CASTINGS COMMERCE PARK

30,935 SF
AVAILABLE **FOR LEASE**

2215-2295 PARSONS AVE. COLUMBUS, OH 43207



- **15 YEAR 100%** TAX ABATEMENT
- LOCATED IN AN **OPPORTUNITY ZONE**

Construction Complete on Class A Industrial Park

Buildings Ready for Occupancy

Building 3 Availability

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Hines KBCADVISORS

- 1 Building Available Totaling 30,935 SF
- Located in an Opportunity Zone
- Located in Major Labor Pool
- Incentives Package Available
- Strategically Located Convenient Access to Highways
- Existing Large Scale Utility Services



SITE PLAN

BUILDING 3 | 2215 PARSONS AVE

114,400 SF (30,935 SF Available)
BUILDING AREA

572' X 200'
DIMENSIONS

1,188 SF
OFFICE SUITE

52' x 50' (typical; 60' x 52' dock bays)
BAY SIZE

Rear Load
CONFIGURATION

11 (28 Total Positions | 9' x 10' w/ 17 KO's)
1 Dock Door Available for Available space
DOCK DOORS

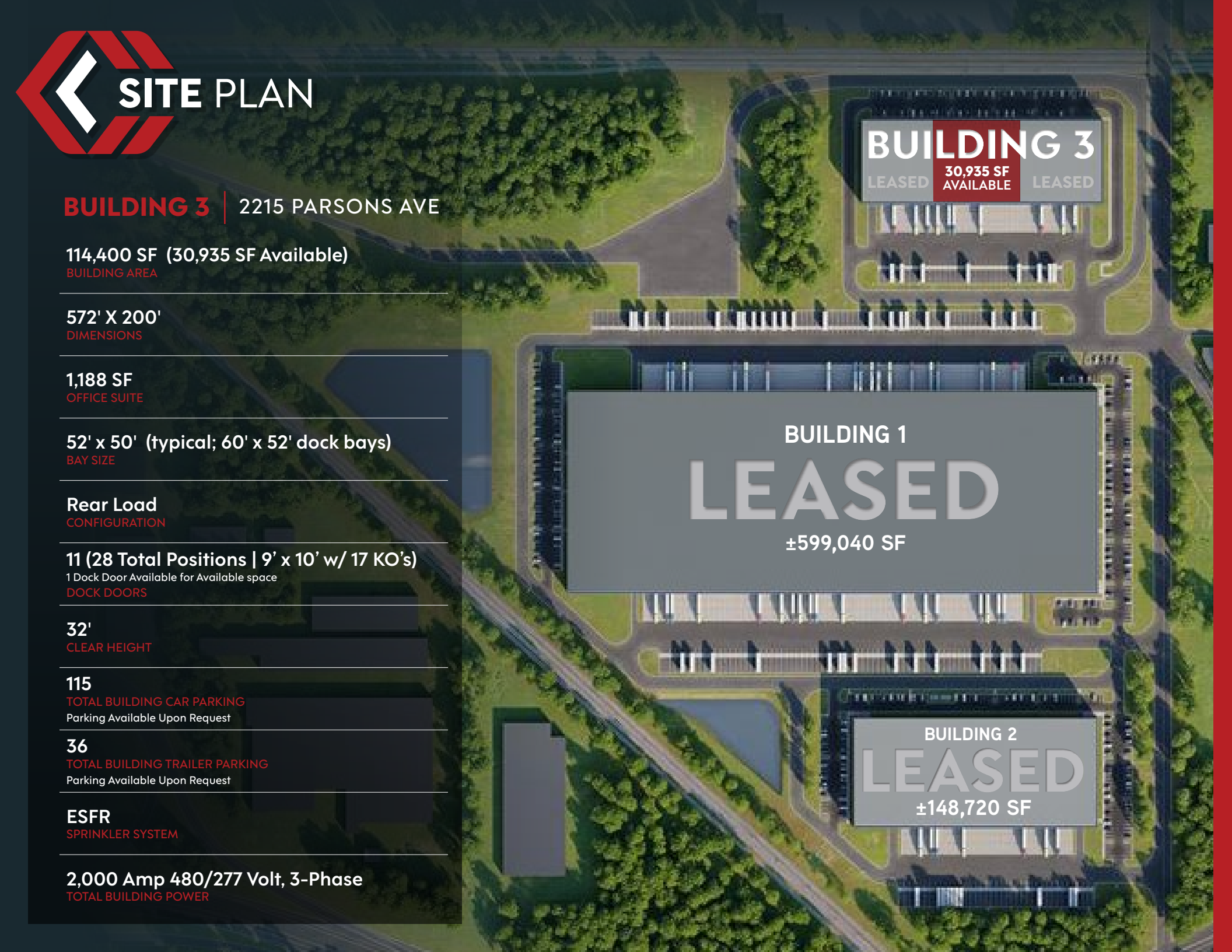
32'
CLEAR HEIGHT

115
TOTAL BUILDING CAR PARKING
Parking Available Upon Request

36
TOTAL BUILDING TRAILER PARKING
Parking Available Upon Request

ESFR
SPRINKLER SYSTEM

