



boltontwo

5465 ALKIRE ROAD COLUMBUS, OH 43228



Available for Lease
338,290 SF

Beau Taggart

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 VanTrust®

 CUSHMAN &
WAKEFIELD

 KBCADVISORS

property HIGHLIGHTS

location

5465 Alkire Road
Columbus, Ohio 43228

access

Located at the intersection of Alkire Road and Norton Road in Columbus, Ohio, Building 2 can be accessed from Norton Road and Alkire Road. Norton Road intersects with Georgesville Road, which is off of I-270

docks

(34) 9'x10' doors, each with 6'x8' 40,000 lb mechanical levelers with bumpers, dock seals, LED dock lights. Knock-out panels for additional dock doors.

tax abatement

Enterprise Zone Agreement in place with 10-year 75% tax abatement

utilities

Water/Sewer (City of Columbus), Power (AEP), Gas (Columbia Gas), Fiber (WOW!)



ALKIRE RD

BUILDING 2
338,290 SF

BUILDING 1
332,529 SF

NORTON RD



BOLTON FIELD INT'L AIRPORT



site PLAN



site size
24 Acres



building size
338,290 SF
(270' x 1,248')



column spacing
52' 6" x 48'
(standard bay size
12,960 SF | 270' x 48')



clear height
32'
(inside Building
after first bay)



trailer parking
66
(future)



car parking
344
(79 future)



drive-ins
4



docks
34
dock doors,
40 future dock doors



office
1,643 SF
Spec Suite



electrical
(3) 1200-amp 480/277-volt
tenant electrical services
w/ a 100-amp house
service



fire suppressor
ESFR



mechanical
Gas-fired energy rotation
air handling units



zoning
M-Manufacturing



lighting
LED with motion
sensors



completion
January 2027



 property PHOTOS



corporate NEIGHBORS

- 1 WELCH PACKAGING
- 2 WURTHBAER SUPPLY
- 3 TSYS
- 4 AY MANUFACTURING LTD
- 5 OFFICE DEPOT
- 6 CINTAS
- 7 COSTCO
- 8 UPS
- 9 FST LOGISTICS
- 10 SAIA LTL FREIGHT
- 11 PEPCO | SAGE | YORK WALLCOVERINGS
- 12 WALMART
- 13 STAPLES
- 14 AMERICAN NITRILE
- 15 WILLIAM SONOMA
- 16 BEST BUY
- 17 SYSCO GUEST SUPPLY
- 18 PITNEY BOWES
- 19 PILKINGTON NORTH AMERICA
- 20 UPS
- 21 McKESSON
- 22 FEDEX GROUND
- 23 MOHAWK INDUSTRIES
- 24 RXO



RETAIL STORES, RESTAURANTS,
BANKS AND FAST FOOD

BOLTON TWO, COLUMBUS

BOLTON FIELD
INT'L AIRPORT

MULTIPLE FAST FOOD
OPTIONS

location + ACCESS

1.6 miles
TO INTERSTATE I-270

4.8 miles
TO INTERSTATE I-70

16.4 miles
TO RICKENBACKER

12.6 miles
TO COLUMBUS CBD

69 miles
TO DAYTON, OHIO

101 miles
TO CINCINNATI, OHIO

175 miles
TO INDIANAPOLIS, INDIANA

NORWICH TWP

UPPER ARLINGTON

MIFFLIN TWP

CSX COLUMBUS

JOHN GLENN INT'L AIRPORT

COLUMBUS

REYNOLDSBURG



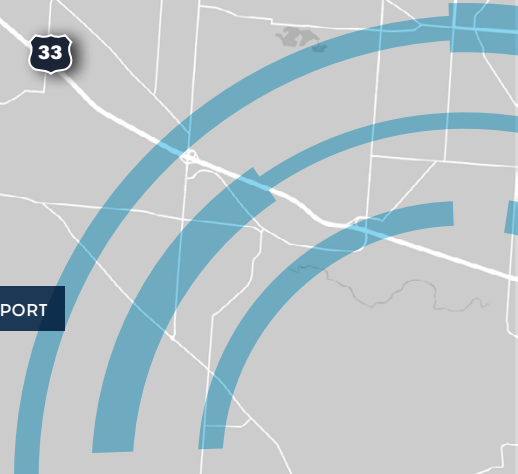
VIOLET TWP

JACKSON TWP

GROVE CITY

RICKENBACKER INT'L AIRPORT

NS RICKENBACKER



a driving **WORKFORCE**



WAREHOUSE WORKERS

\$17.05 AVG. HOURLY EARNINGS

Drive Time	2024 Total Resident Workers	2019-2024 % Change in Resident Workers	Net Commuters
15 Min	6,696	10%	3,314
30 Min	31,635	8%	11,164
45 Min	51,120	11%	12,121



