

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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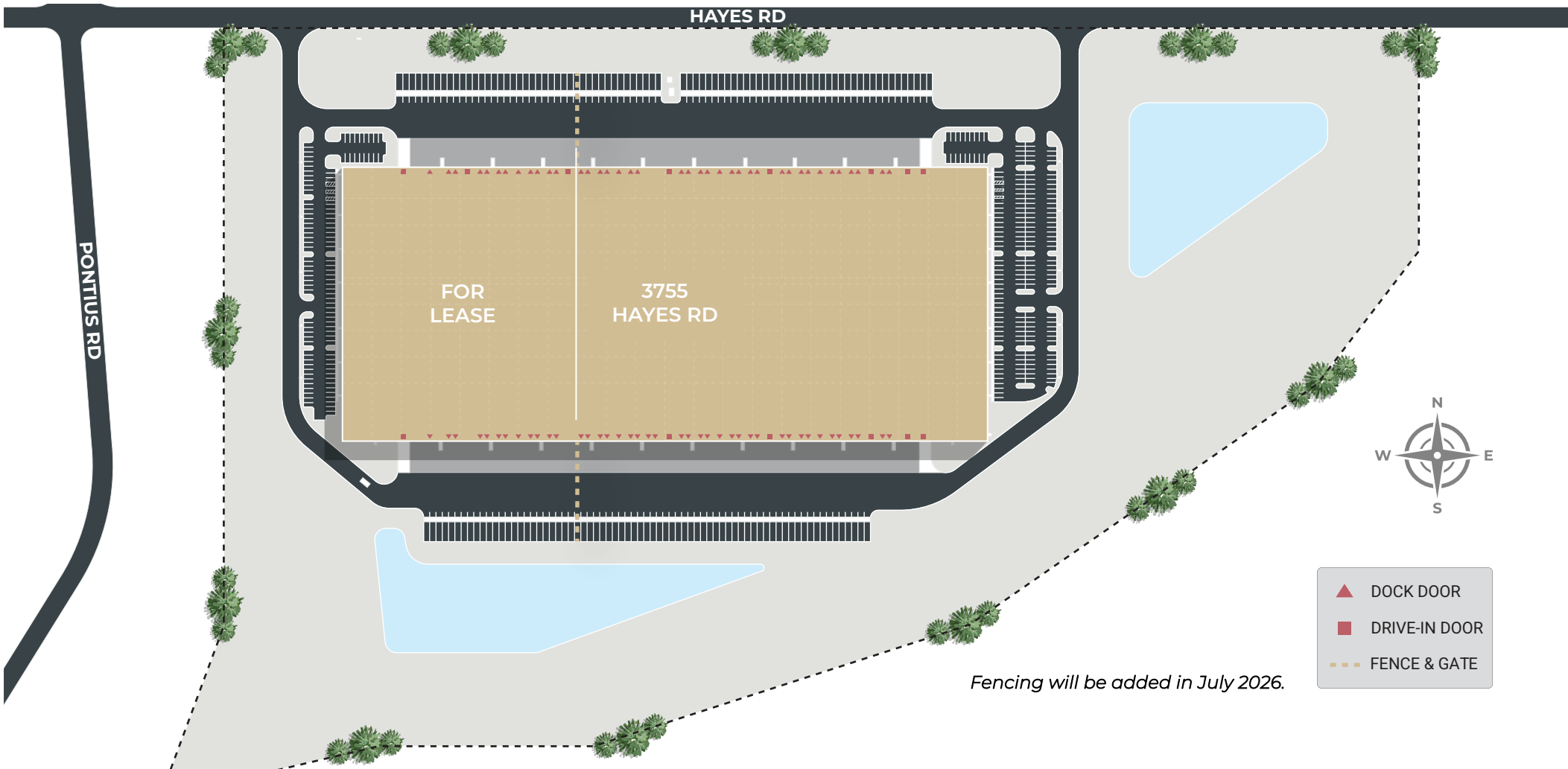
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**CBRE KBCADVISORS**

