

FOR LEASE

97,934 SF Available

1860 Walcutt Rd, Columbus, OH 43228



**STRATEGICALLY
LOCATED**

**GREAT
HIGHWAY ACCESS**

**20.12
ACRES**

**TAX
ABATED**

**CROSS
DOCKS**

Joe Kimener
+1 614 313 9626
joe.kimener@kbcadvisors.com

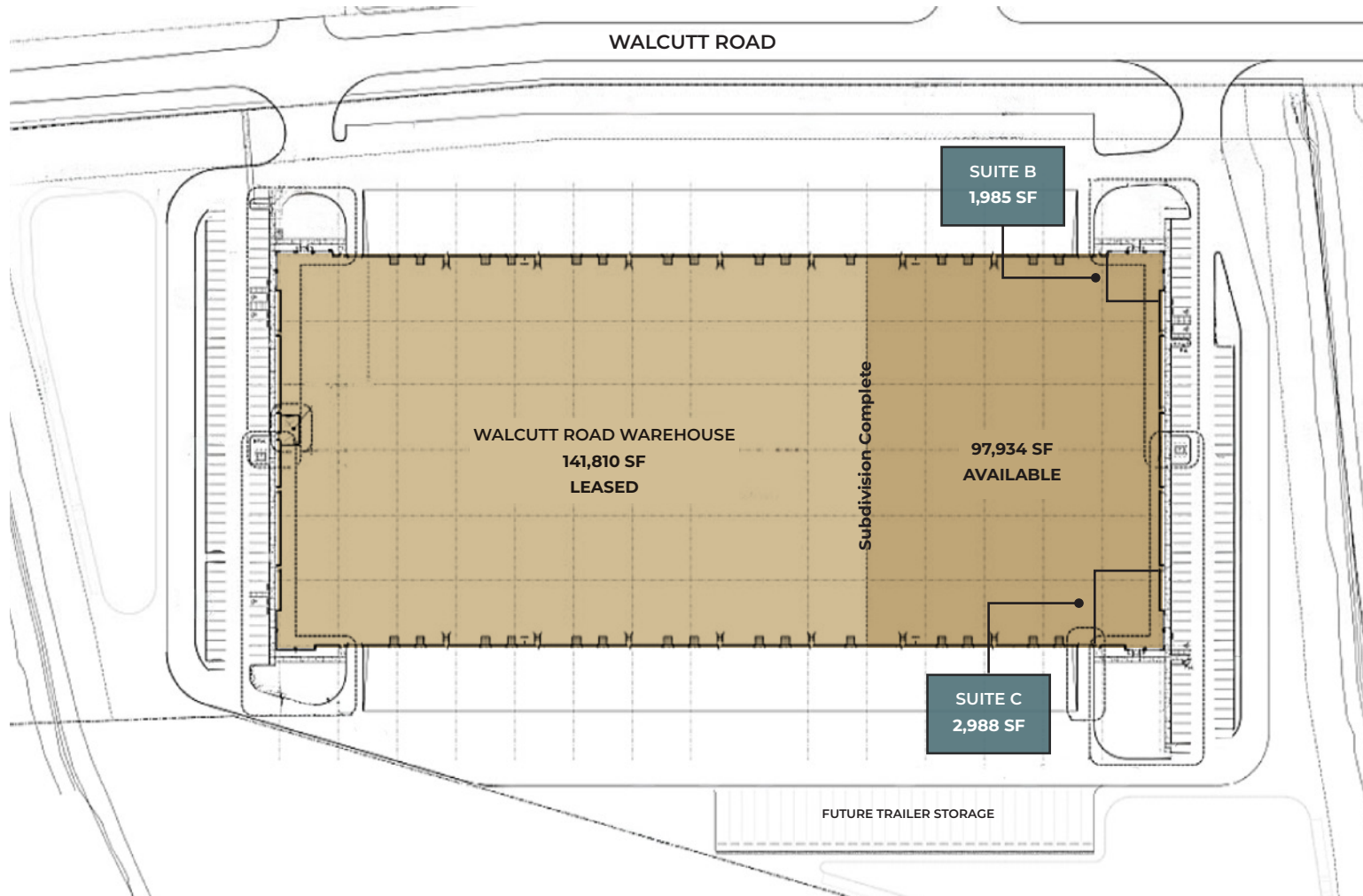
Beau Taggart
+1 614 581 2314
beau.taggart@kbcadvisors.com

