FOR LEASE

97,934 SF Available

1860 Walcutt Rd, Columbus, OH 43228



STRATEGICALLY LOCATED | **GREAT HIGHWAY ACCESS** | **20.12 ACRES** | **TAX ABATED** | **CROSS DOCKS**

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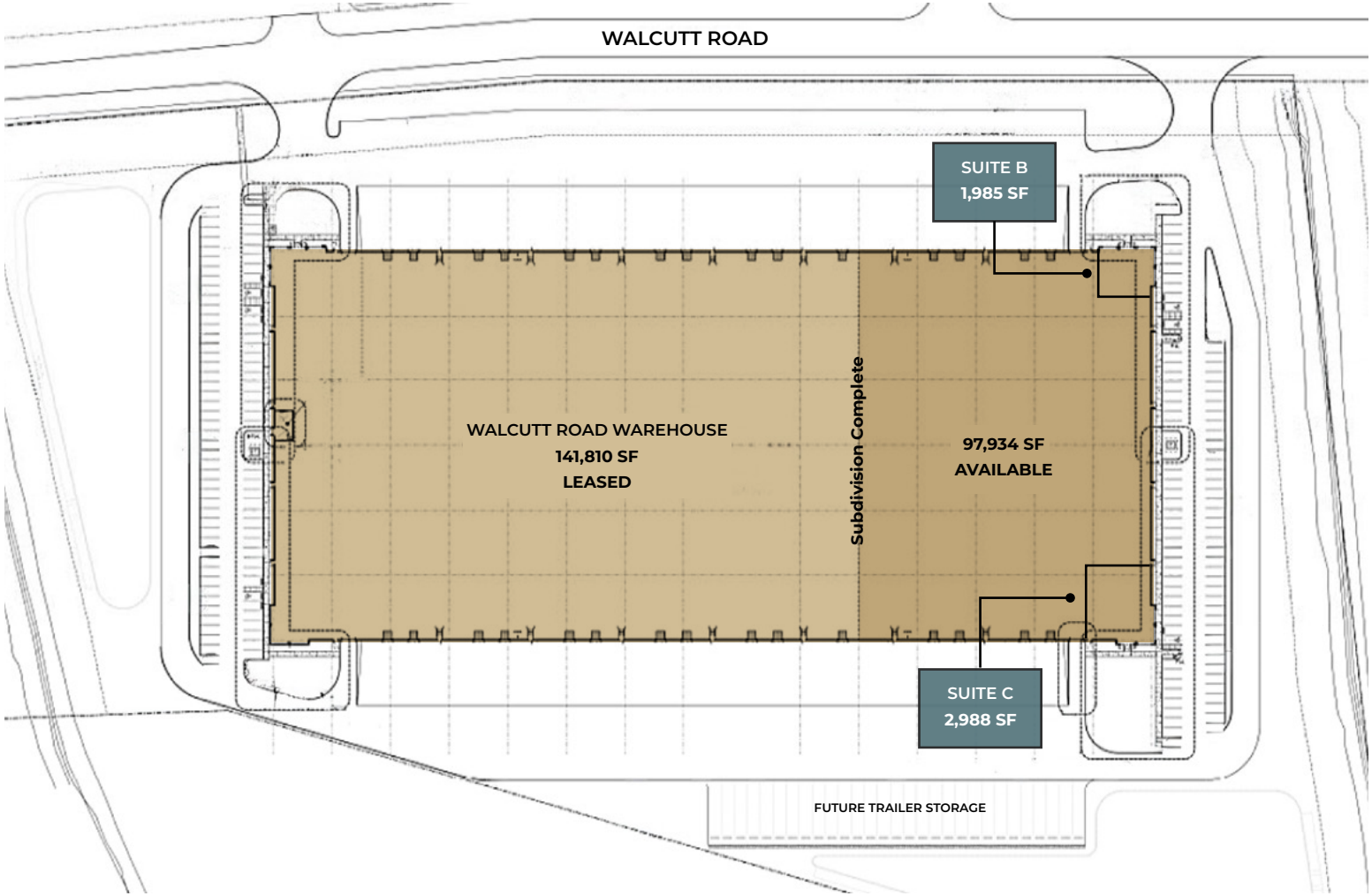
Cade Crawford
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KBCADVISORS