FORKLIFT DRIVERS

\$19.85 AVG. HOURLY EARNINGS

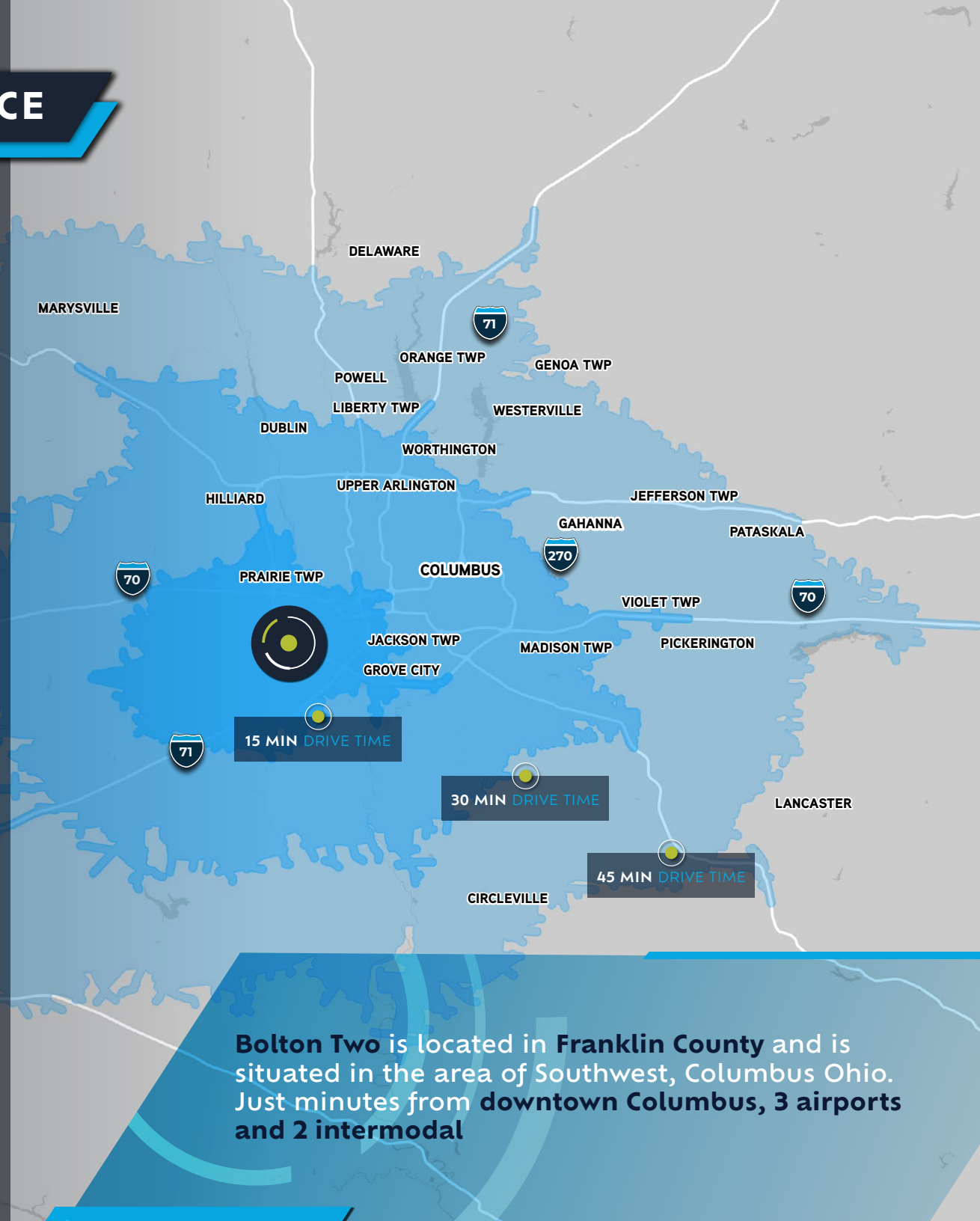
Drive Time	2024 Total Resident Workers	2019-2024 % Change in Resident Workers	Net Commuters
15 Min	851	14%	306
30 Min	3,731	15%	1,158
45 Min	6,044	20%	1,138