Peter Griffith
+1 614 980 4497
peter.griffith@kbcadvisors.com

KBCADVISORS

COLUMBUS, OHIO

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

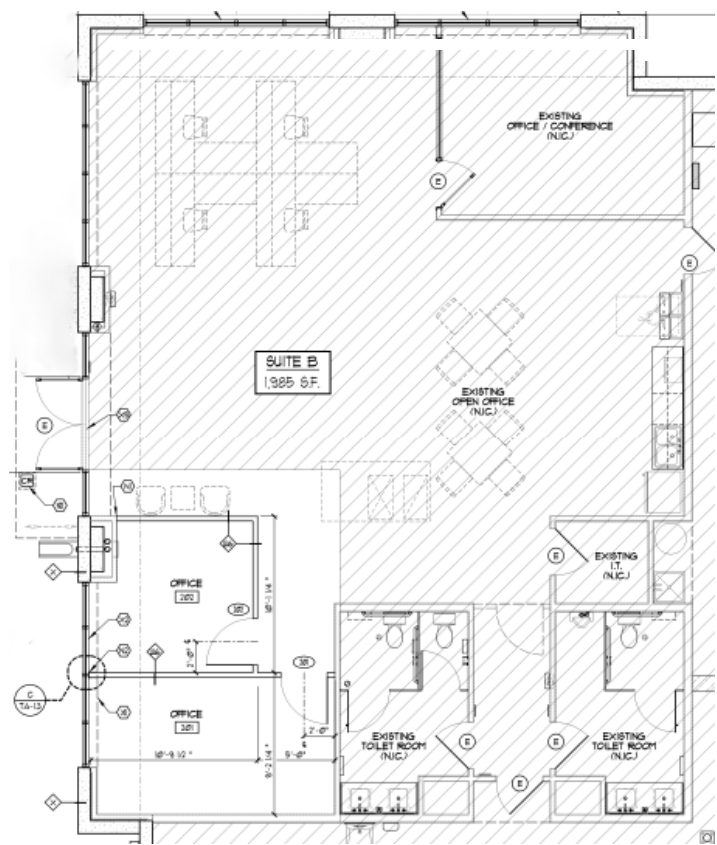
UTILITIES

Separately
Metered

