

FOR SUBLEASE

Groveport South Logistics Center – 232,102 SF Available

3755 Hayes Rd, Groveport, OH 43125

Now Available



4.2 MILES
to Rickenbacker
International Airport

BUILT
in 2022

15-YEAR
100% Tax Abatement

**CROSS
DOCK**

LOCATED
in the core of Rickenbacker, just minutes from
I-270, I-70, and I-71 for seamless regional access

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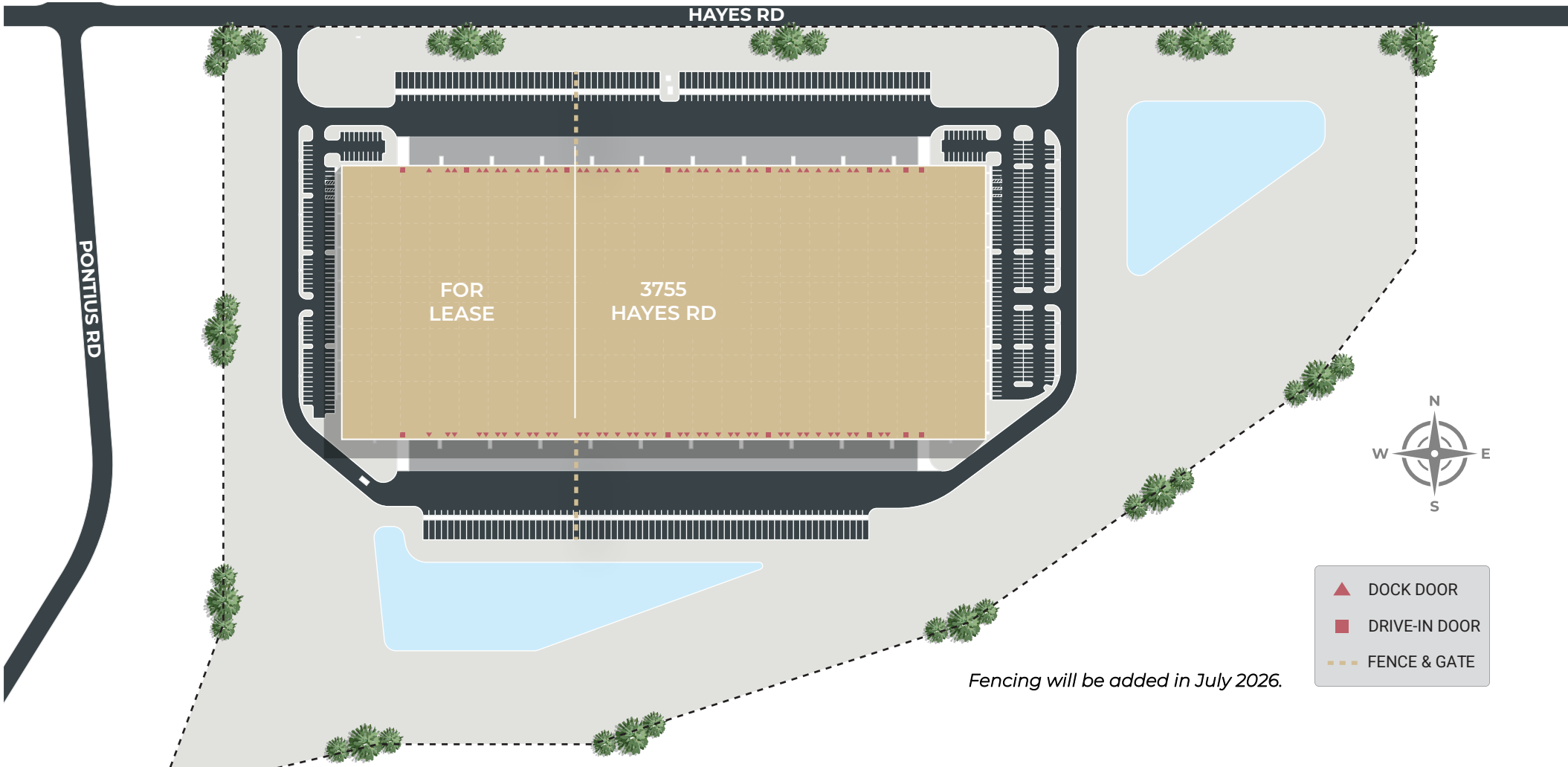
CBRE KBCADVISORS

