



GATEWAY EAST INDUSTRIAL CENTER

**2099 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



10 YEAR
75% TAX
ABATEMENT



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PIZZUTI





SITE PLAN & SPECS



12.34
ACRES



183,479 SF
TOTAL SQUARE FEET



36'
CLEAR HEIGHT



20 DOCKS
W/ 6 × 8 / 40,000LB LEVELERS



2
DRIVE-INS ON BOTH ENDS



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



135'
COURT



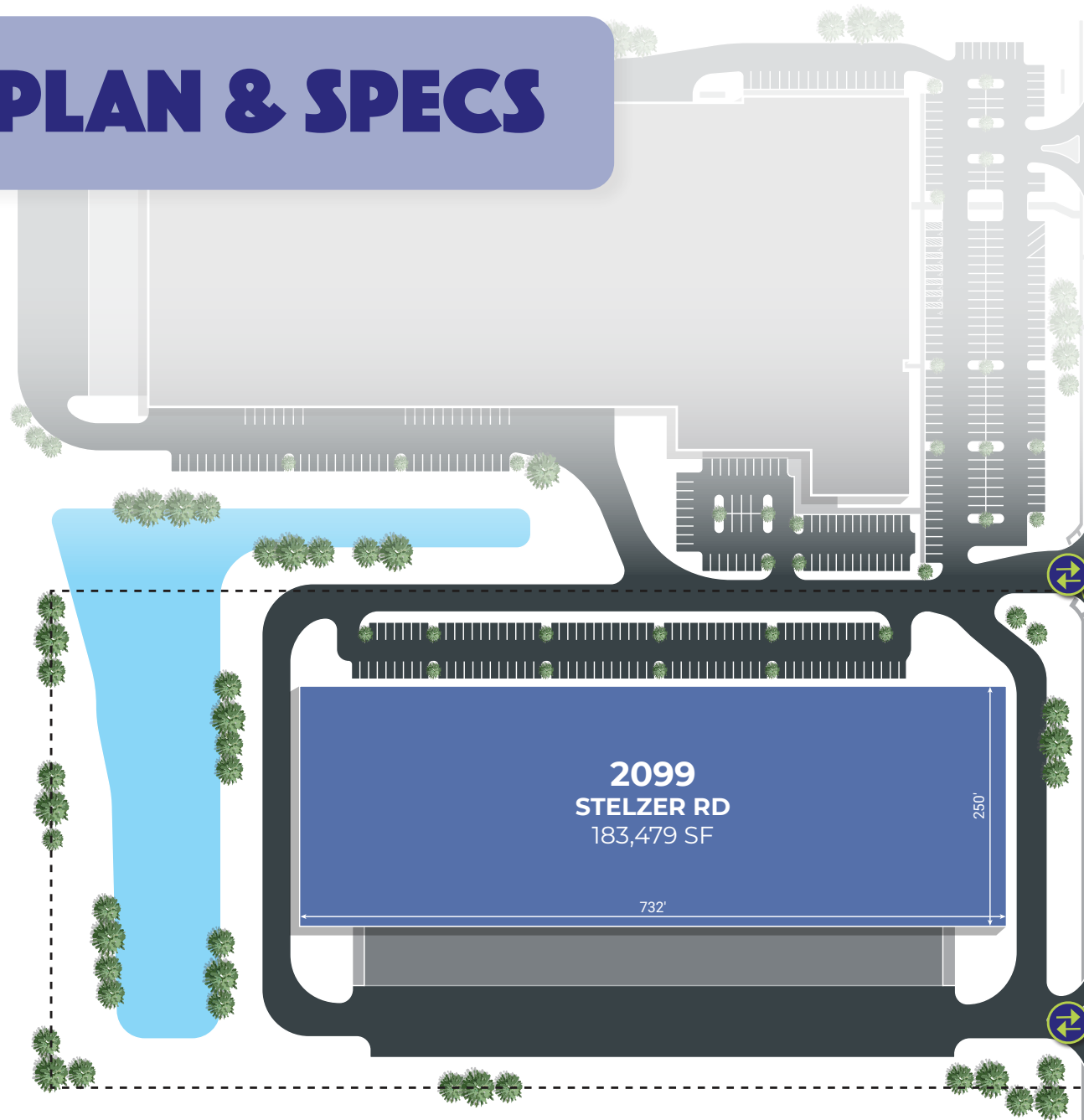
115
AUTO SPACES



3000
AMPS OF POWER



10 YEAR
75% TAX ABATEMENT



STELZER

DIRECT
ACCESS





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

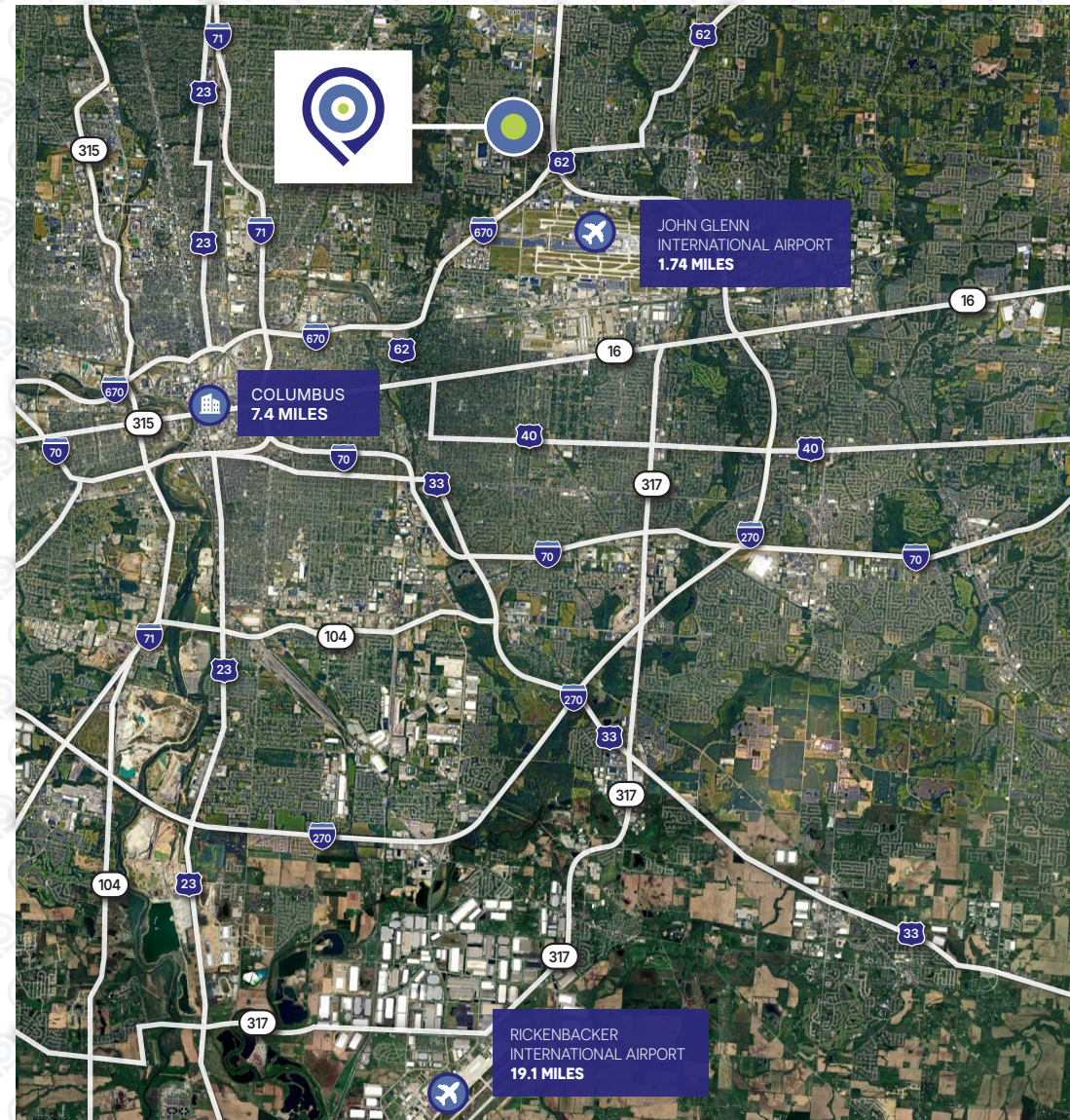
- 6% or 108,000 employees
- Since 2018, Rickenbacker has flown 300+ million pounds of cargo.



