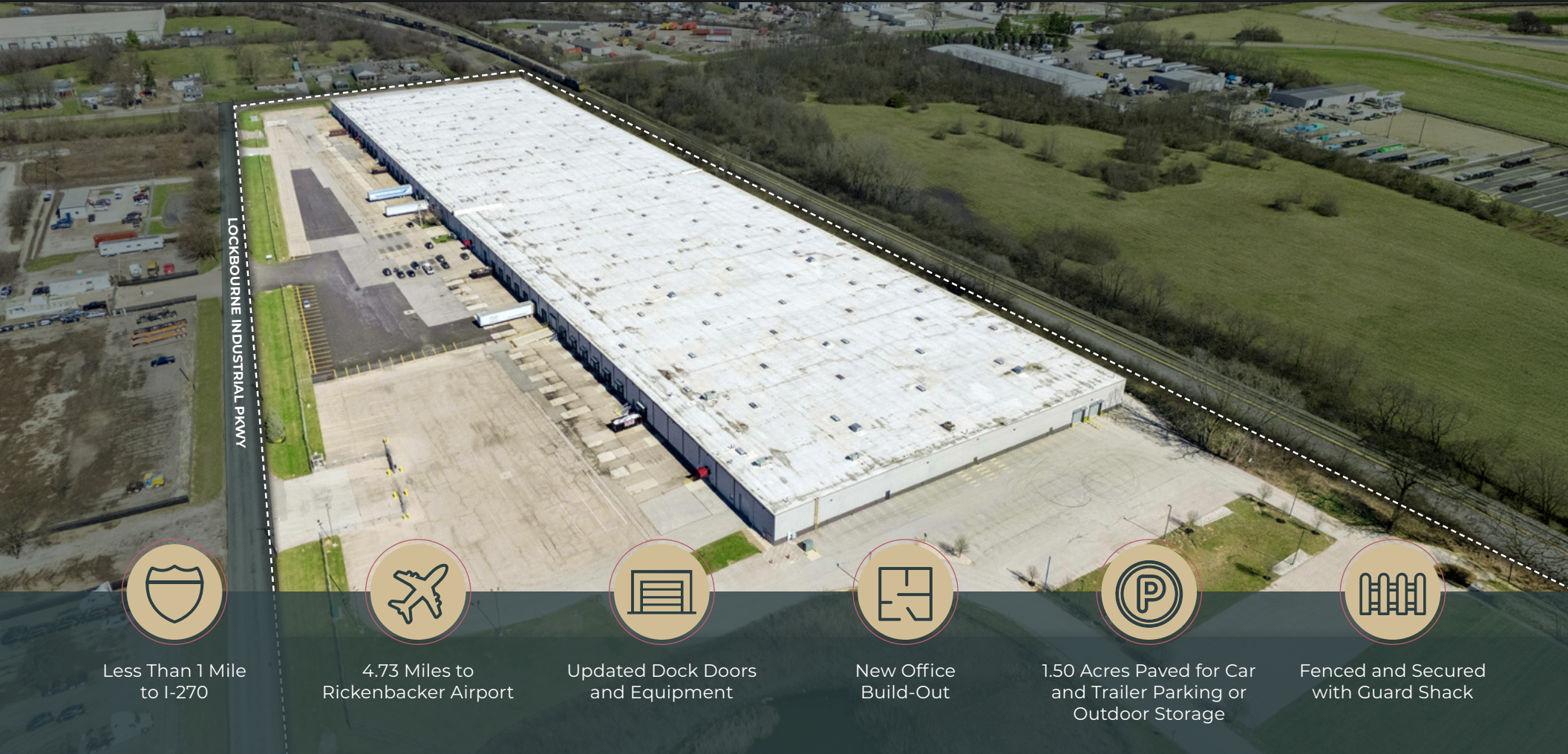


FOR LEASE

403,122 SF Available Immediately

3800 Lockbourne Industrial Pkwy, Columbus, Ohio 43207



Less Than 1 Mile
to I-270



4.73 Miles to
Rickenbacker Airport



Updated Dock Doors
and Equipment



New Office
Build-Out



1.50 Acres Paved for Car
and Trailer Parking or
Outdoor Storage



Fenced and Secured
with Guard Shack

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PETER GRIFFITH

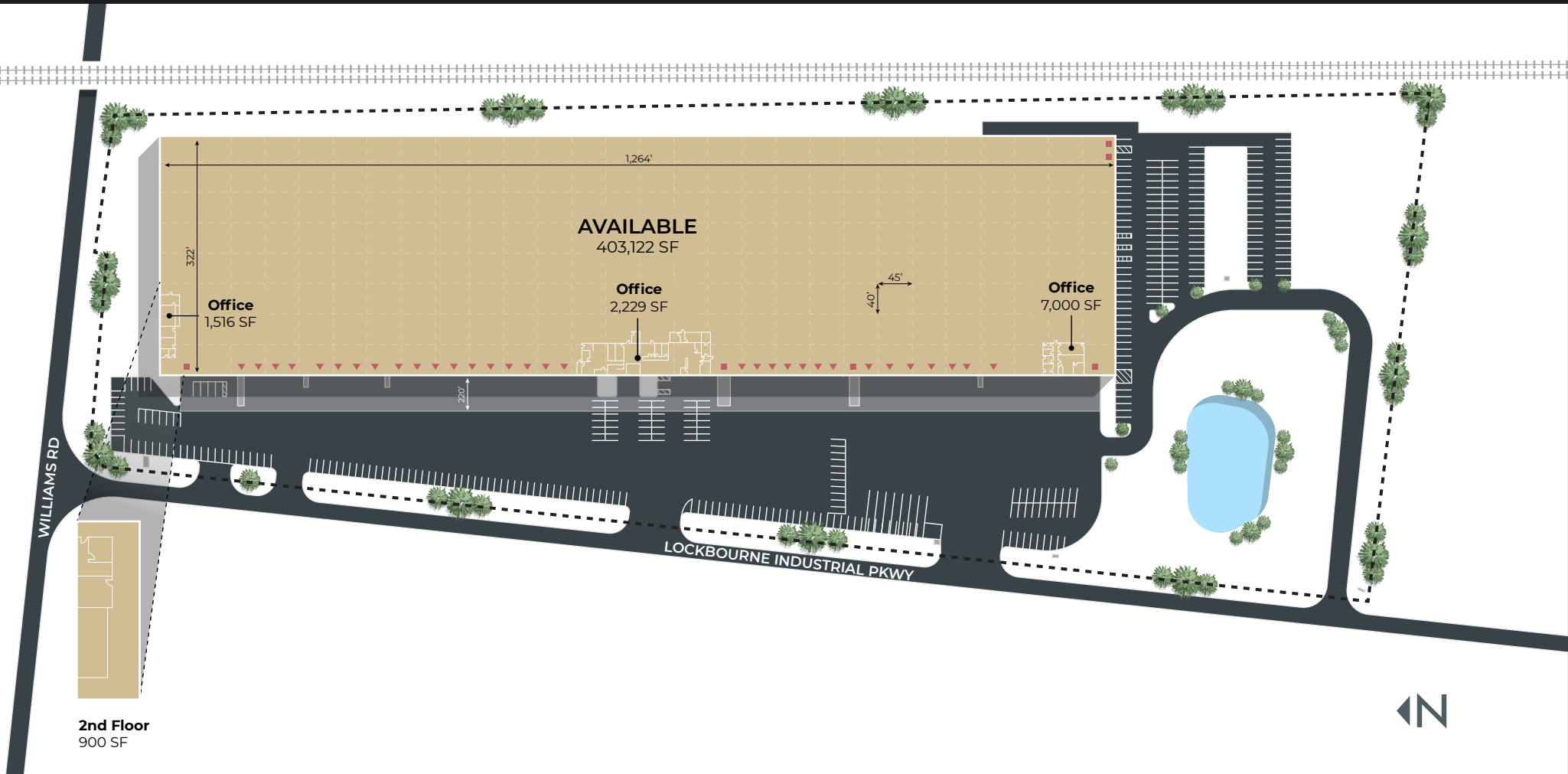