COLUMBUS, OHIO

Property Specifications

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97,934
SF

EXISTING OFFICE CUBES
Suite B: 1,985 SF
Suite C: 2,988 SF

32'
Clear Height

8
Dock Doors &
2 Drive-Ins

ESFR
Sprinklers

POWER
400a, 277/480v,
3-Phase

166
Auto Spaces

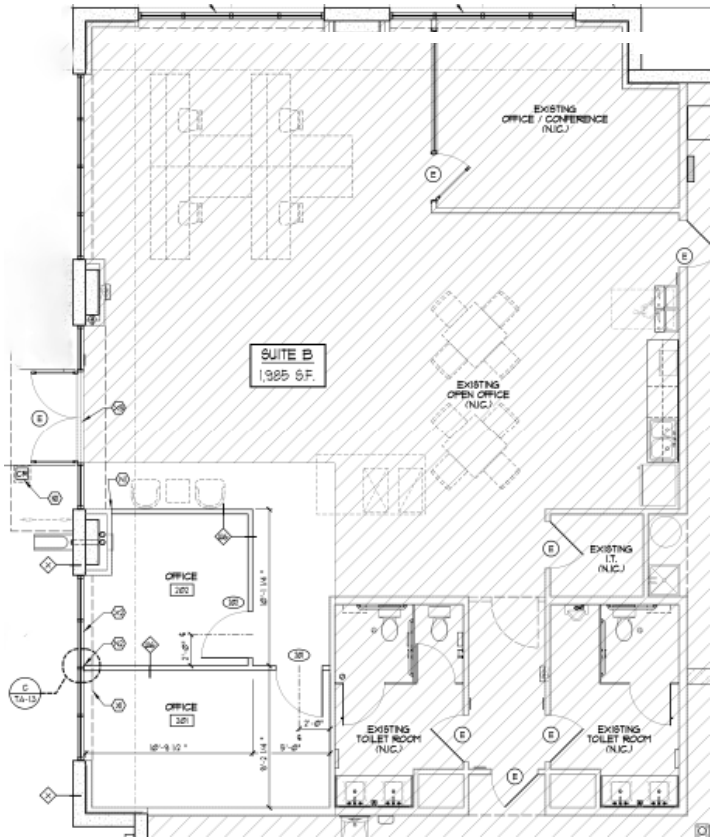
LIGHTING
LED 30 FC

UTILITIES
Separately
Metered

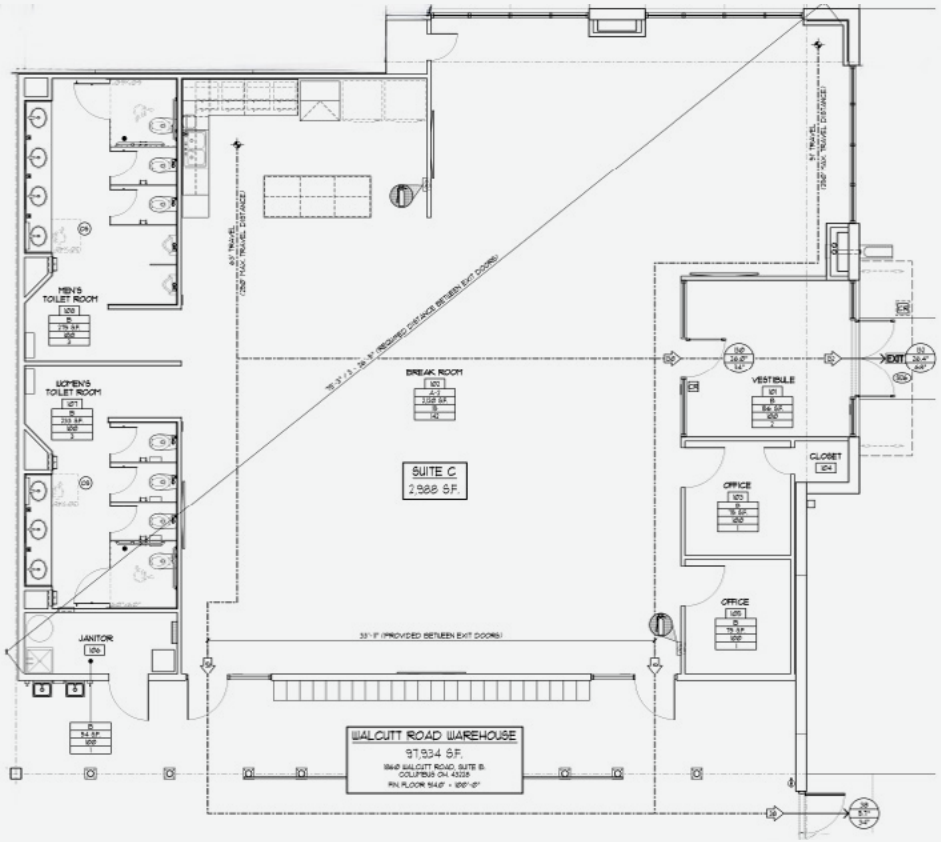