MANUFACTURING & FABRICATING

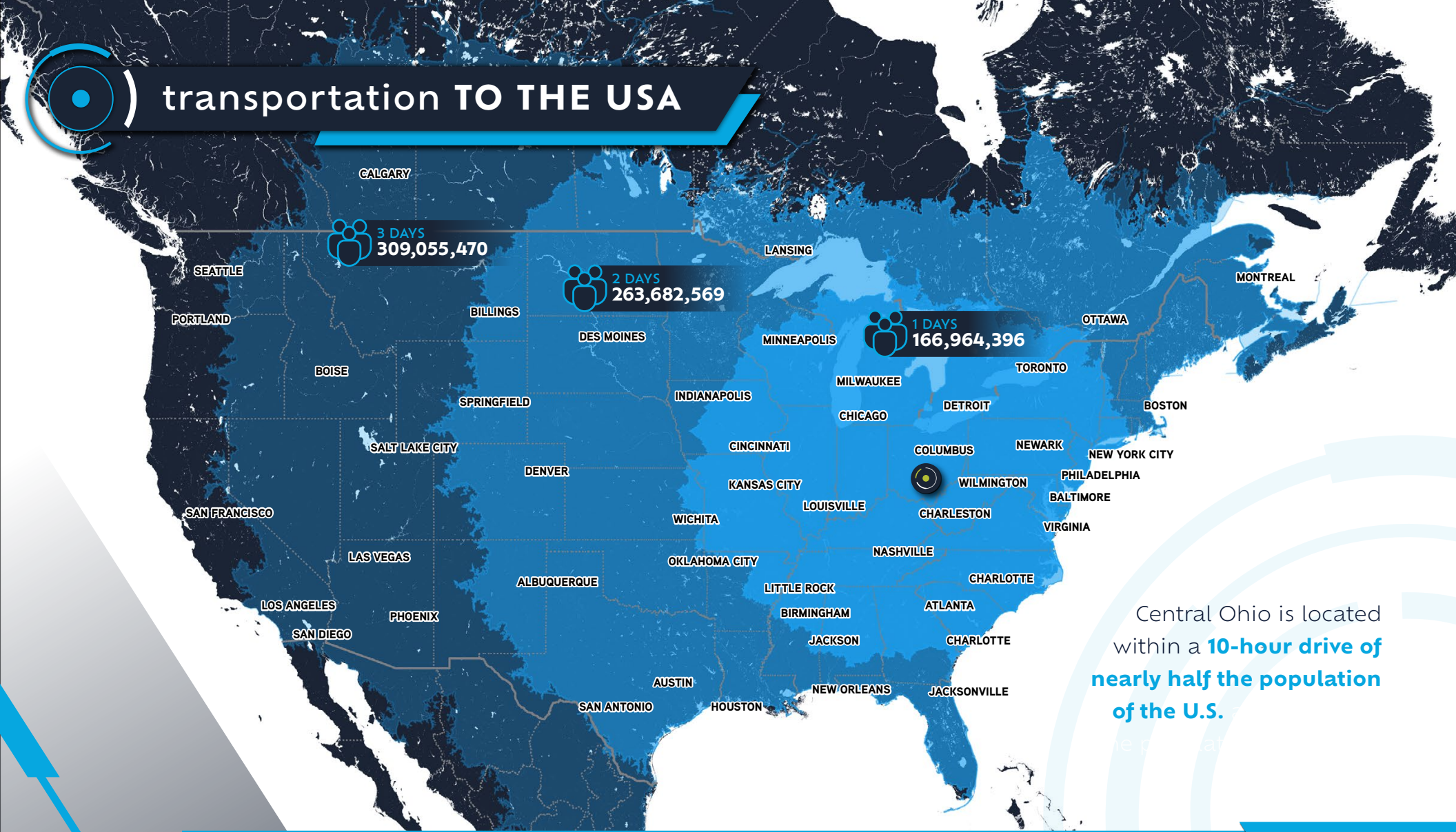
\$20.17 AVG. HOURLY EARNINGS

Drive Time	2024 Total Resident Workers	2019-2024 % Change in Resident Workers	Net Commuters
15 Min	1,117	9%	30
30 Min	6,060	15%	452
45 Min	11,012	16%	2,264



Bolton Two is located in Franklin County and is situated in the area of Southwest, Columbus Ohio. Just minutes from downtown Columbus, 3 airports and 2 intermodal

transportation TO THE USA



Central Ohio is located within a **10-hour drive** of nearly **half the population** of the U.S.

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