

FOR LEASE

154,893 SF Available Q1 2027

4350 Roberts Rd, Columbus OH, 43228



Strategically
Located



11,244
Racking
Positions



Capacity of up to
250,000 pounds
per day



4 Temperature
Controlled Rooms
ranging from
0°F to 50°F



Fully Racked
Cold Storage
Warehouse



Re-circulated
Ammonia
Refrigeration System



Convertible
Rooms

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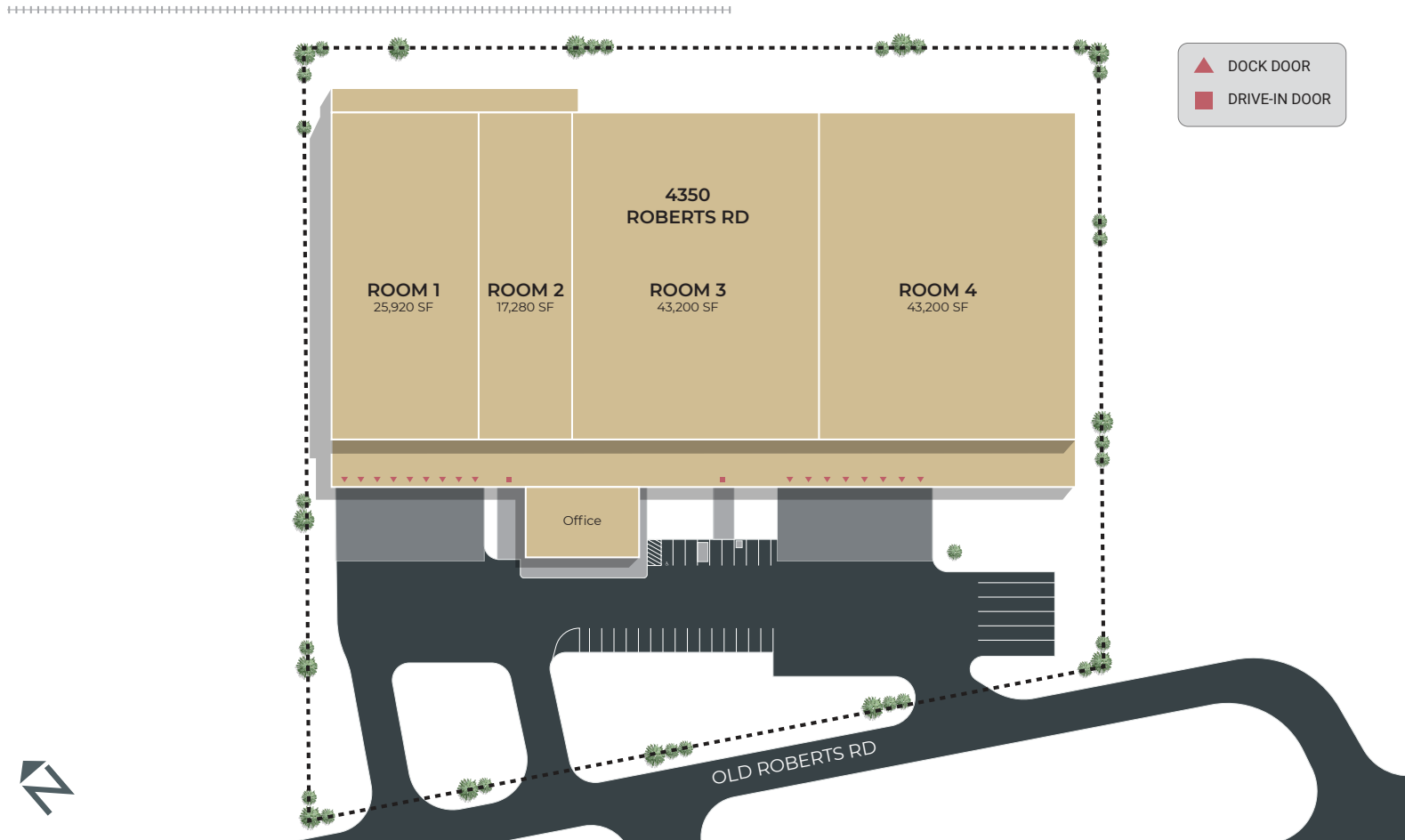
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KBCADVISORS