Existing Office Suites

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SUITE B
1,985 SF



SUITE C
2,988 SF



COLUMBUS, OHIO

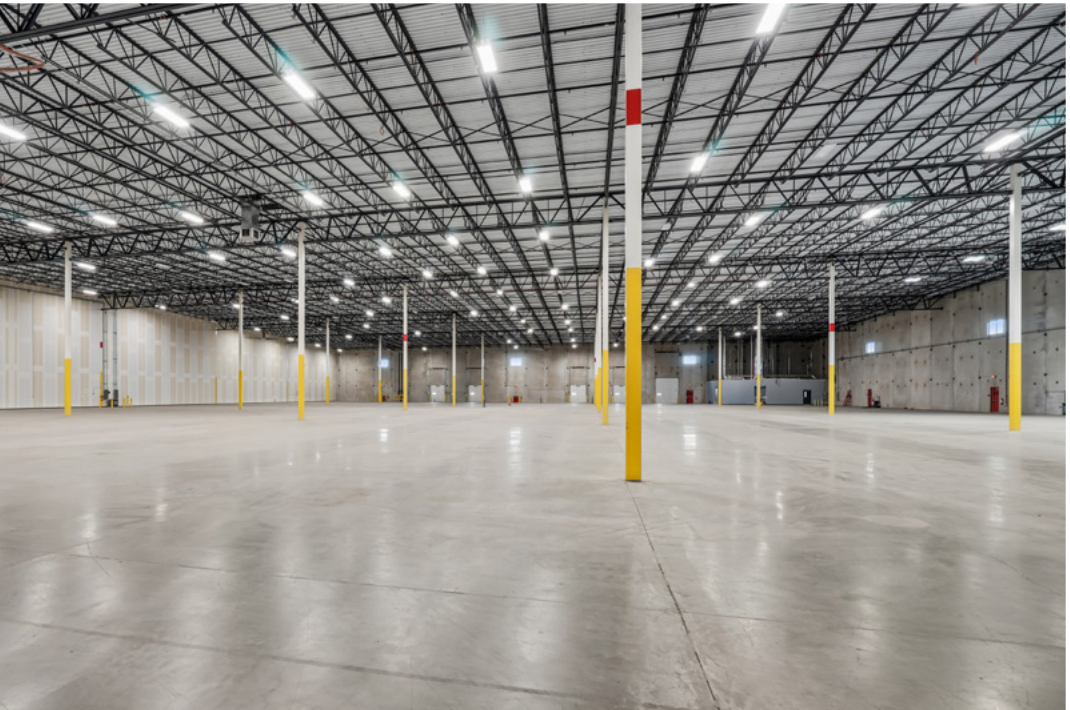
Property Photos

KBCADVISORS











COLUMBUS, OHIO

Corporate Neighbors Map

KBCADVISORS



COLUMBUS, OHIO

Market Location

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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.



