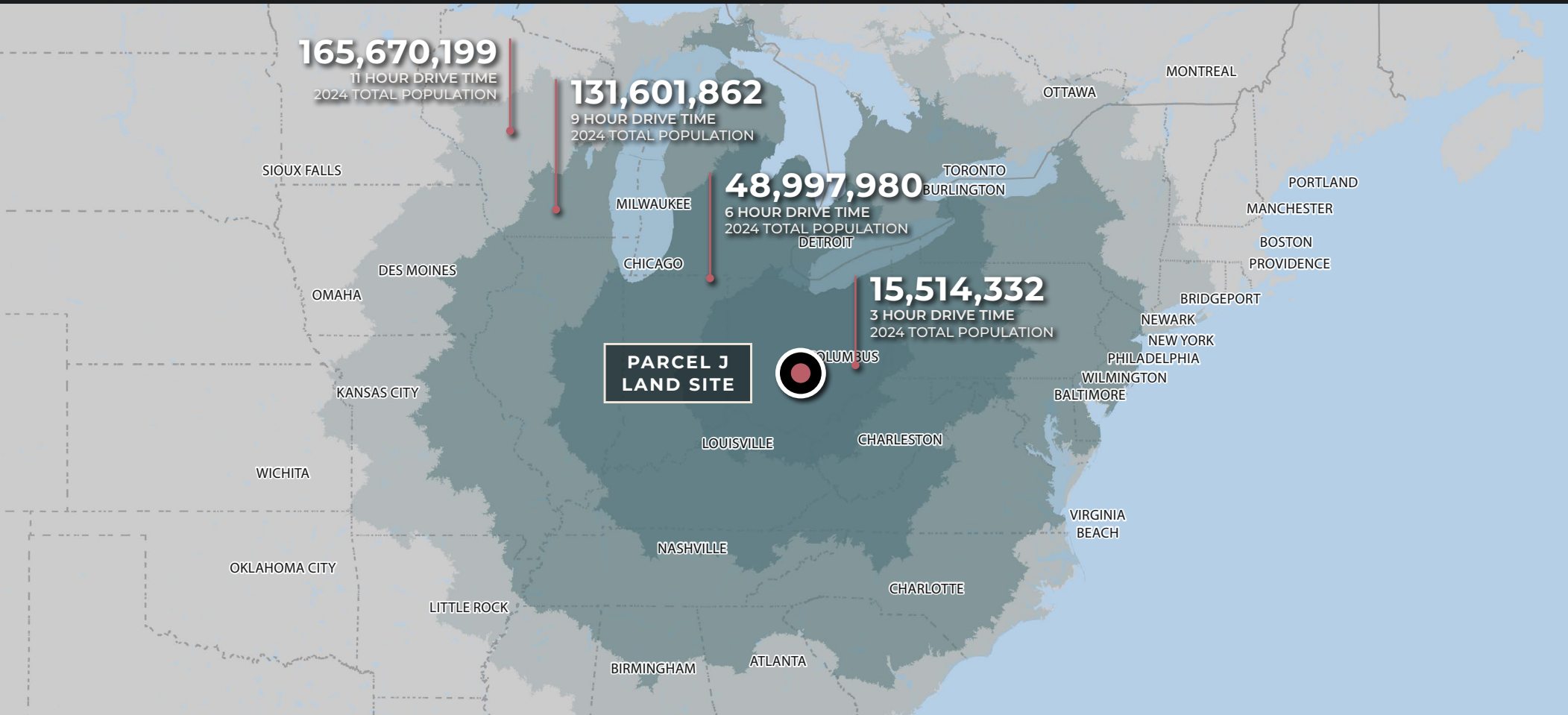
Data Courtesy of EMSI | Light Duty Data Set & ERI Salary Assessor 01.01.2025



2024 TRANSPORTATION AND MATERIALS MOVING

| |
|-------------------------|
| VERY LOW (7 - 26) |
| LOW (27 - 63) |
| MEDIUM LOW (64 - 110) |
| MEDIUM (111 - 170) |
| MEDIUM HIGH (171 - 246) |
| HIGH (247 - 343) |
| VERY HIGH (344 - 469) |

Distribution Reach



Beau Taggart
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