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 Rd and Norton Rd in Columbus, Ohio, Building 2 can be accessed from Norton Rd and Alkire Rd. Norton Rd intersects with Georgesville Rd, 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!)



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

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



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

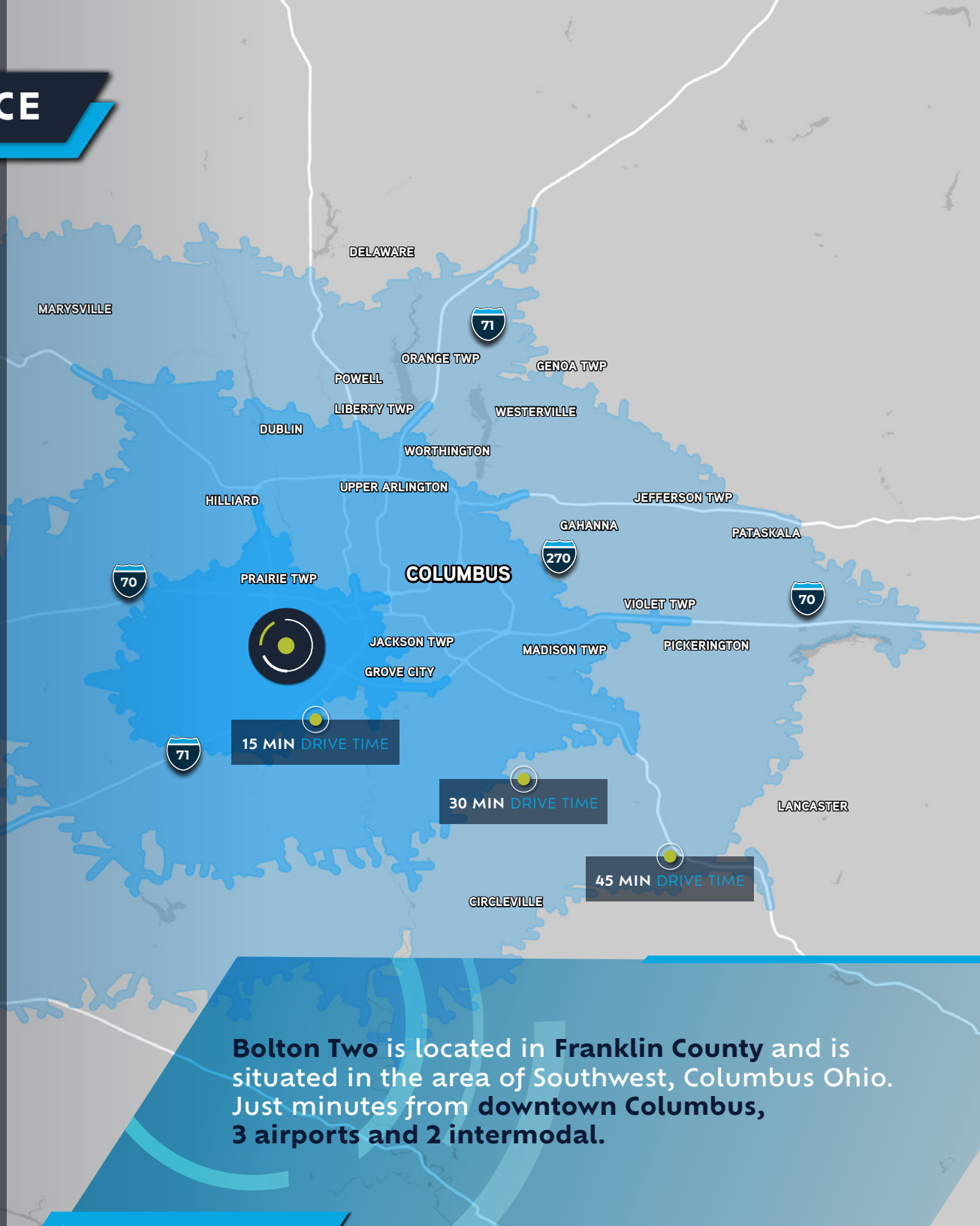
$19.85 AVG. HOURLY EARNINGS

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**

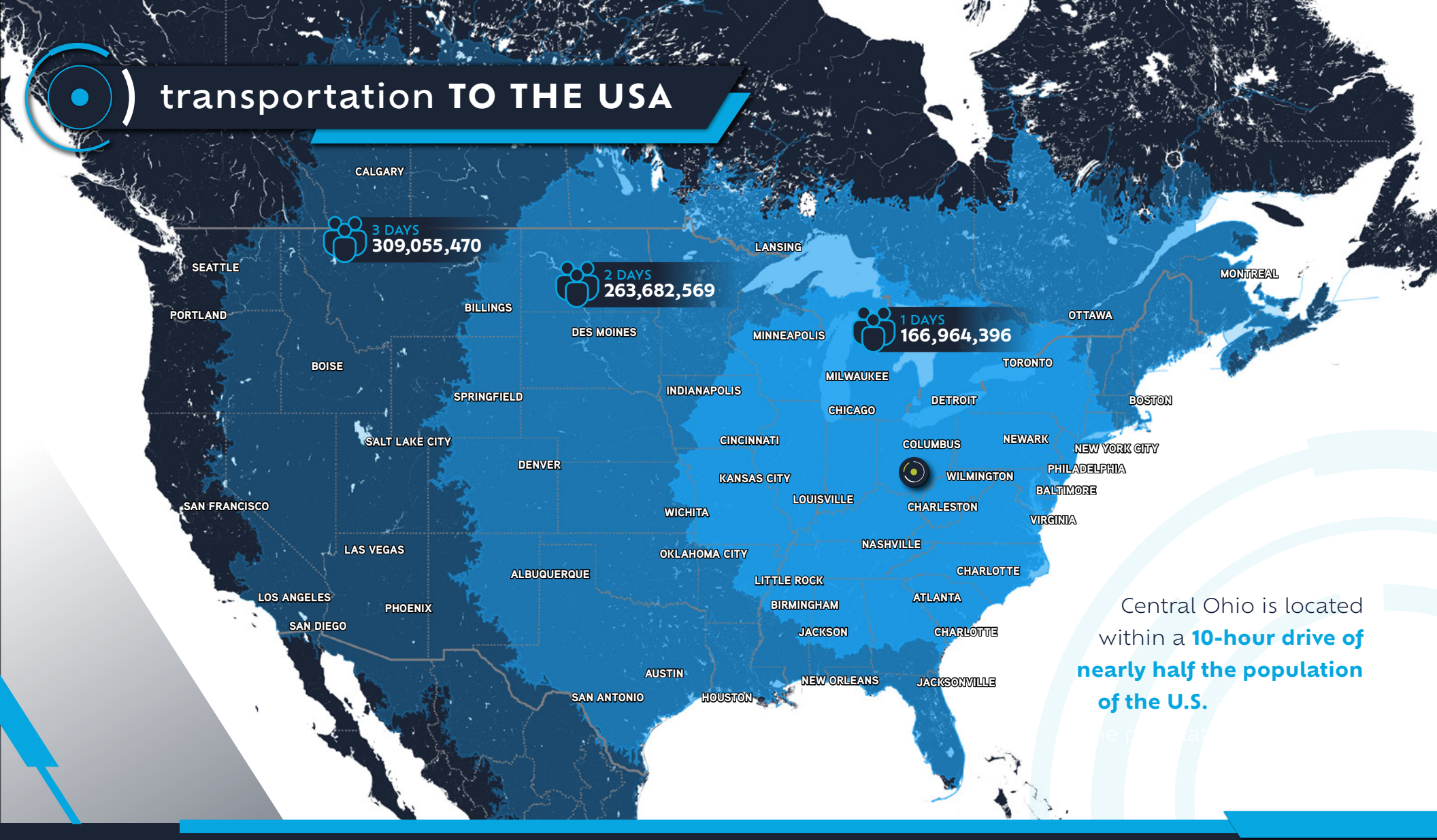
Manufacturing & Fabricating

$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.**



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

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