COLUMBUS, OHIO
Property Specifications



154,893 SF
 Building SF

2,380 SF
 Available Office Space

UP TO 129,600 SF
 Cold Storage

11,244
 Pallet Positions

22'
 Clear Height

17
 Dock Doors

2
 Drive-in Doors

ROOM 1
 25,920 SF Capacity
 2,619 Pallet Positions

ROOM 2
 17,280 SF Capacity
 1,434 Pallet Positions

ROOM 3
 43,200 SF Capacity
 3,390 Pallet Positions

ROOM 4
 43,200 SF Capacity
 3,801 Pallet Positions

24
 Auto Parking Spaces

FRONT LOAD
 Loading Configuration

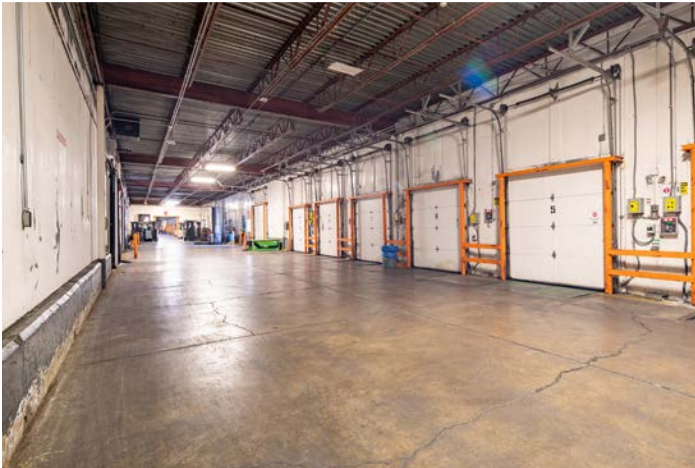
**UP TO 250,000
 POUNDS PER DAY**
 Quick Freezing Facilities

4
 Temperature
 Controlled Rooms

**FULLY RACKED
 COLD STORAGE**
 Warehouse

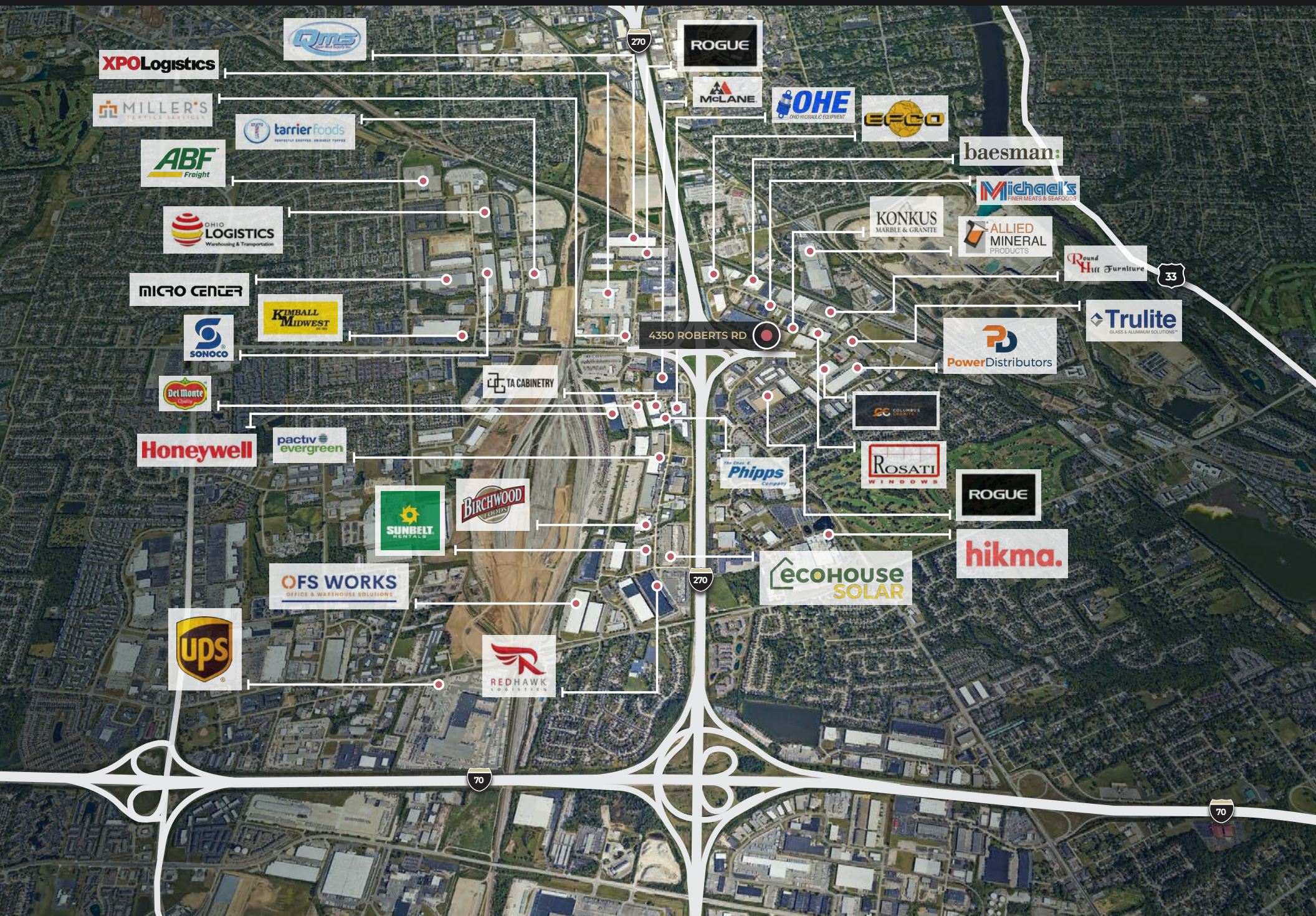
**RE-CIRCULATED
 AMMONIA**
 Refrigeration System

