



CASTINGS

COMMERCE PARK

2215-2295 PARSONS AVE. COLUMBUS, OH 43207

FOR LEASE



15 Year 100% Tax Abatement



Located in an Opportunity Zone



629,633 SF Available

**Construction Complete on Class A Industrial
Park - Buildings Ready for Occupancy**

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2 Buildings Available
Totaling 629,633 SF
(778,000 SF & +/- 3 Acres of
Outdoor Storage Available)



Rail Served



Located in Major
Labor Pool



Strategically Located
Convenient Access to
Highways



Incentives Package
Available



Located in an
Opportunity Zone



Existing Large
Scale Utility Services

BUILDING 1
±599,040 SF
FULL AVAILABILITY

BUILDING 3
±114,400SF
30,593 SF
AVAILABLE

BUILDING 2
148,720 SF
LEASED

LEASED

Improved intersection with
dedicated left turn lanes
to/from the site

S I T E P L A N

BUILDING 1 | 2255 PARSONS AVE

599,040 SF BUILDING AREA	Cross Dock CONFIGURATION	279 CAR PARKING
1,248' x 479' 11.5" DIMENSIONS	60 (113 Total Positions) (9' x 10' w/ 53 KO's) DOCK DOORS	163 TRAILER PARKING
2,500 SF OFFICE SIZE	4 Doors (14' x 16') DRIVE-IN DOORS	ESFR SPRINKLER SYSTEM
54' x 50' (typical; 65' x 54' dock bays) BAY SIZE	40' CLEAR HEIGHT	4,000 Amp 480/277 Volt, 3-Phase POWER

BUILDING 2 | LEASED | 2295 PARSONS AVE

148,720 SF BUILDING AREA	16 (25 Total Positions) (9' x 10' w/ 53 KO's) DOCK DOORS	3± Acres OUTDOOR STORAGE
572' x 260' DIMENSIONS	2 Doors (14' x 16') DRIVE-IN DOORS	ESFR SPRINKLER SYSTEM
2,500 SF OFFICE SIZE	36' CLEAR HEIGHT	2,000 Amp 480/277 Volt, 3-Phase POWER
52' x 50' (typical; 60' x 52' dock bays) BAY SIZE	123 CAR PARKING	
Rear Load CONFIGURATION	38 TRAILER PARKING	

BUILDING 3 | 2215 PARSONS AVE

114,400 SF (30,593 SF Available) BUILDING AREA	Rear Load CONFIGURATION	115 CAR PARKING
572' x 200' DIMENSIONS	11 (28 Total Positions) (9' x 10' w/ 17 KO's) DOCK DOORS	36 TRAILER PARKING
2,500 SF OFFICE SIZE	2 Doors (12' x 14') DRIVE-IN DOORS	ESFR SPRINKLER SYSTEM
52' x 50' (typical; 60' x 52' dock bays) BAY SIZE	32' CLEAR HEIGHT	2,000 Amp 480/277 Volt, 3-Phase POWER