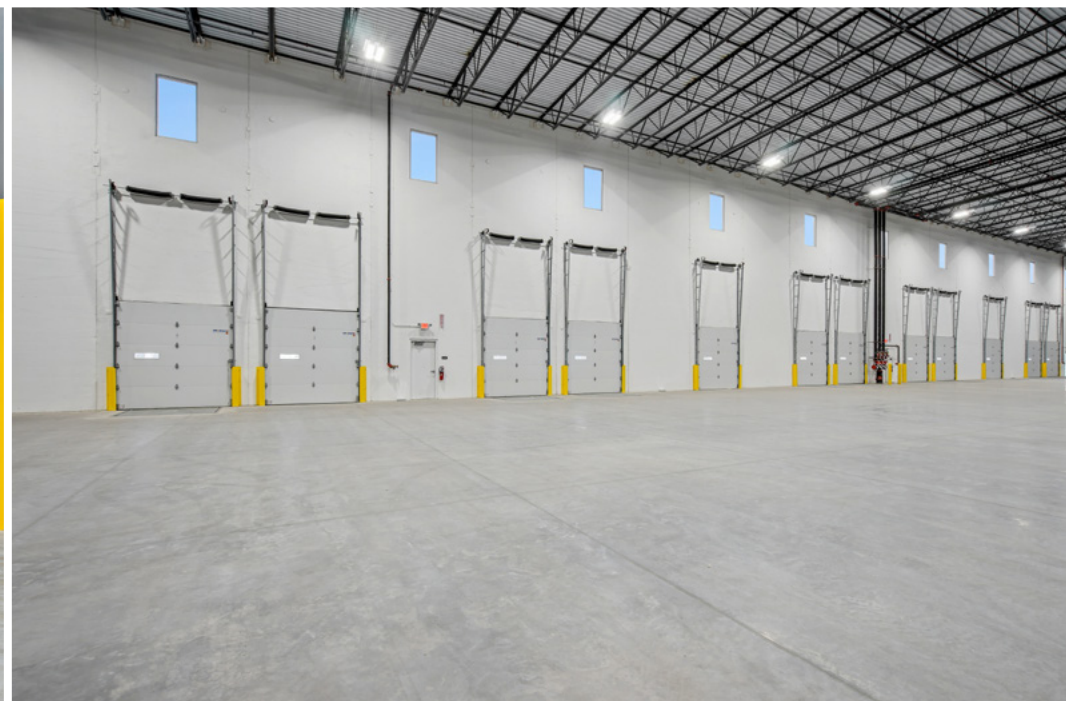
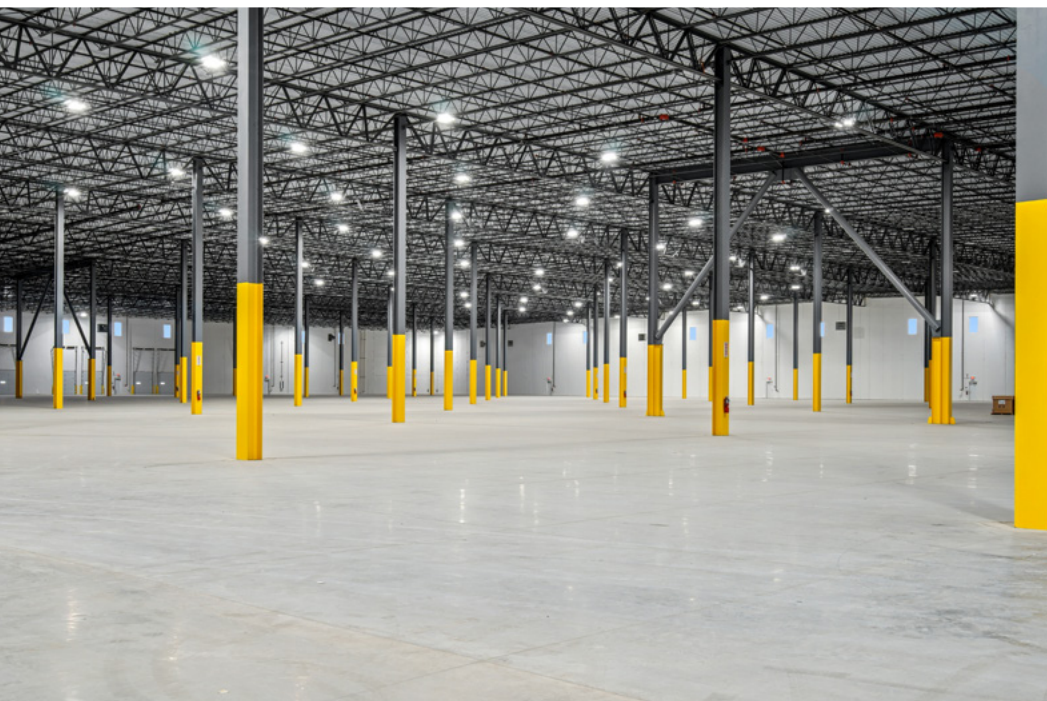
## PROPERTY OVERVIEW