+1 614 980 4497

peter.griffith@kbcadvisors.com

KBCADVISORS

COLUMBUS, OHIO

Property Specifications



403,122 SF
Available

22.03
Acres

7,000 SF; 2,229 SF; 1,516 SF
WITH 900 SF ON 2ND FLOOR
Office

322' X 1,264' 3"
Building Dimensions

40' X 45'
Column Spacing

21'
Clear Height

**32 EQUIPPED
WITH LEVELERS**
Dock Doors

6
Drive-In Doors

220'
Truck Court Depth

LED
Warehouse Lighting

2,000 AMPS
Power

WET
Fire Suppression

303
Auto Parking Spaces

18
Trailer Parking

FRONT LOAD
Loading Configuration

**M-1 CITY OF
COLUMBUS**
Zoning



COLUMBUS, OHIO

Corporate Neighbors



BB PLASTIC



**3800 LOCKBOURNE INDUSTRIAL
PKWY, COLUMBUS, OH**

**GREAT LAKES
DOCK & DOORS**



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



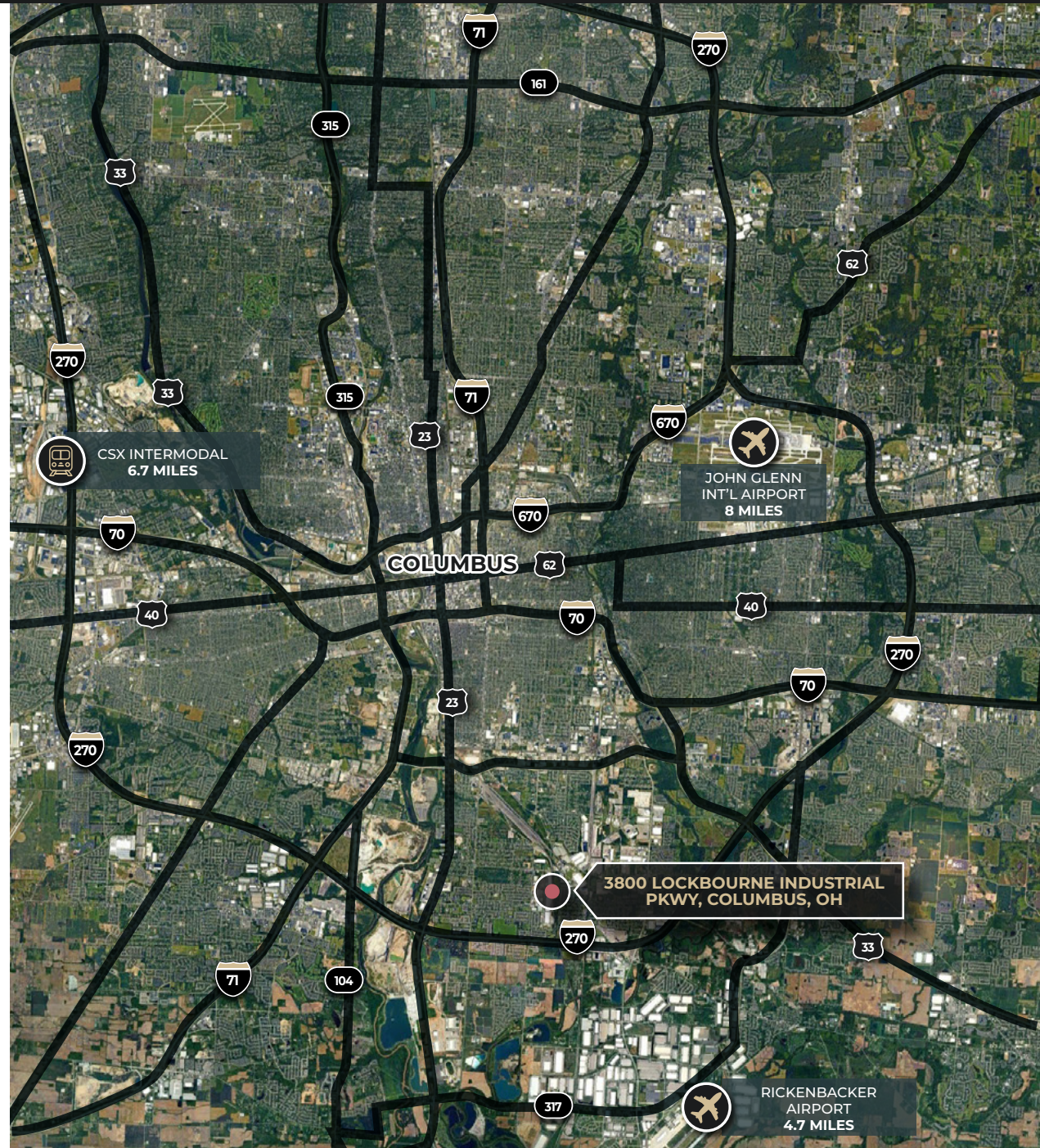
- » 6% or 108,000 employees
- » Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

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.