BUILDING 3

±114,400SF

LEASED

30,593 SF
AVAILABLE

LEASED

BUILDING 1

±599,040 SF

FULL BUILDING AVAILABLE

BUILDING 2

LEASED

±148,720 SF

A C C E S S

I-71

2 MILES | 3 MIN

I-270

3.5 MILES | 8 MIN

I-70

5 MILES | 7 MIN



CASTINGS
COMMERCE PARK



LOCATION



Rickenbacker Airport
17 MINS

John Glenn Airport
18 MINS



CSX Intermodal
17 MINS

Norfolk Southern Intermodal
20 MINS

NORWICH TWP

UPPER
ARLINGTON

MIFFLIN TWP

CSX COLUMBUS

JOHN GLENN INT'L AIRPORT

COLUMBUS

REYNOLDSBURG

VIOLET TWP

JACKSON TWP

GROVE CITY

RICKENBACKER INT'L AIRPORT

NS RICKENBACKER

62



LABOR & DEMOGRAPHICS



WAREHOUSE WORKERS

7%

GROWTH IN PAST 5 YEARS

40,032

RESIDENT WORKERS

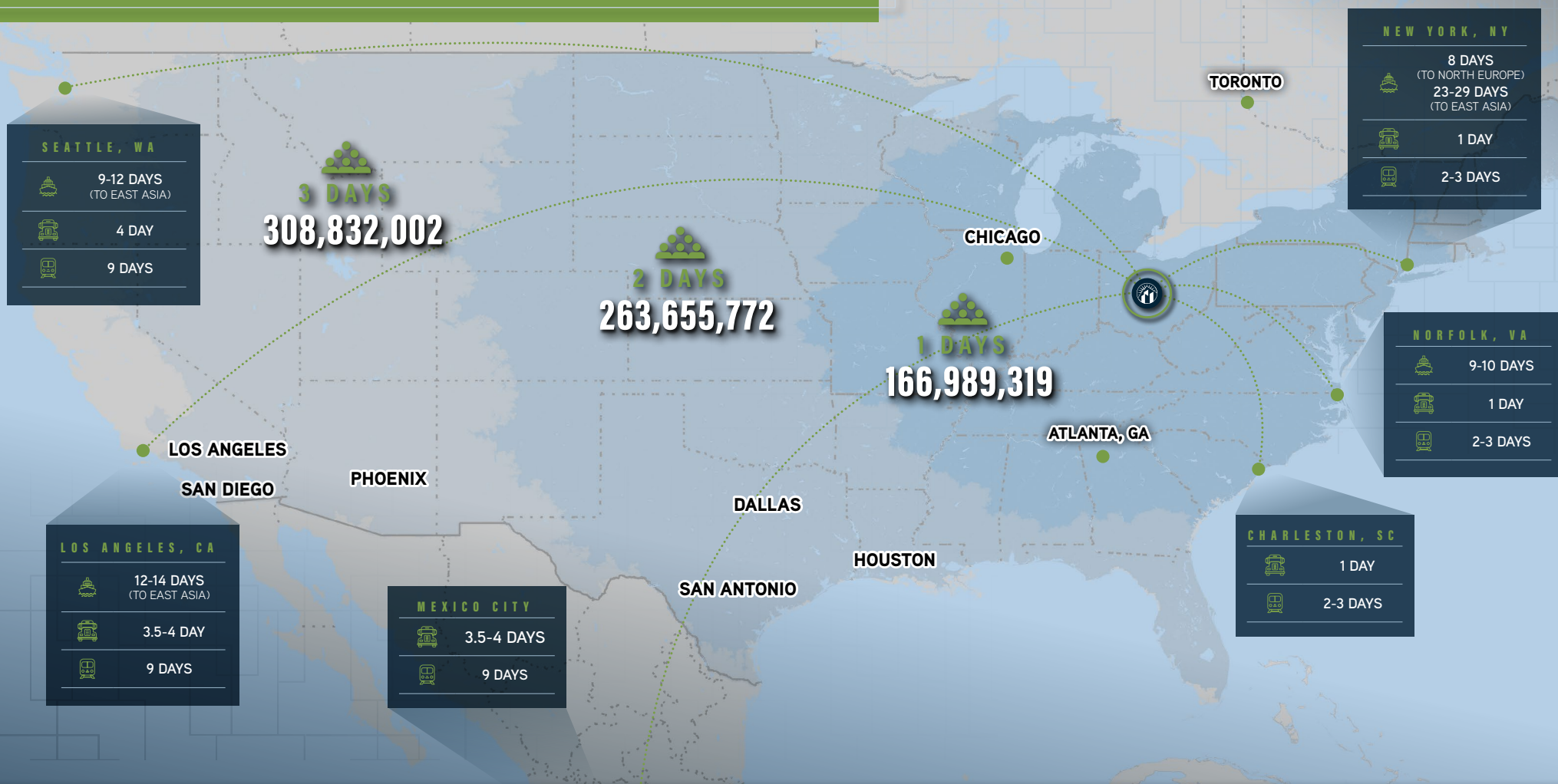
10,384

2023 NET COMMUTERS



30-MIN DRIVE TIME

DISTRIBUTION REACH



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