



## GATEWAY EAST INDUSTRIAL CENTER

2051 STELZER RD,  
COLUMBUS, OH 43229



**183,479 SF**  
AVAILABLE  
FOR LEASE



**1 MILE**  
TO JOHN GLENN  
INTERNATIONAL  
AIRPORT



**1 MILE**  
TO I-670



**12.34**  
ACRES



**19 MILES**  
TO RICKENBACKER  
INTERNATIONAL  
AIRPORT



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PIZZUTI





# SITE PLAN & SPECS



**12.34**  
ACRES



**183,479 SF**  
TOTAL SQUARE FEET



**36'**  
CLEAR HEIGHT



**20 DOCKS**  
W/ 6 x 8 / 40,000LB LEVELERS



**2**  
DRIVE-INS ON BOTH ENDS



**52/54'**  
TYPICAL BAY W/ 60' SPEED BAY



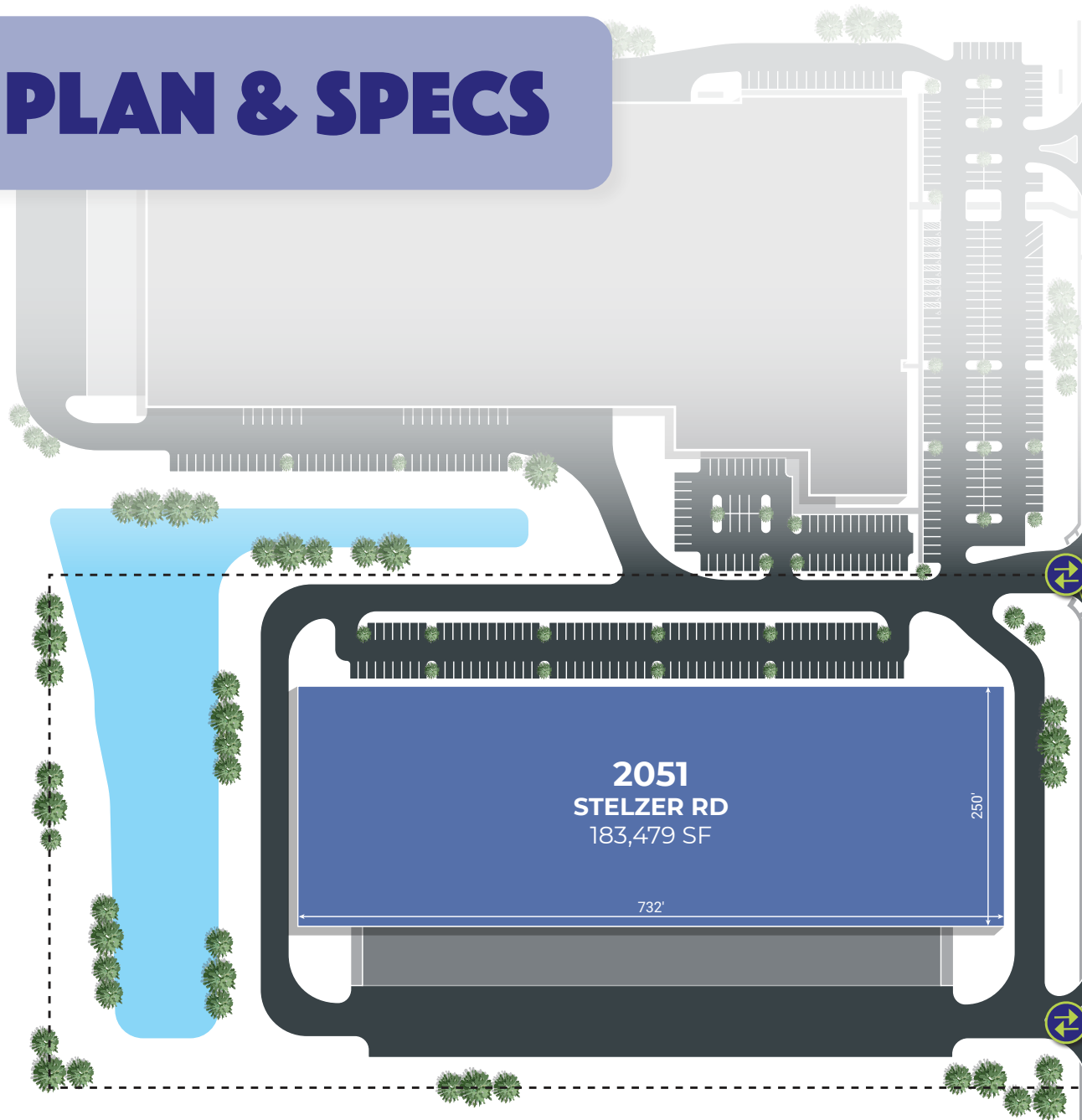
**135'**  
COURT



**115**  
AUTO SPACES



**3000**  
AMPS OF POWER





# 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

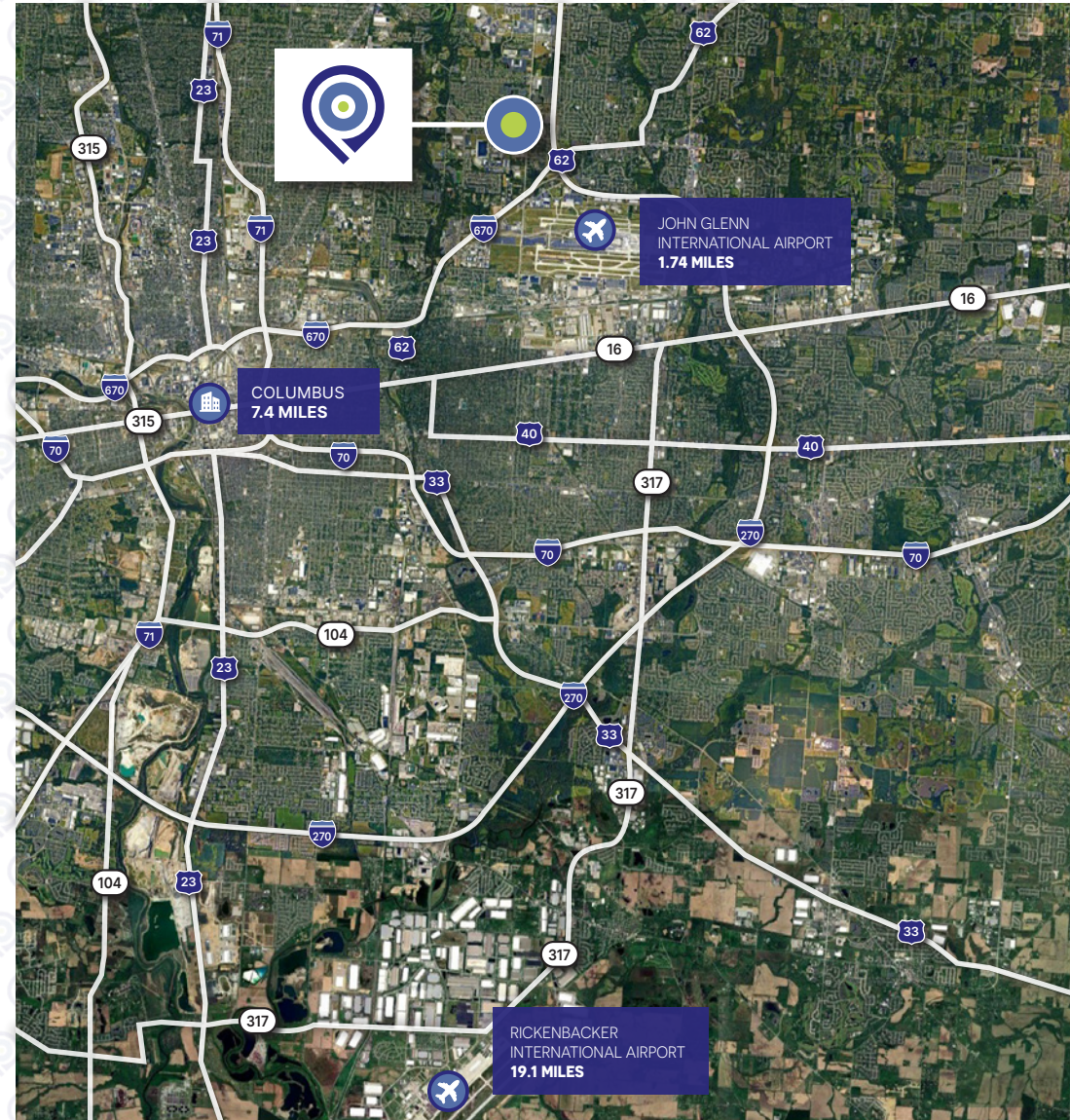
- 6% or 108,000 employees
- Since 2018, Rickenbacker has flown 300+ million pounds of cargo.