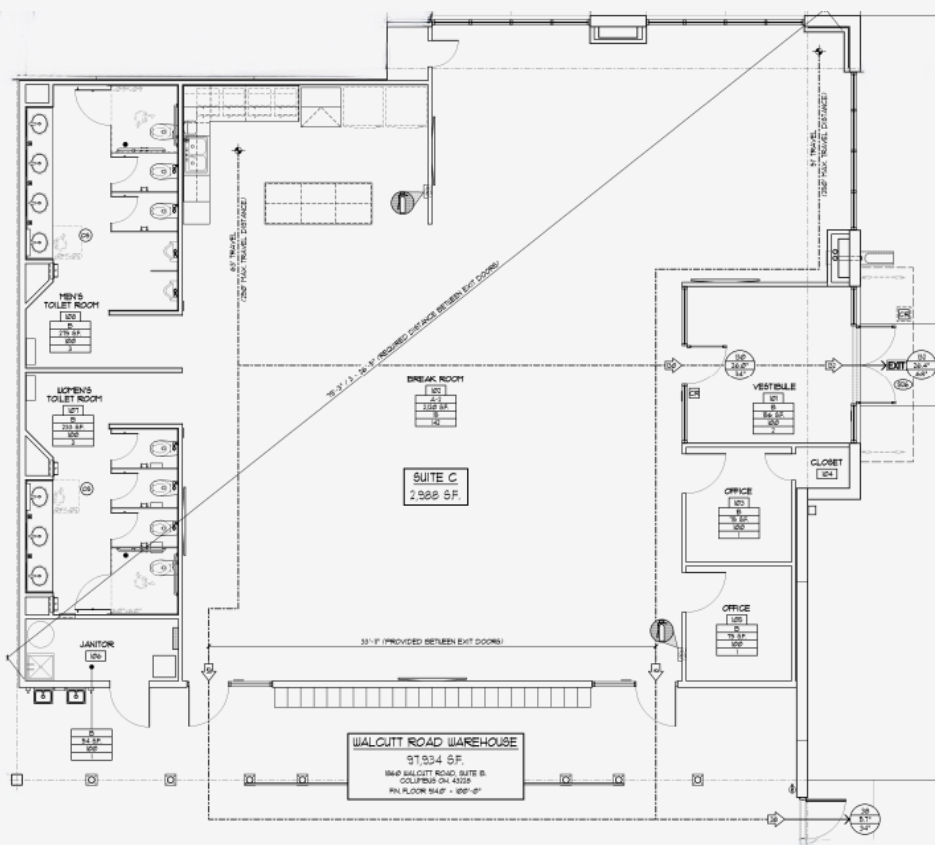
Existing Office Suites



SUITE B
1,985 SF

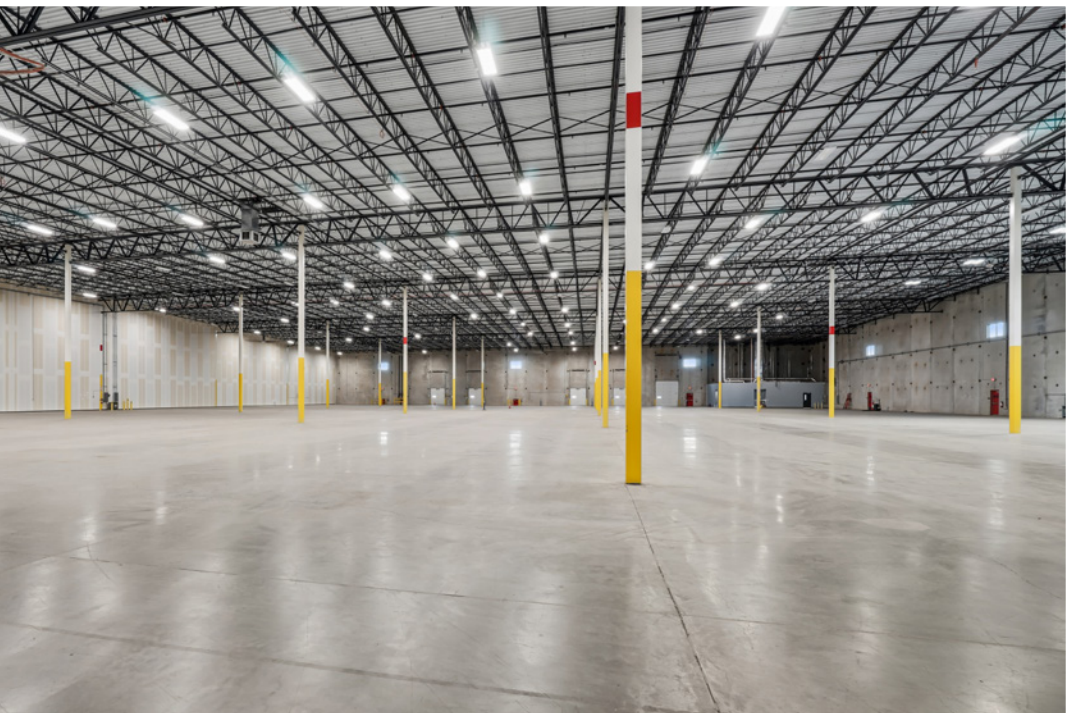


SUITE C
2,988 SF



COLUMBUS, OHIO

Property Photos



Corporate Neighbors Map