<b>Building SF</b>	640,640	<b>Clear Height</b>	36'	<b>Car Parking Spaces</b>	115
<b>Available for Lease</b>	232,102	<b>Column Spacing</b>	56'w x 50'd	<b>Trailer Parking Spaces</b>	52
<b>Office SF</b>	3,160	<b>Cross Dock Doors</b>	24	<b>Electrical</b>	1,200 Amp 277/480 Volt
<b>Acreage</b>	43.91	<b>Drive-Ins</b>	2	<b>Sprinklers</b>	ESFR
<b>Building Dimensions</b>	520' x 950'	<b>Truck Court Depth</b>	185' with 60' Concrete Apron	<b>Zoning</b>	PIP (Planned Industrial Park)

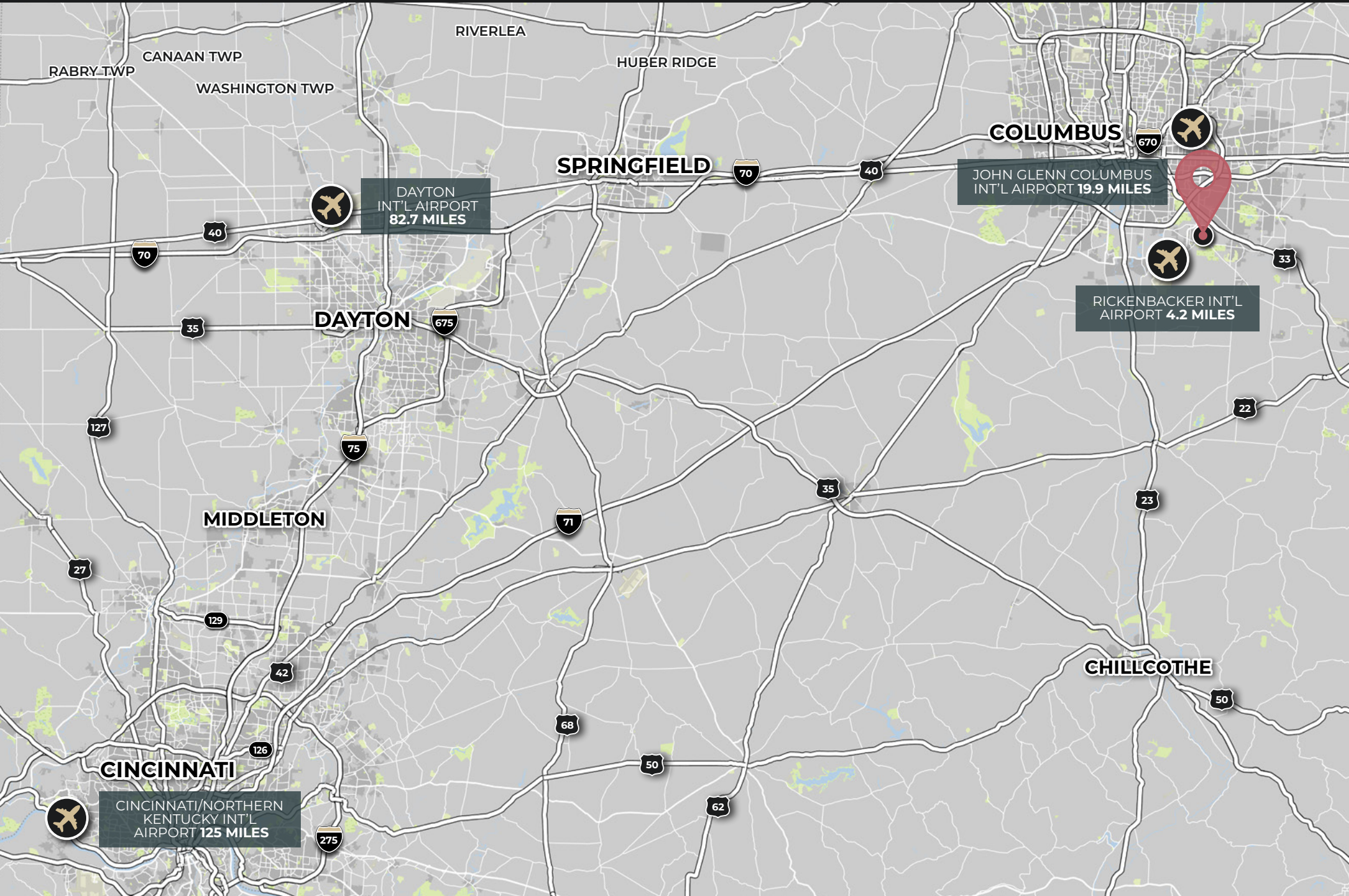