Executive Overview



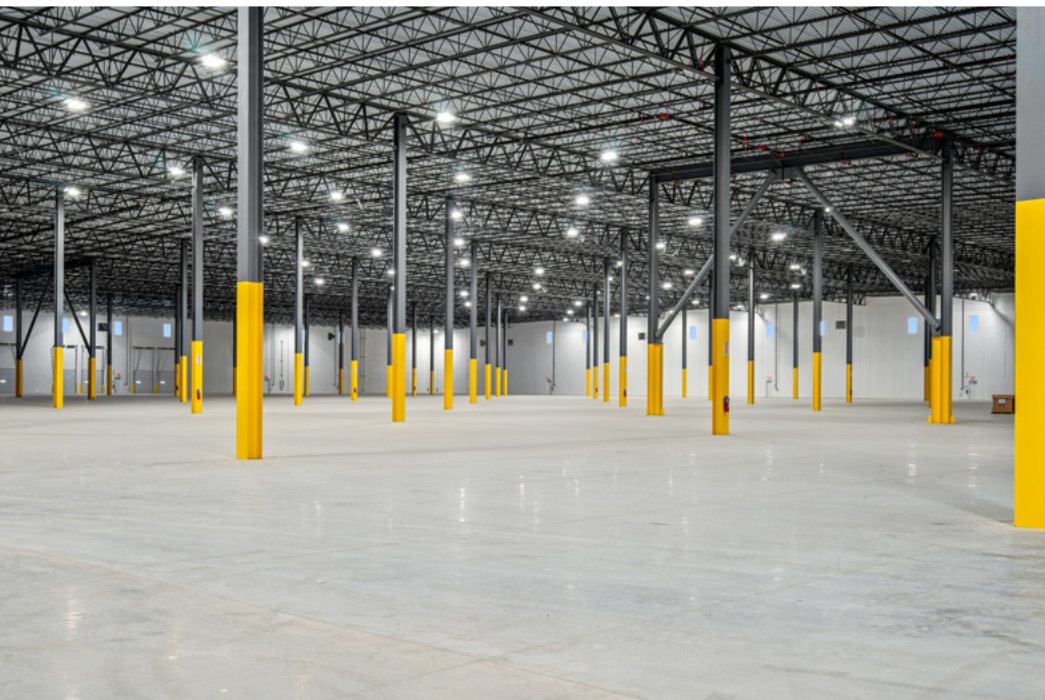
PROPERTY OVERVIEW

Building SF	640,640	Clear Height	36'	Car Parking Spaces	115
Available for Lease	232,102	Column Spacing	56'w x 50'd	Trailer Parking Spaces	52
Office SF	3,160	Cross Dock Doors	30	Electrical	1,200 Amp 277/480 Volt
Acreage	43.91	Drive-Ins	2	Sprinklers	ESFR
Building Dimensions	520' x 950'	Truck Court Depth	185' with 60' Concrete Apron	Zoning	PIP (Planned Industrial Park)