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



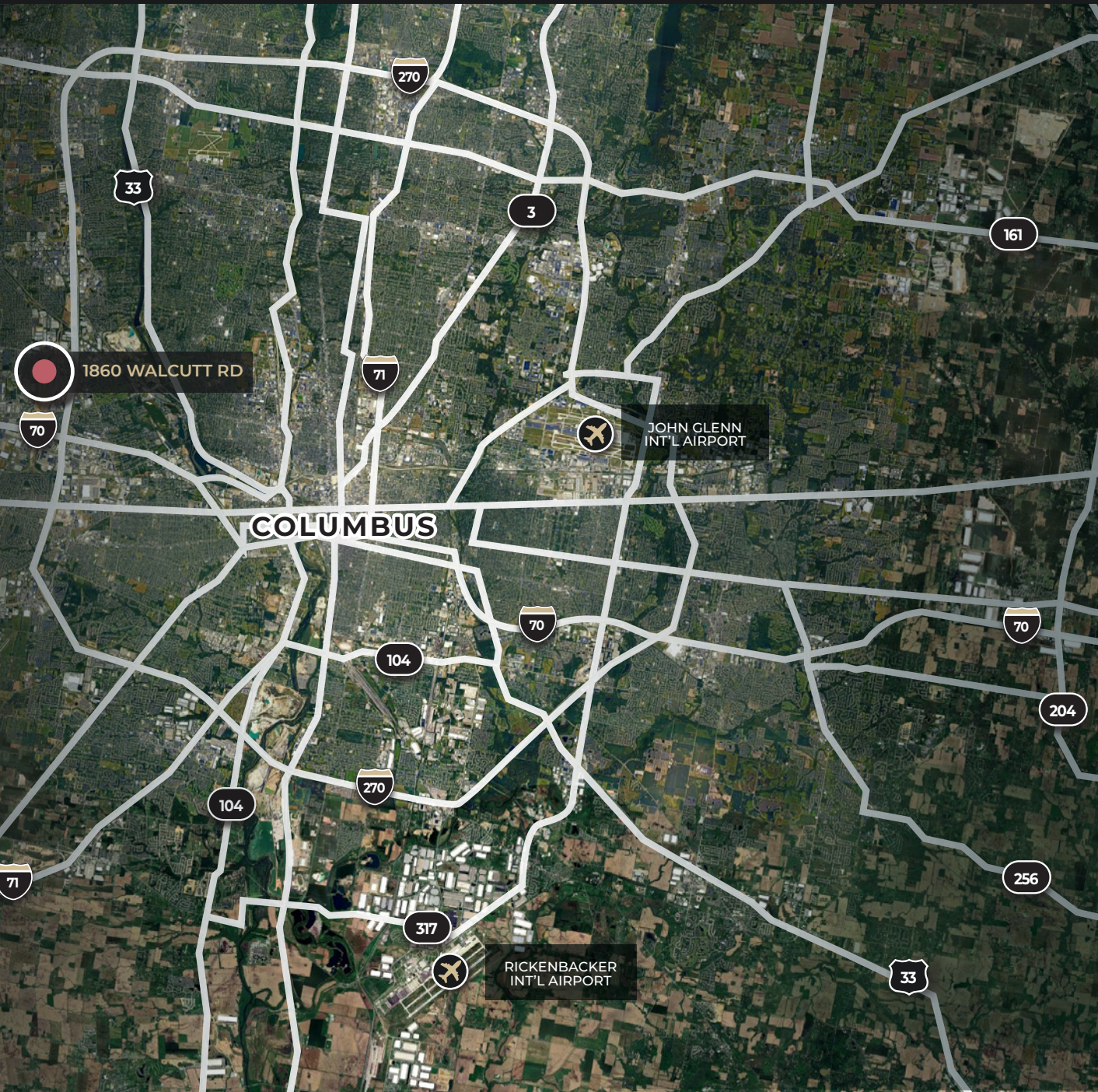
- » 6% or 108,000 employees
- » Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

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.



