

FOR LEASE

**97,934 SF Available**

1860 Walcutt Rd, Columbus, OH 43228



**STRATEGICALLY  
LOCATED**

**GREAT  
HIGHWAY ACCESS**

**20.12  
ACRES**

**TAX  
ABATED**

**CROSS  
DOCKS**

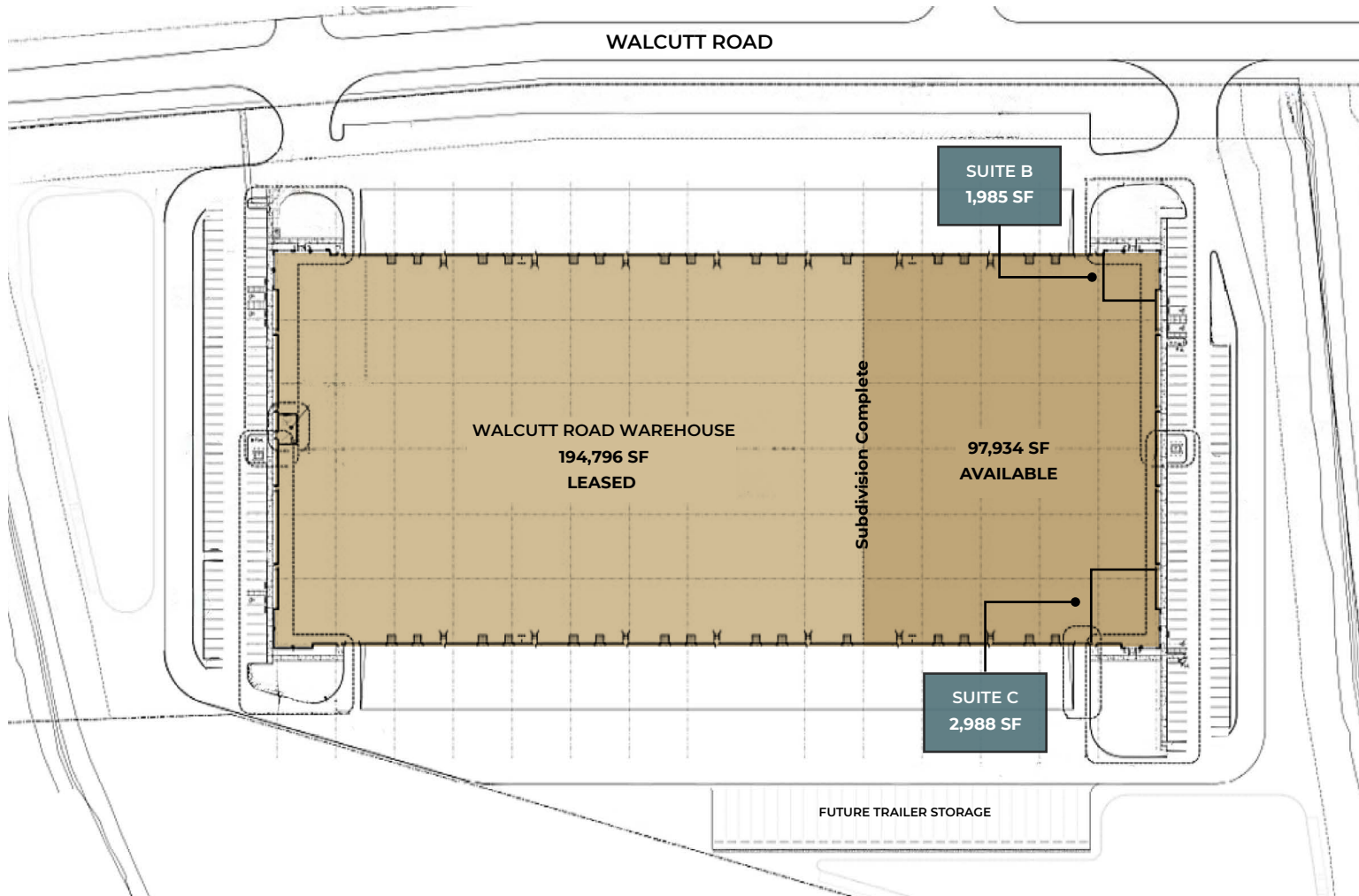
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**KBCADVISORS**