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

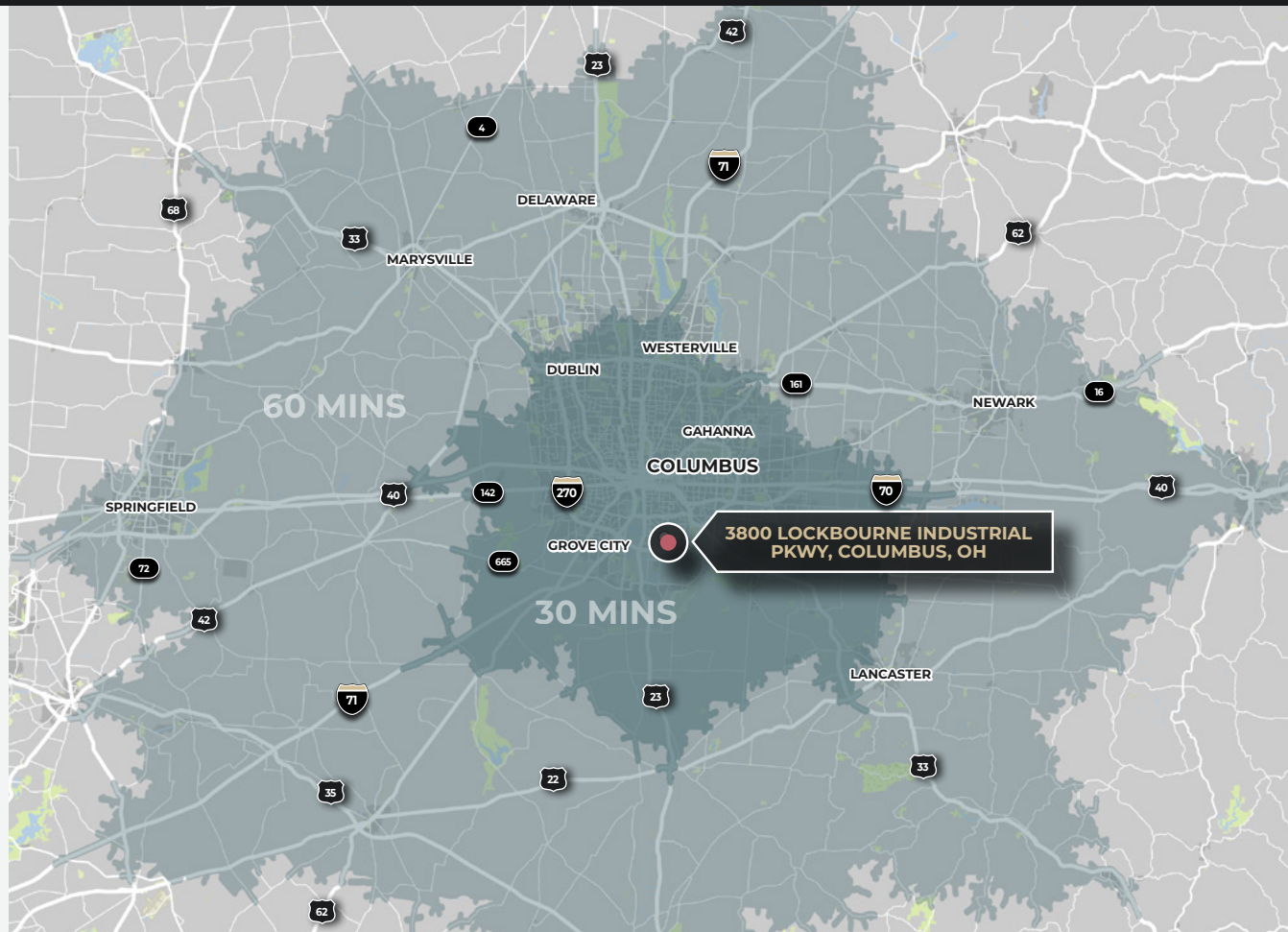
0%

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 are 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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