## 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

**1,647,974**  
30 Min

**2,482,480**  
60 Min

**16,587,379**  
3 Hr

**51,718,723**  
6 Hr

## LABOR POOL

### FORKLIFT DRIVERS



**\$20.60**

Avg Hourly Earnings

**30 MIN**

**5,190**

**-8%**

**414**

**60 MIN**

**7,860**

**-5%**

**1,007**

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters\*

### WAREHOUSE WORKERS



**\$18.53**

Avg Hourly Earnings

**30 MIN**

**45,888**

**-1%**

**8,261**

**60 MIN**

**69,002**

**2%**

**10,424**

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters\*

### MANUFACTURERS & FABRICATORS



**\$19.06**

Avg Hourly Earnings

**30 MIN**

**7,860**

**1%**

**158**

**60 MIN**

**15,304**

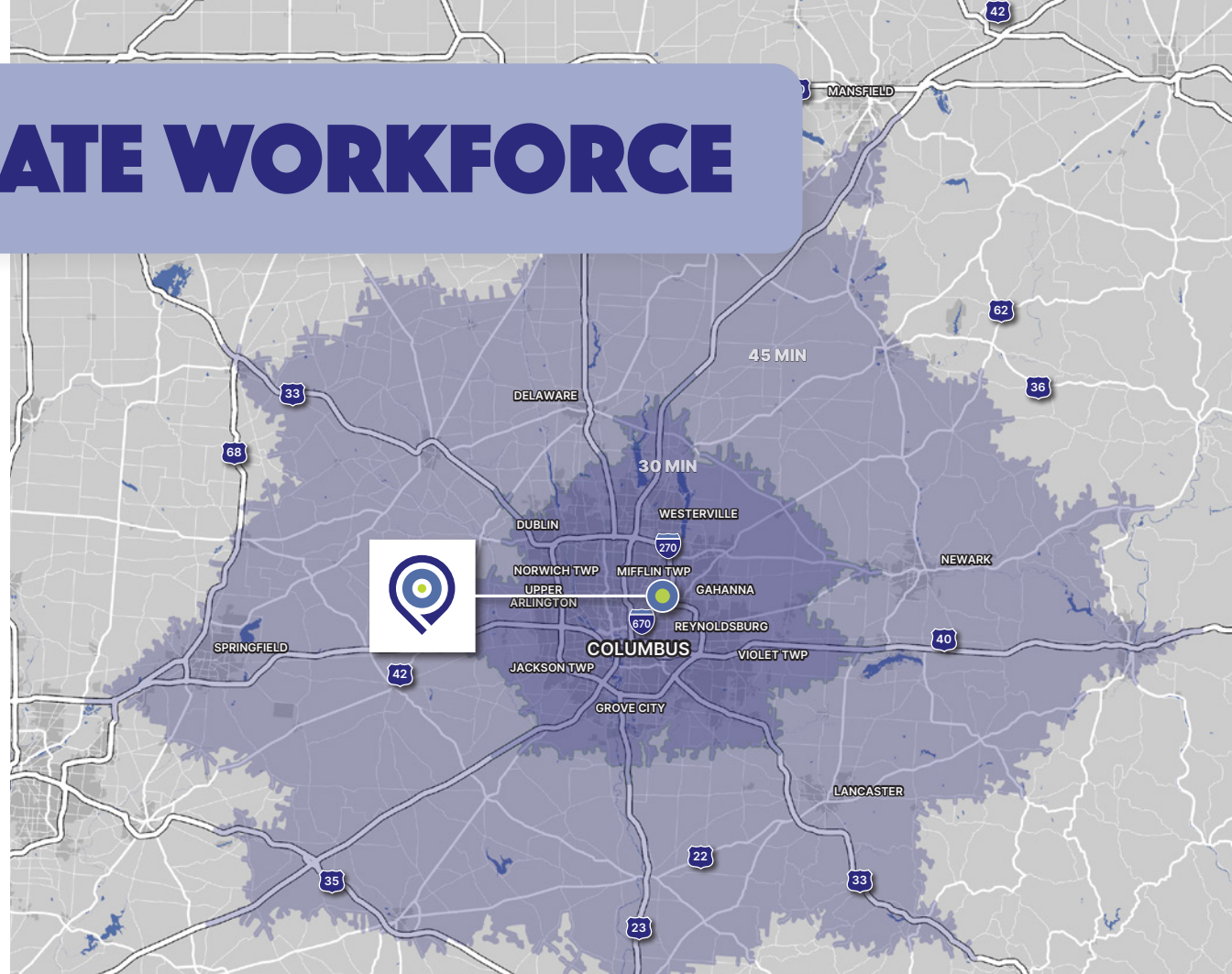
**0%**

**3,252**

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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