# Property Specifications



**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**

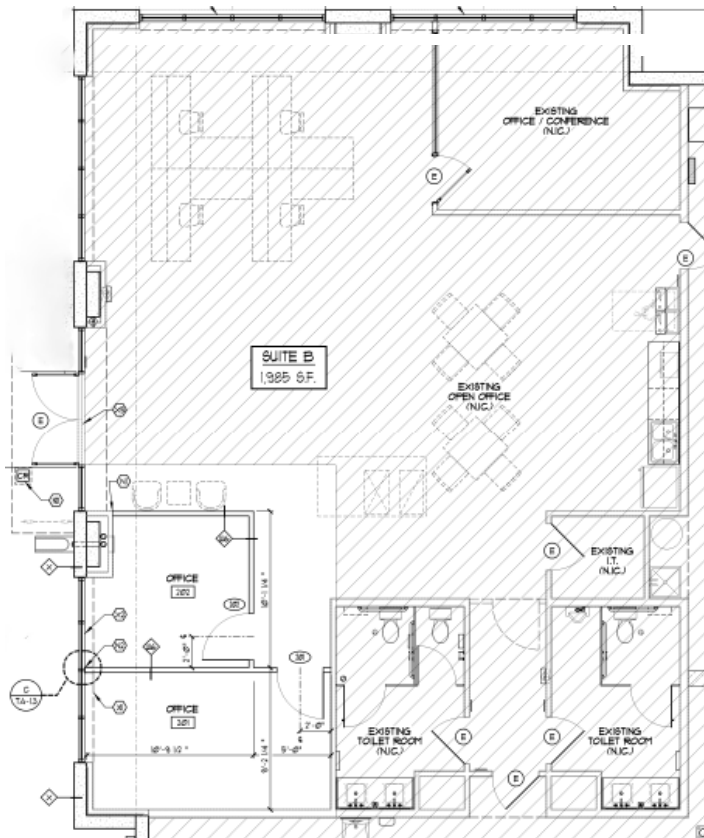
LED 30 FC

**UTILITIES**

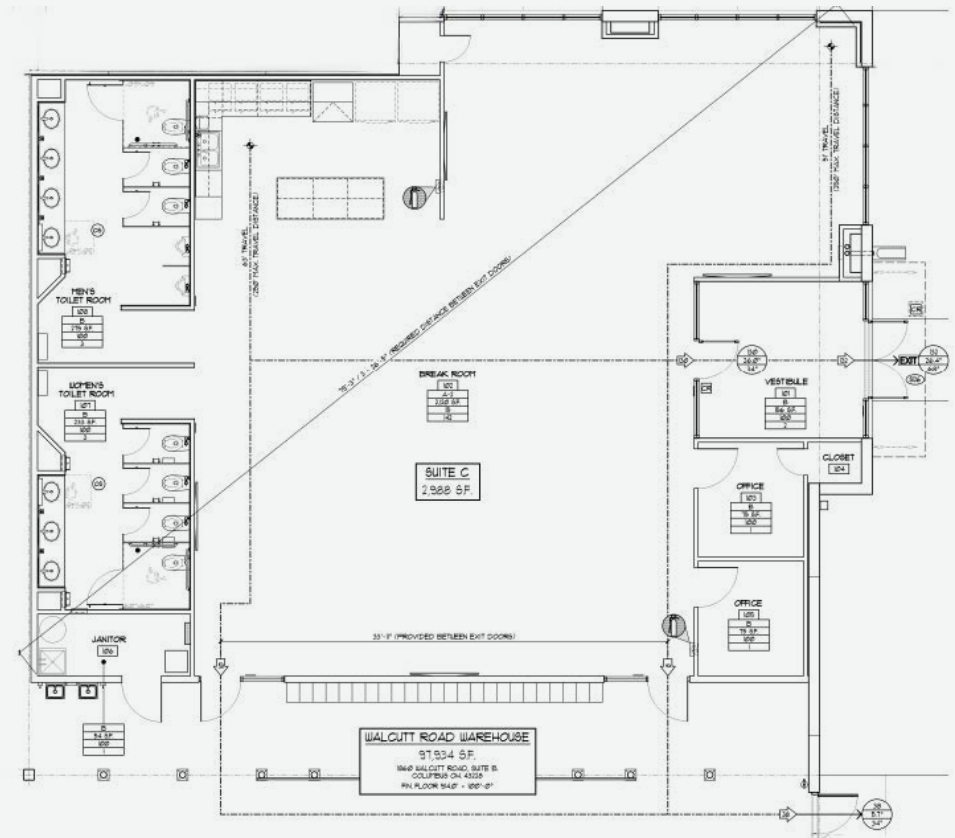