GROVEPORT, OHIO

# Interior Photos



# Location Access



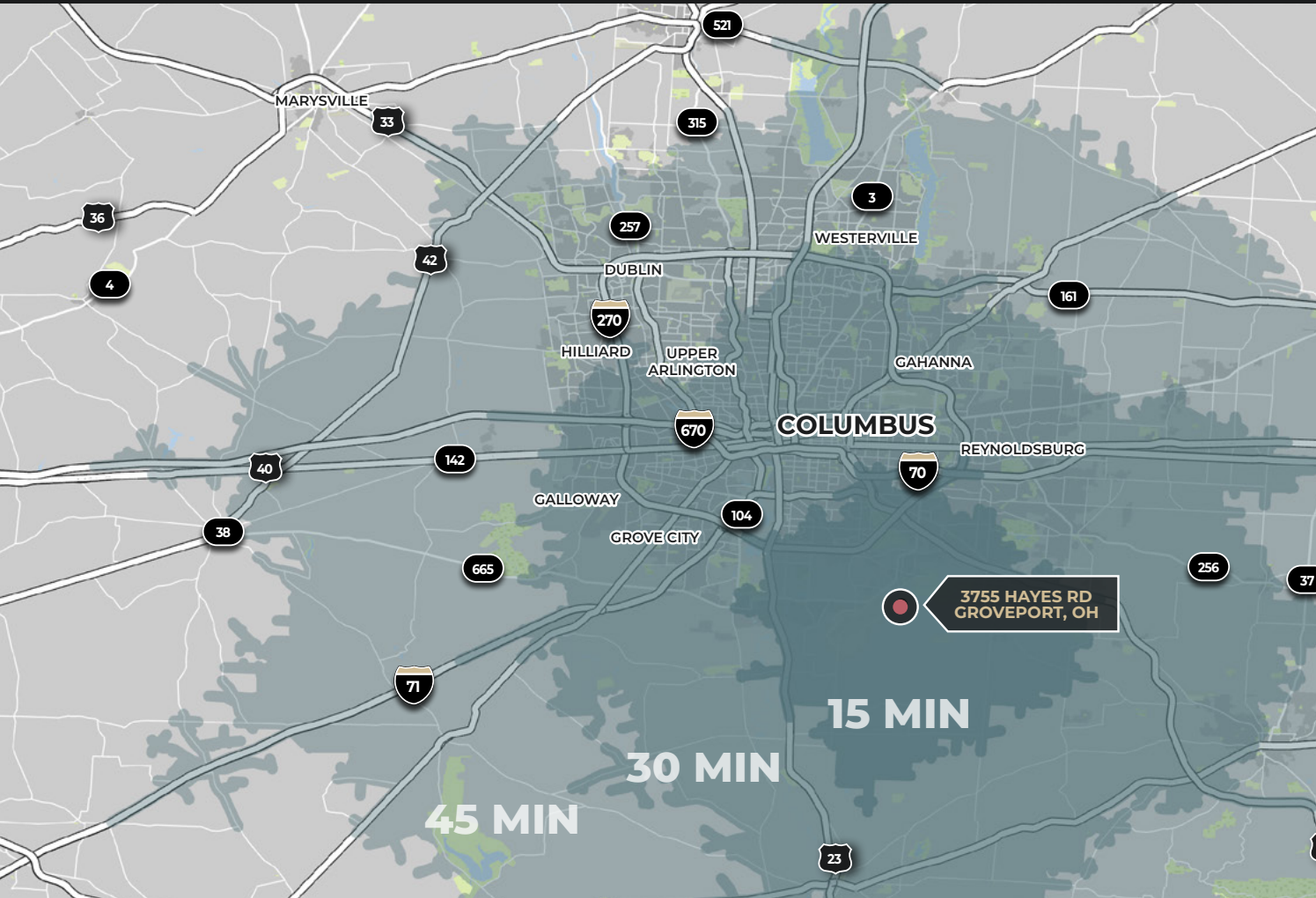
DAYTON  
INT'L AIRPORT  
82.7 MILES

JOHN GLENN COLUMBUS  
INT'L AIRPORT 19.9 MILES

RICKENBACKER INT'L  
AIRPORT 4.2 MILES

CINCINNATI/NORTHERN  
KENTUCKY INT'L  
AIRPORT 125 MILES

# 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

DRIVE TIME

15 MIN

30 MIN

45 MIN

WAREHOUSE WORKERS			
AVERAGE HOURLY EARNINGS <b>\$20.23</b>			
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