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

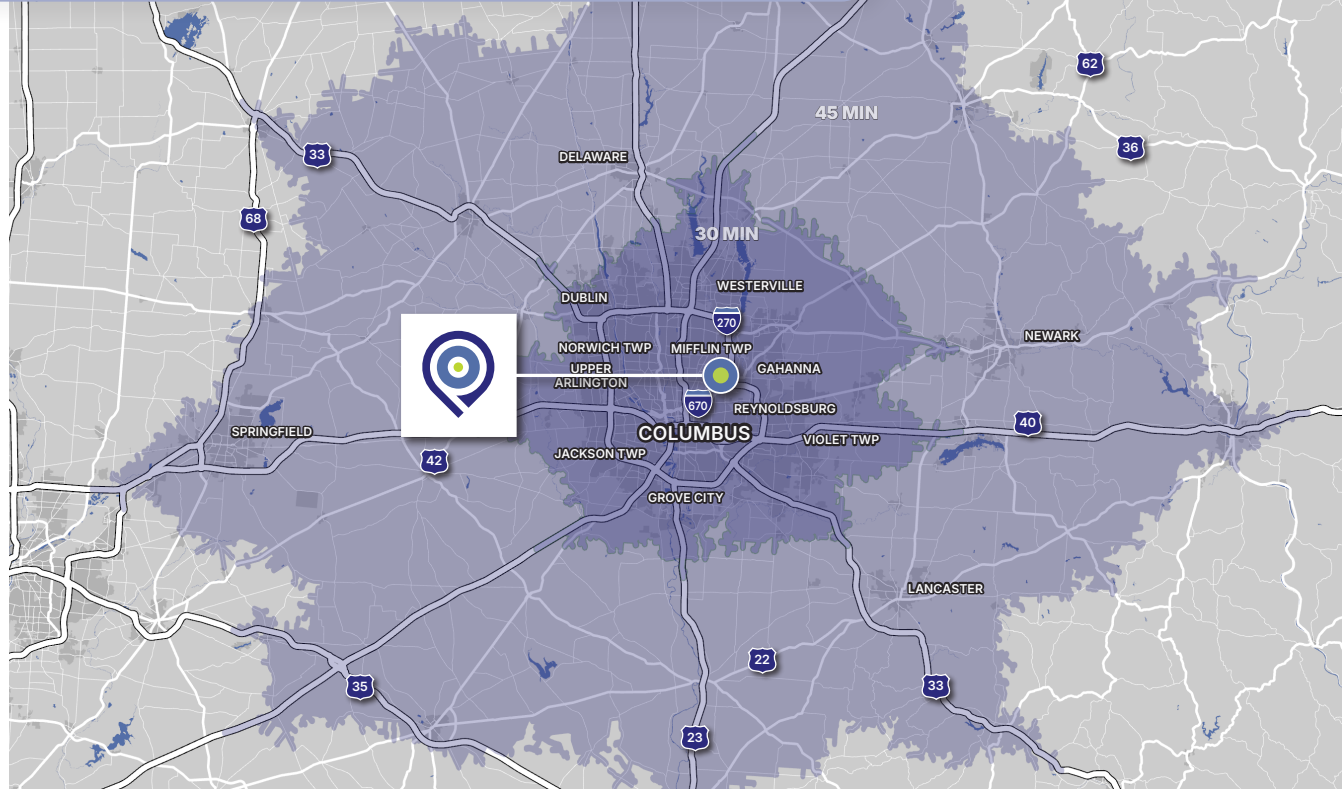
0%

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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PIZZUTI

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