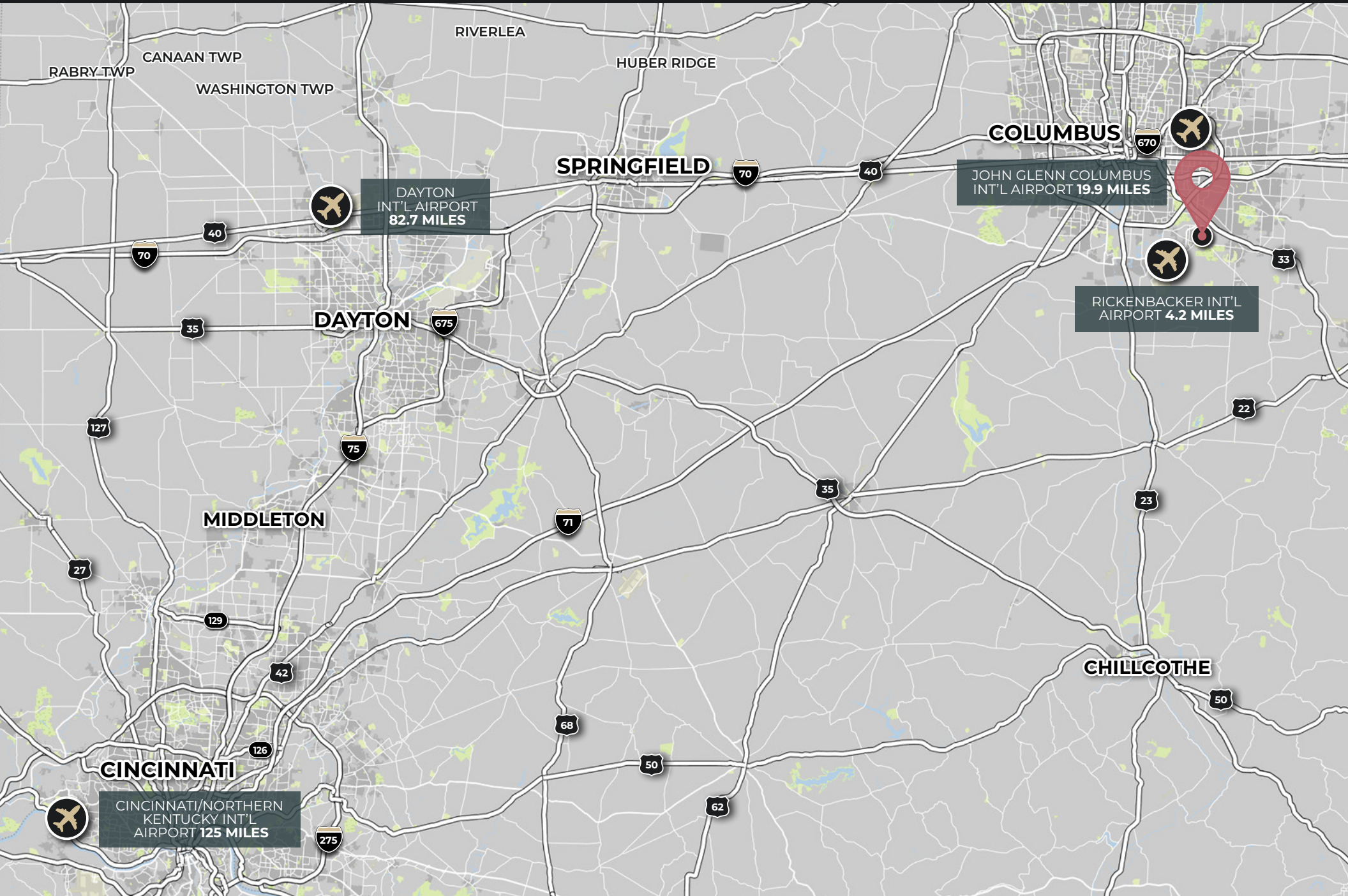


GROVEPORT, OHIO

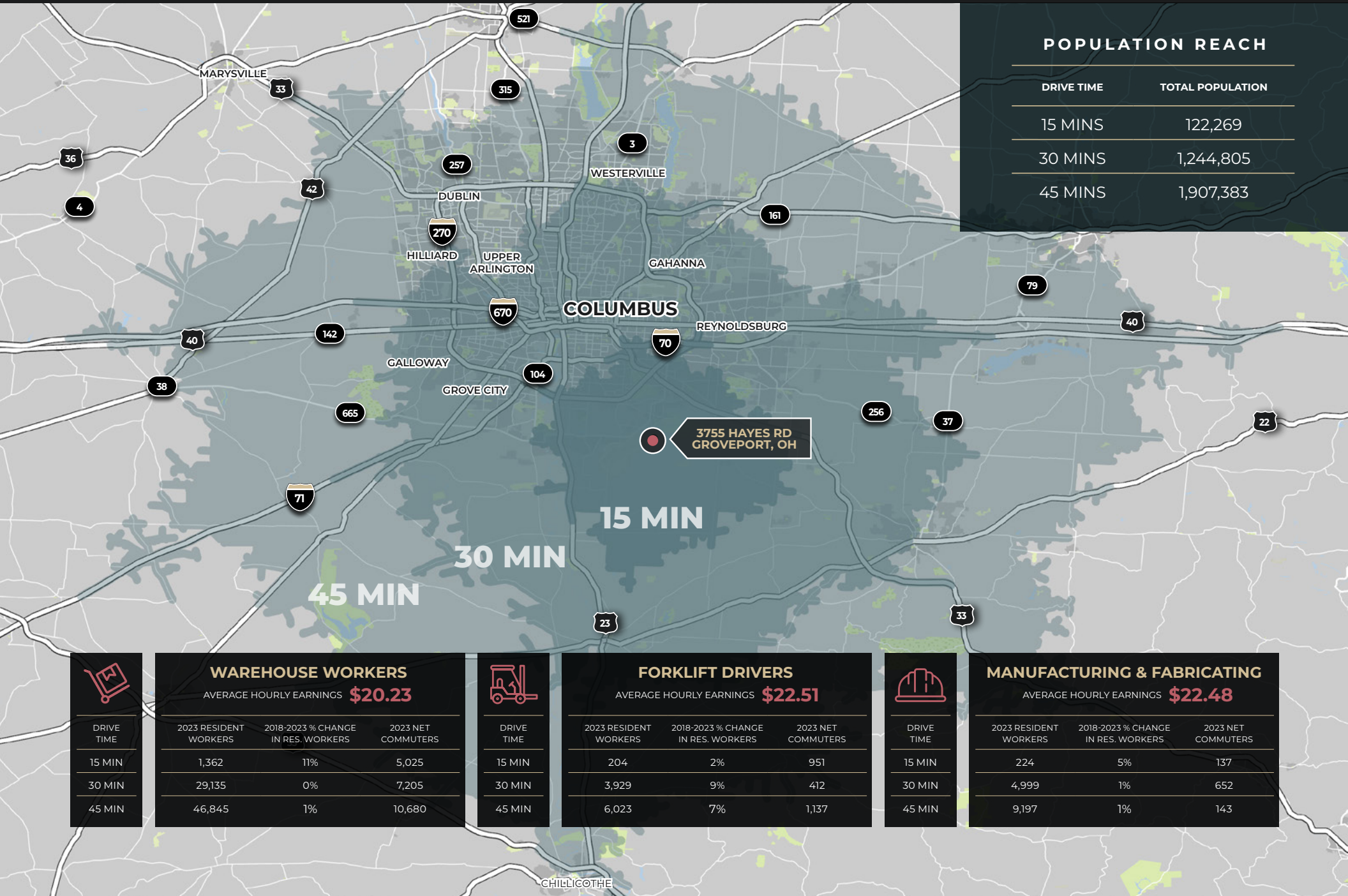
Interior Photos



Location Access



Demographics & Labor



POPULATION REACH

DRIVE TIME	TOTAL POPULATION
15 MINS	122,269
30 MINS	1,244,805
45 MINS	1,907,383

3755 HAYES RD
GROVEPORT, OH

15 MIN

30 MIN

45 MIN



WAREHOUSE WORKERS

AVERAGE HOURLY EARNINGS **\$20.23**

DRIVE TIME	2023 RESIDENT WORKERS	2018-2023 % CHANGE IN RES. WORKERS	2023 NET COMMUTERS
15 MIN	1,362	11%	5,025
30 MIN	29,135	0%	7,205
45 MIN	46,845	1%	10,680



FORKLIFT DRIVERS

AVERAGE HOURLY EARNINGS **\$22.51**

DRIVE TIME	2023 RESIDENT WORKERS	2018-2023 % CHANGE IN RES. WORKERS	2023 NET COMMUTERS
15 MIN	204	2%	951
30 MIN	3,929	9%	412
45 MIN	6,023	7%	1,137