COLUMBUS, OHIO

Immediate Workforce

KBCADVISORS

POPULATION REACH

30 Min	60 Min	3 Hr	6 Hr
1,550,455	2,634,989	17,069,955	52,948,613

LABOR POOL

WAREHOUSE WORKERS

$20.43
Avg Hourly Earnings

	30 MIN	60 MIN	
	32,131	64,181	2024 Resident Workers
	0%	4%	Past 5-Year Growth
	8,813	9,178	2024 Net Commuters*

FORKLIFT DRIVERS

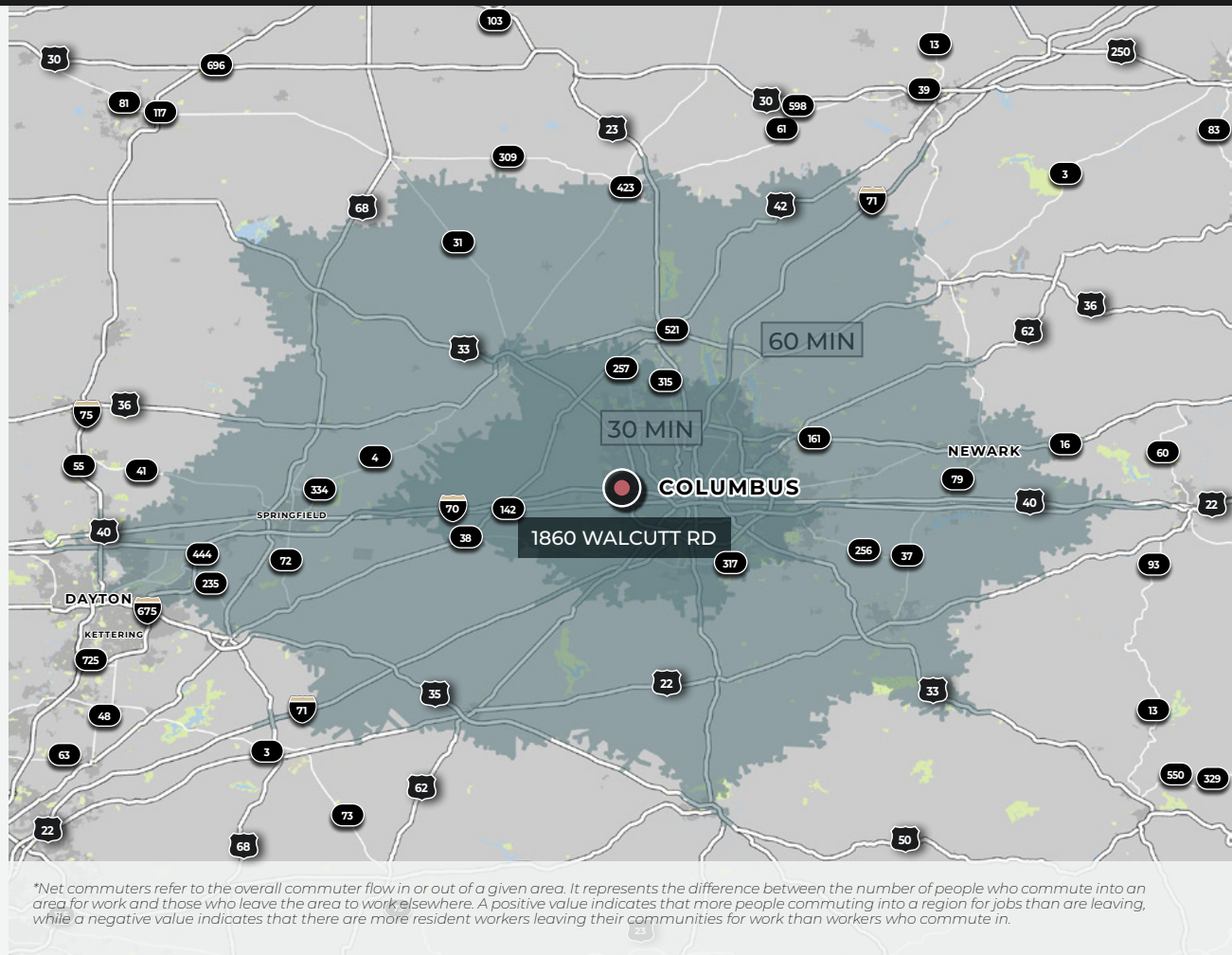
$22.60
Avg Hourly Earnings

	30 MIN	60 MIN	
	4,086	8,364	2024 Resident Workers
	-5%	-2%	Past 5-Year Growth
	784	951	2024 Net Commuters*

MANUFACTURERS & FABRICATORS

$21.37
Avg Hourly Earnings

	30 MIN	60 MIN	
	6,409	17,324	2024 Resident Workers
	-2%	-3%	Past 5-Year Growth
	369	1,833	2024 Net Commuters*



*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 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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