Separately  
Metered

# Existing Office Suites

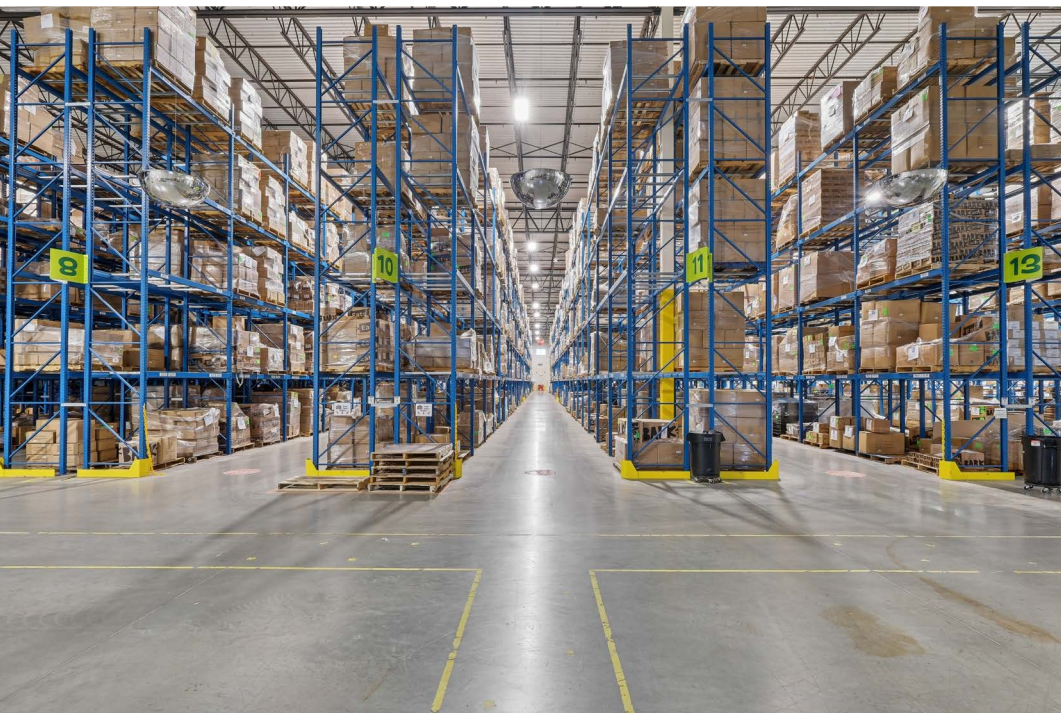
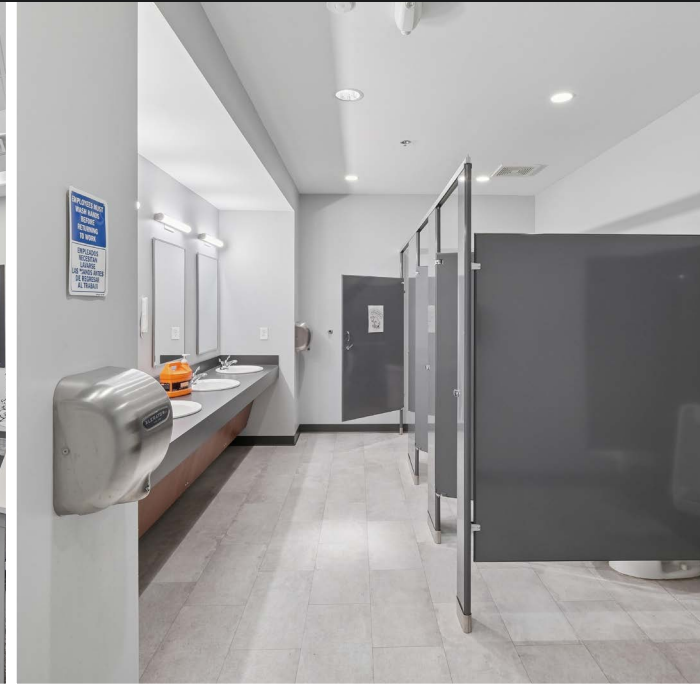
**SUITE B**  
1,985 SF