CONVERTIBLE
 Rooms



COLUMBUS, OHIO

Corporate Neighbors



XPO Logistics



ROGUE

MILLER'S



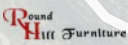
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KONKUS
MARBLE & GRANITE



MICRO CENTER



4350 ROBERTS RD



TA CABINETRY



Honeywell



hikma.



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

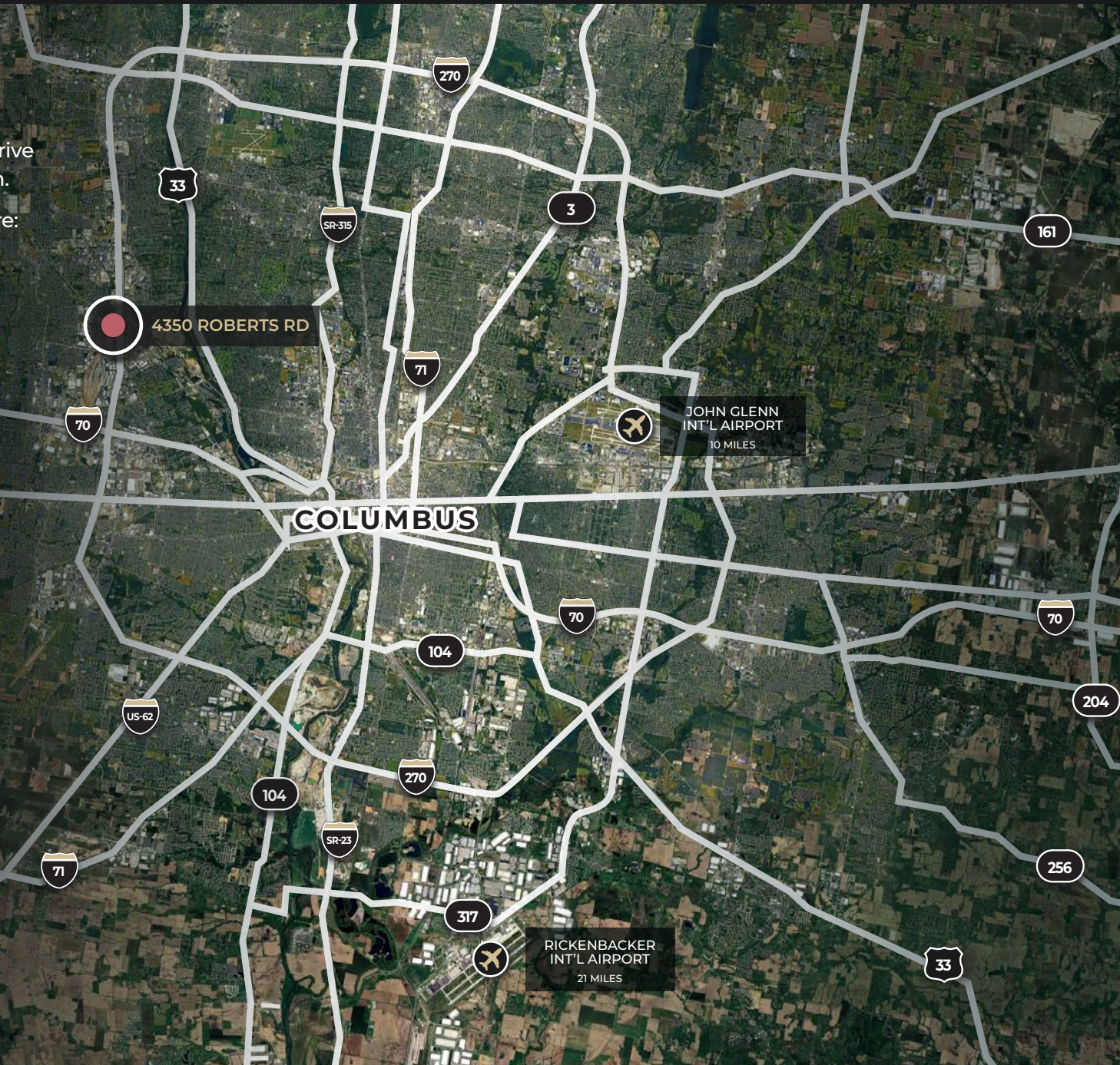


- » 4% or 72,000 employees
- » DHL & XPO have a strong presence in the market given geographic location and available labor.