POPULATION REACH

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

LABOR POOL

WAREHOUSE WORKERS



\$20.43

Avg Hourly Earnings

30 MIN

32,131

0%

8,813

60 MIN

64,181

4%

9,178

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters*

FORKLIFT DRIVERS



\$22.60

Avg Hourly Earnings

30 MIN

4,086

-5%

784

60 MIN

8,364

-2%

951

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters*

MANUFACTURERS & FABRICATORS



\$21.37

Avg Hourly Earnings

30 MIN

6,409

-2%

369

60 MIN

17,324

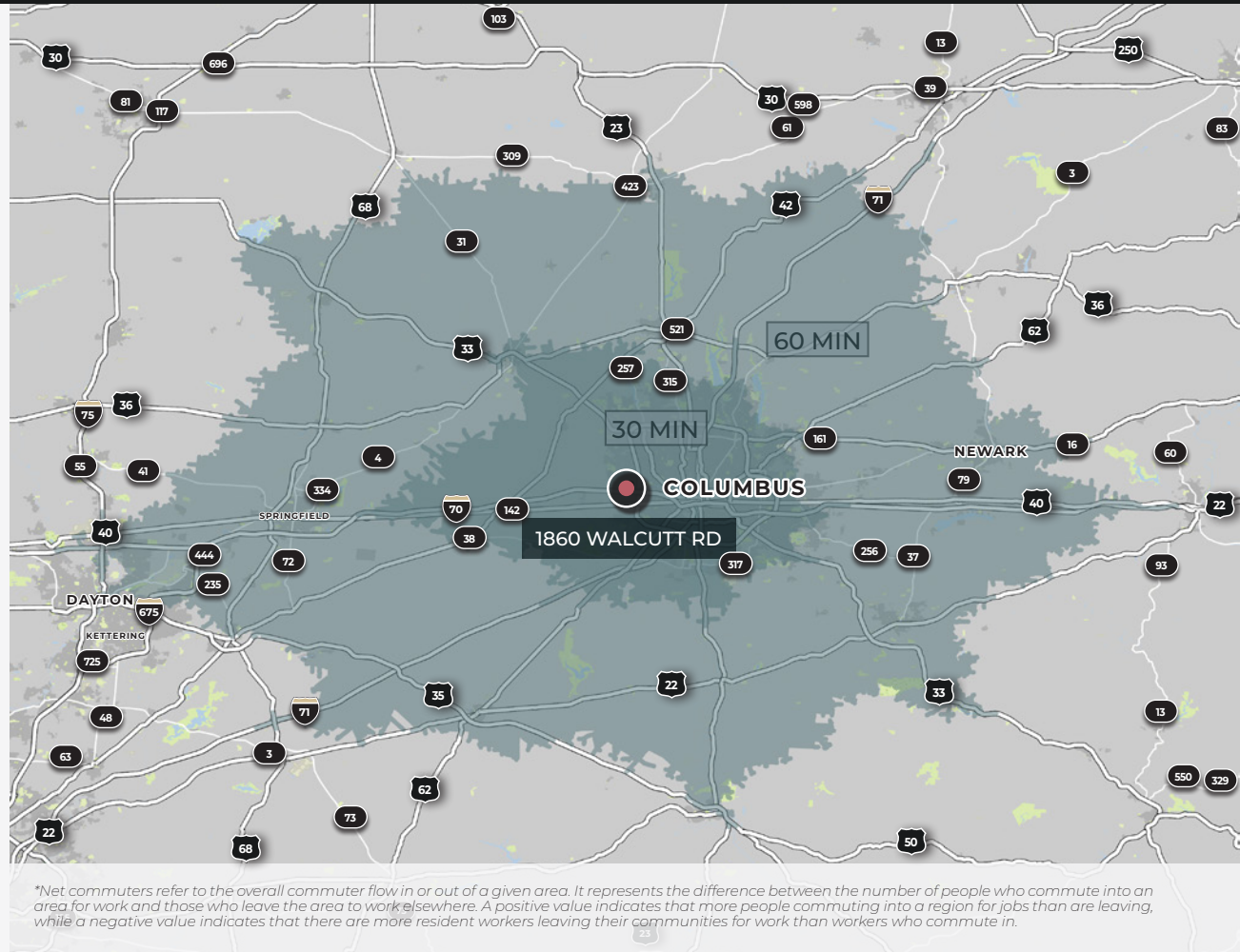
-3%

1,833

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters*



Joe Kimener

+1 614 313 9626

joe.kimener@kbcadvisors.com

Beau Taggart

+1 614 581 2314

beau.taggart@kbcadvisors.com

Peter Griffith

+1 614 980 4497

peter.griffith@kbcadvisors.com

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