DRIVE TIME

15 MIN

30 MIN

45 MIN

FORKLIFT DRIVERS			
AVERAGE HOURLY EARNINGS <b>\$22.51</b>			
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

DRIVE TIME

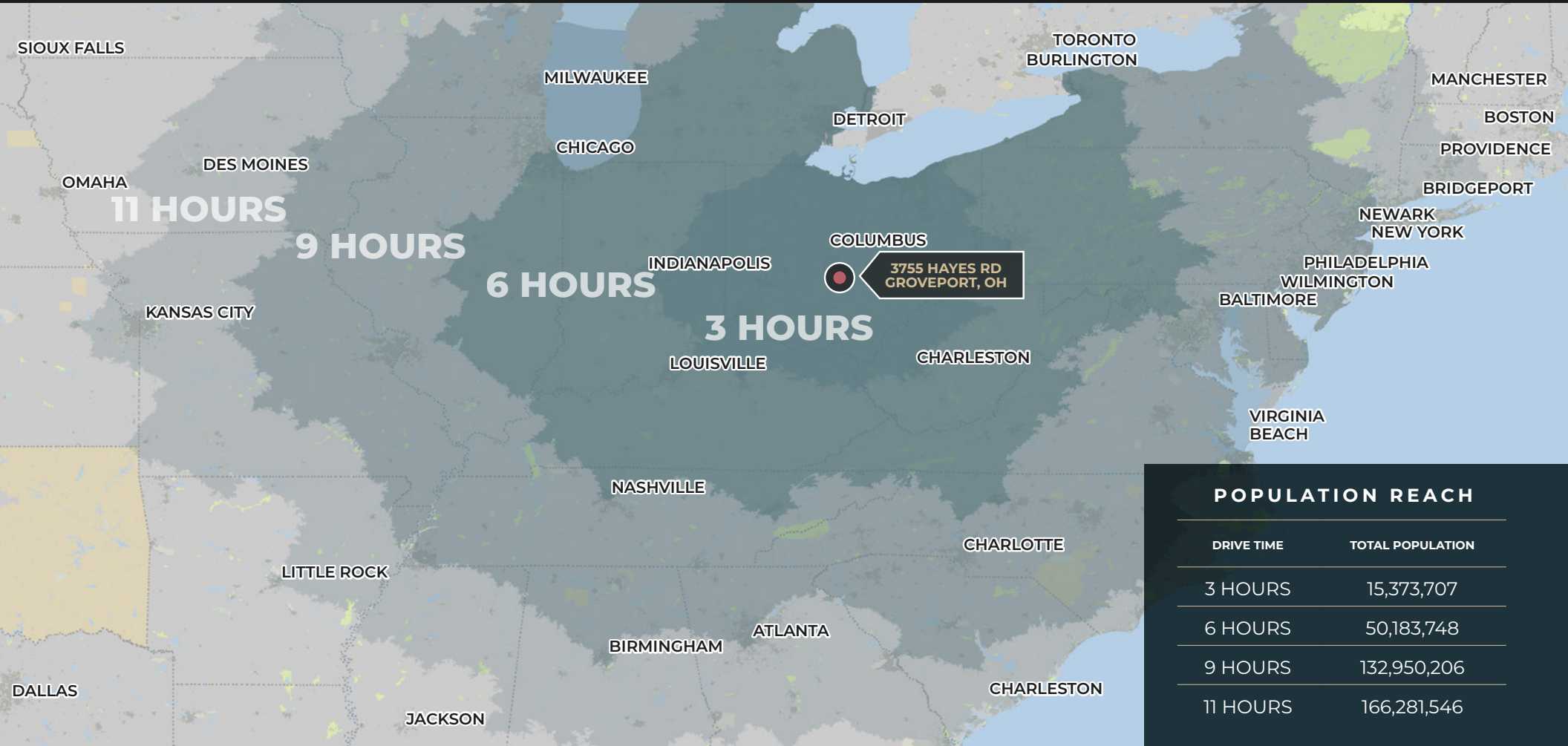
15 MIN

30 MIN

45 MIN

MANUFACTURING & FABRICATING			
AVERAGE HOURLY EARNINGS <b>\$22.48</b>			
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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