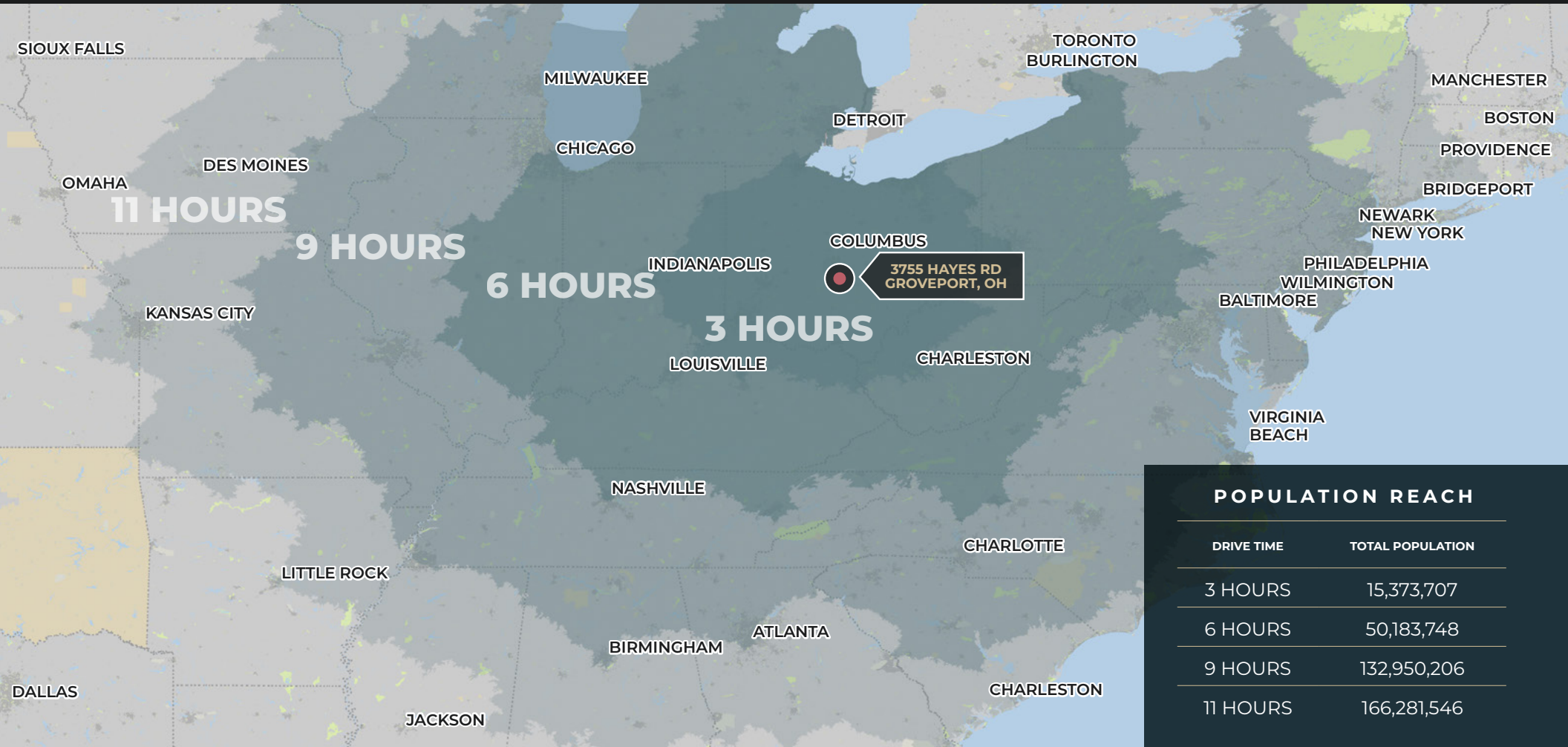


MANUFACTURING & FABRICATING

AVERAGE HOURLY EARNINGS **\$22.48**

DRIVE TIME	2023 RESIDENT WORKERS	2018-2023 % CHANGE IN RES. WORKERS	2023 NET COMMUTERS
15 MIN	224	5%	137
30 MIN	4,999	1%	652
45 MIN	9,197	1%	143

Same Day Distribution



POPULATION REACH

DRIVE TIME	TOTAL POPULATION
3 HOURS	15,373,707
6 HOURS	50,183,748
9 HOURS	132,950,206
11 HOURS	166,281,546

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