2,000 Amp 480/277 Volt, 3-Phase
TOTAL BUILDING POWER



ACCESS MAP



CASTINGS COMMERCE PARK

I-71	2 MILES | 3 MIN
I-270	3.5 MILES | 8 MIN
I-70	5 MILES | 7 MIN



LOCATION MAP



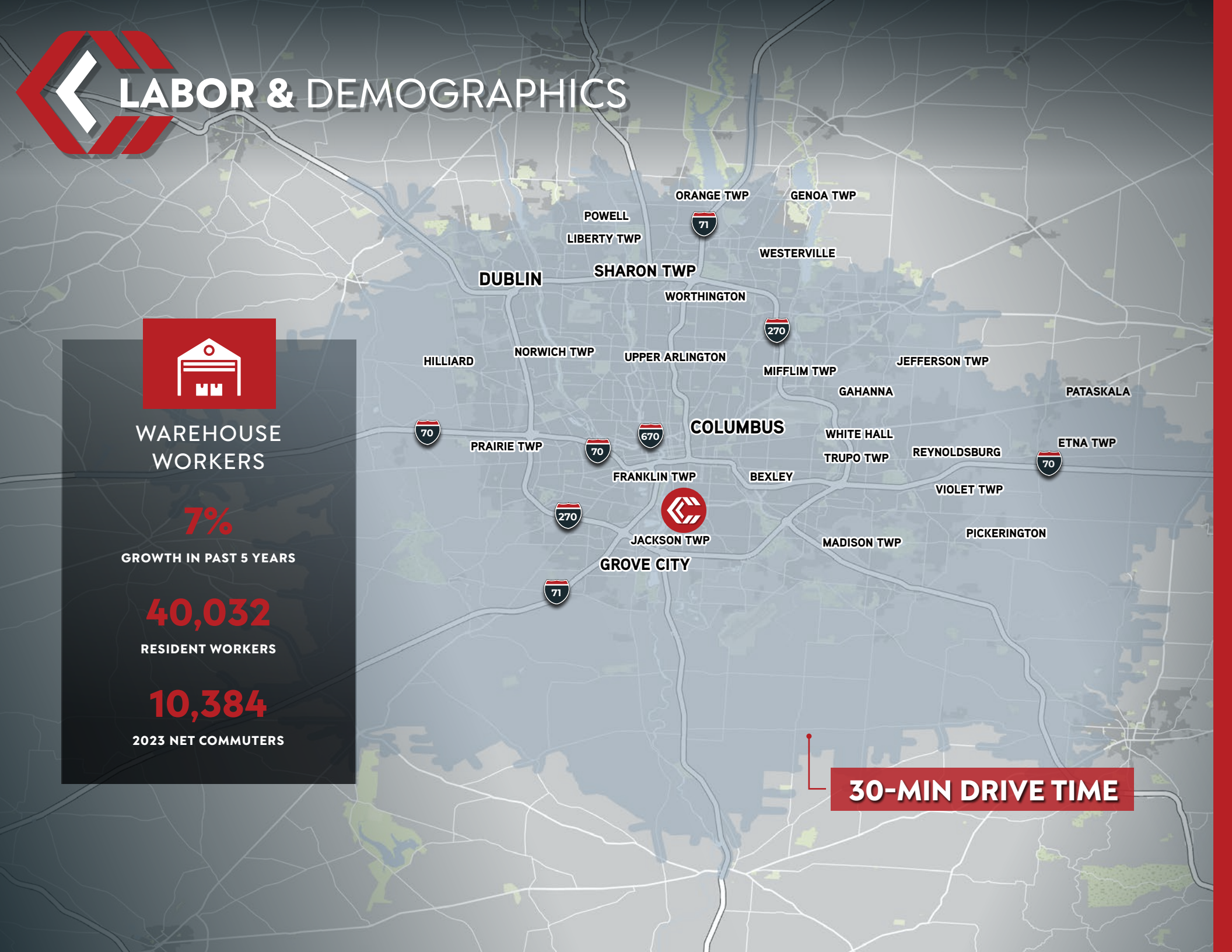
Rickenbacker Airport
17 MINS

John Glenn Airport
18 MINS

CSX Intermodal
17 MINS

Norfolk Southern Intermodal
20 MINS

LABOR & DEMOGRAPHICS



WAREHOUSE WORKERS

7%

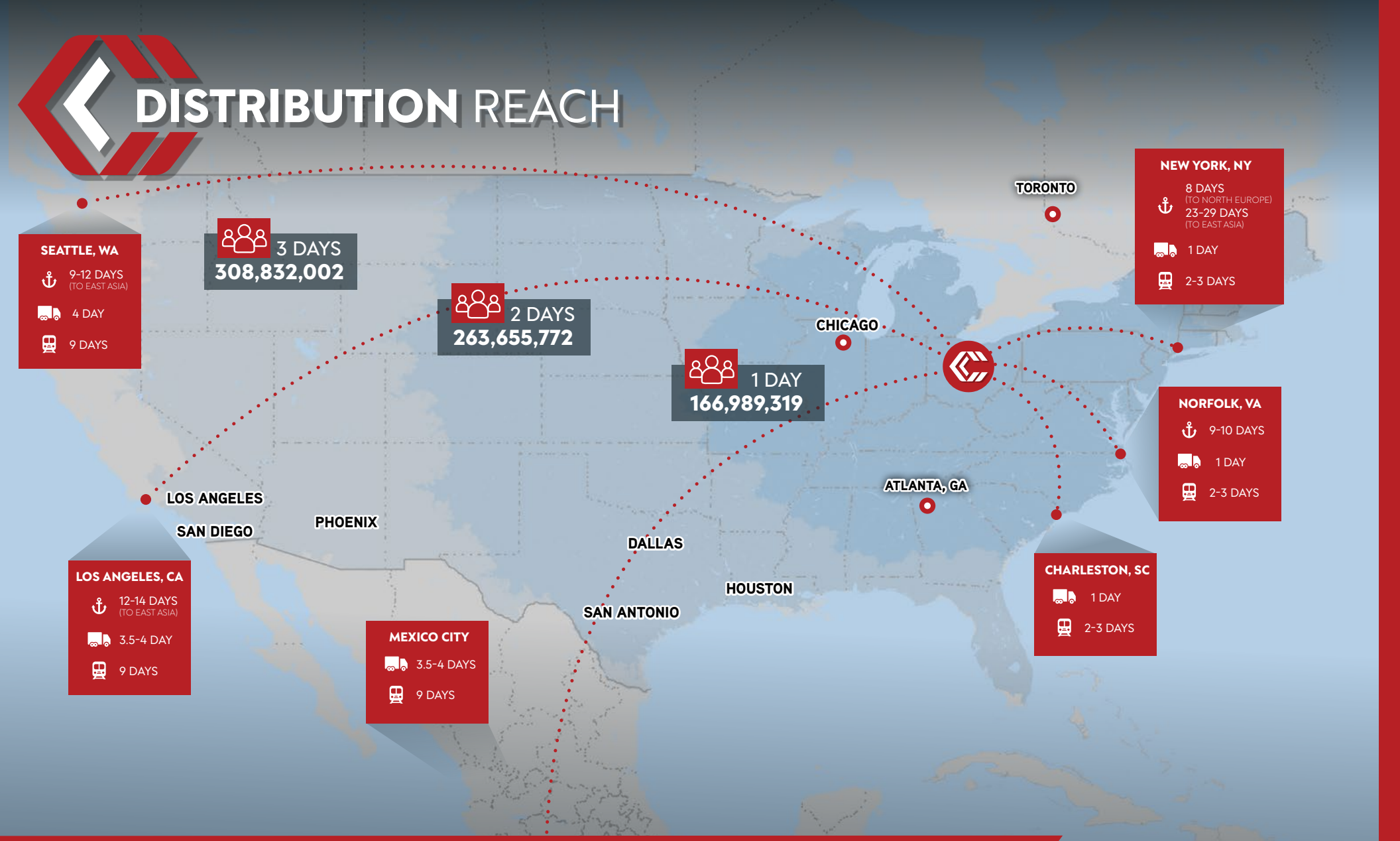
GROWTH IN PAST 5 YEARS

40,032

RESIDENT WORKERS

10,384

2023 NET COMMUTERS



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