**SUITE C**  
2,988 SF



COLUMBUS, OHIO  
**Property Photos**

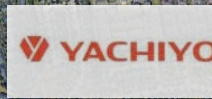


# Corporate Neighbors Map



HILLIARD ROME RD

ROBERTS RD



1860 WALCUTT RD



RENNER RD



TRABUE RD



# Market Location

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



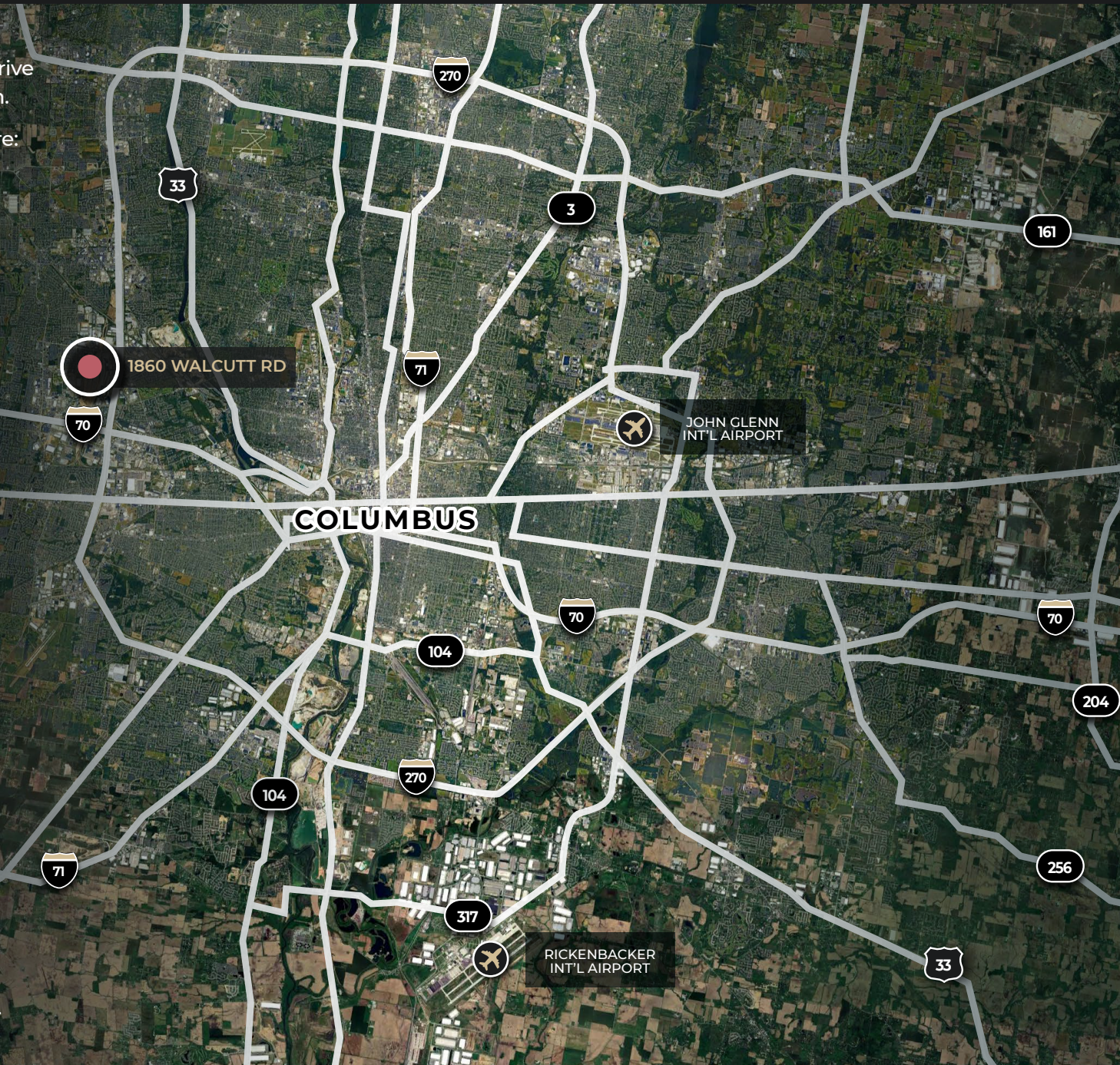
- » 6% or 108,000 employees
- » Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