4350 ROBERTS RD

JOHN GLENN INT'L AIRPORT
10 MILES

RICKENBACKER INT'L AIRPORT
21 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 |

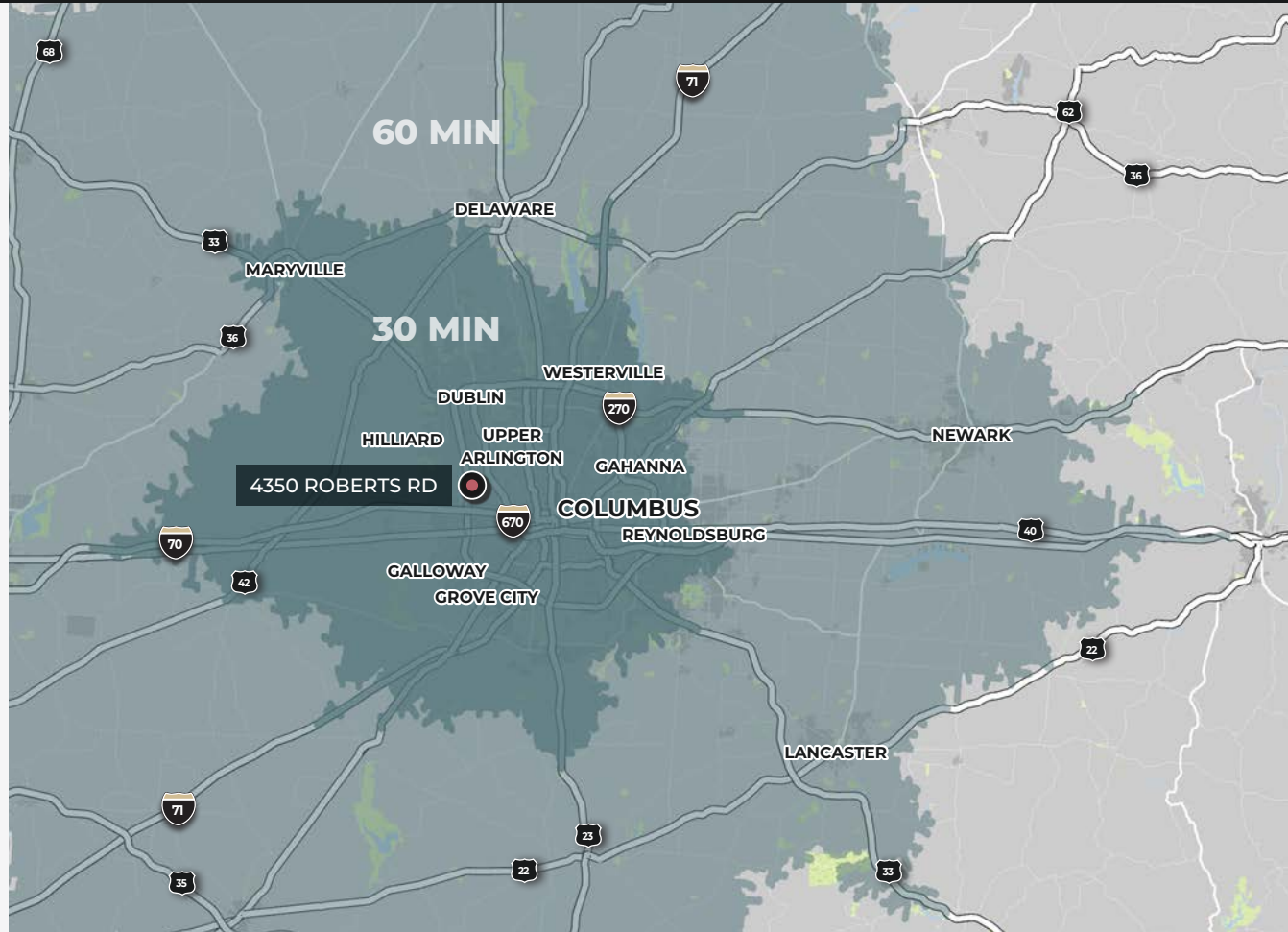
MANUFACTURERS & FABRICATORS



\$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 |



4350 ROBERTS RD

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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