## 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.



# Immediate Workforce



## POPULATION REACH

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

### WAREHOUSE WORKERS



**\$20.43**  
Avg Hourly Earnings

30 MIN	60 MIN
32,131	64,181
0%	4%
8,813	9,178

2024 Resident Workers  
Past 5-Year Growth  
2024 Net Commuters\*

### FORKLIFT DRIVERS



**\$22.60**  
Avg Hourly Earnings

30 MIN	60 MIN
4,086	8,364
-5%	-2%
784	951

2024 Resident Workers  
Past 5-Year Growth  
2024 Net Commuters\*

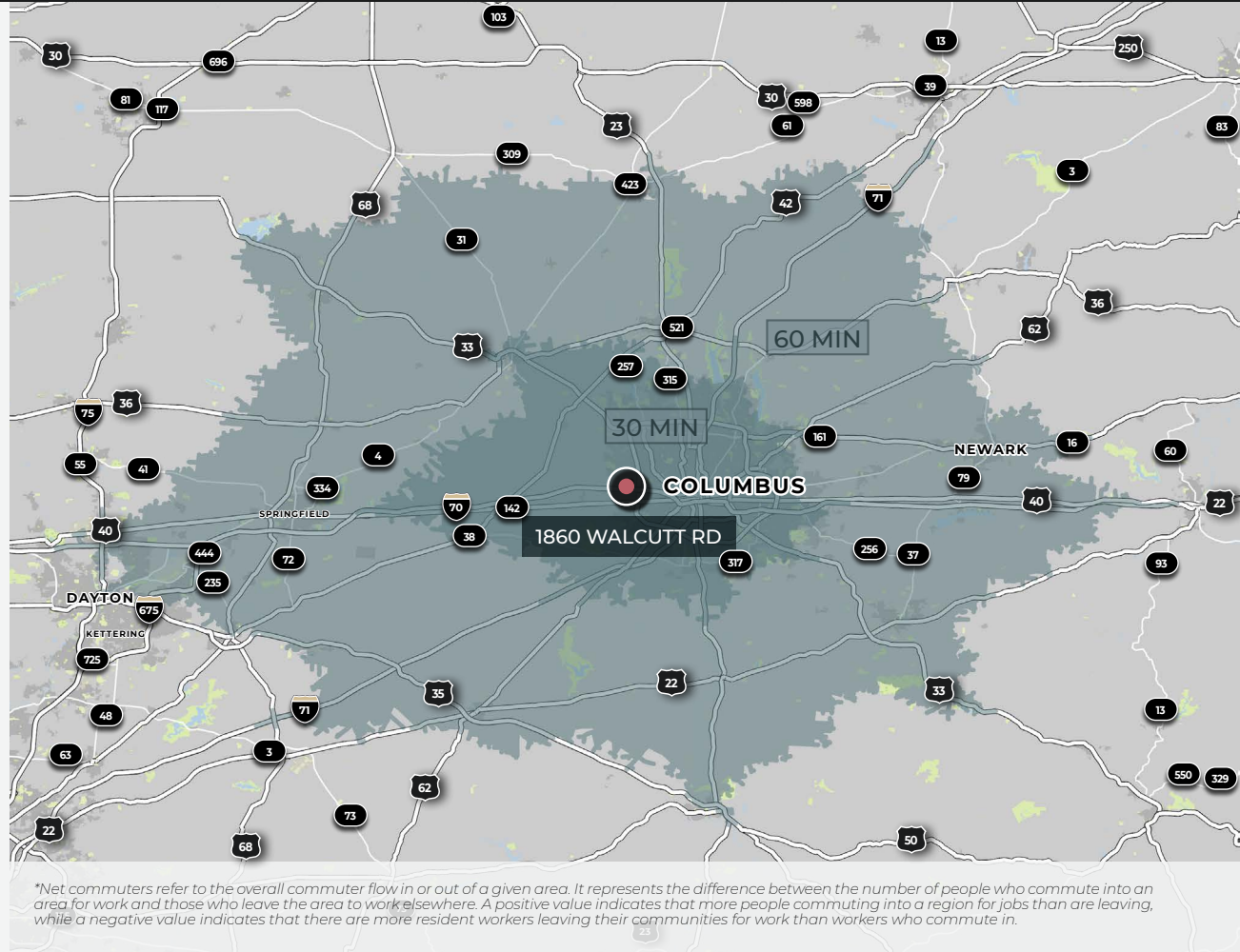
### MANUFACTURERS & FABRICATORS



**\$21.37**  
Avg Hourly Earnings

30 MIN	60 MIN
6,409	17,324
-2%	-3%
369	1,833

2024 Resident Workers  
Past 5-Year Growth  
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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