

Prologis Southeast 6

5820 OPUS DRIVE | GROVEPORT, OH 43125



INDUSTRIAL SPACE FOR LEASE

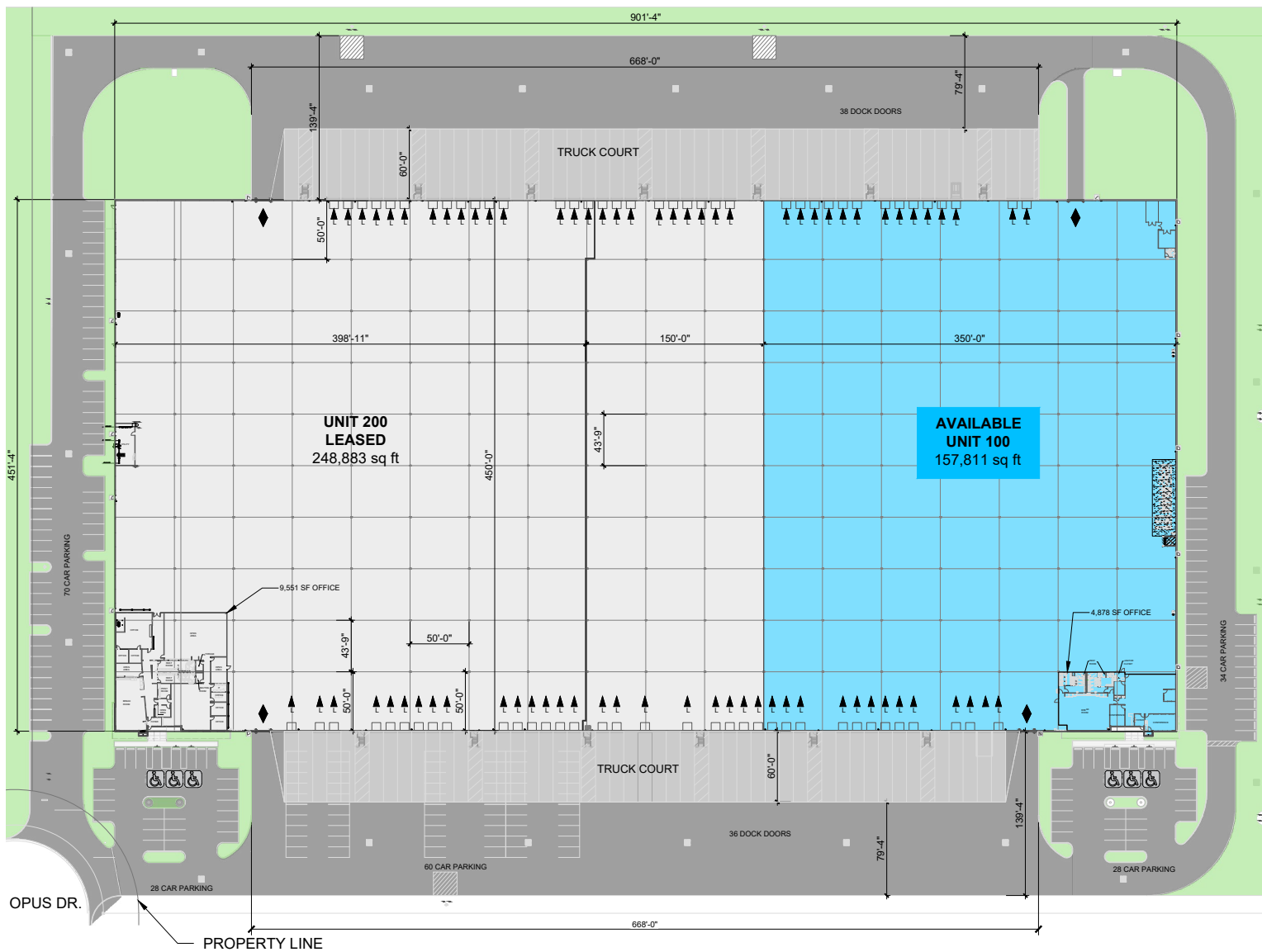
157,811 SF



Location

This property is a prime site within the southeast industrial market with easy access to major highways including I-71, I-270, I-70 and US 23.





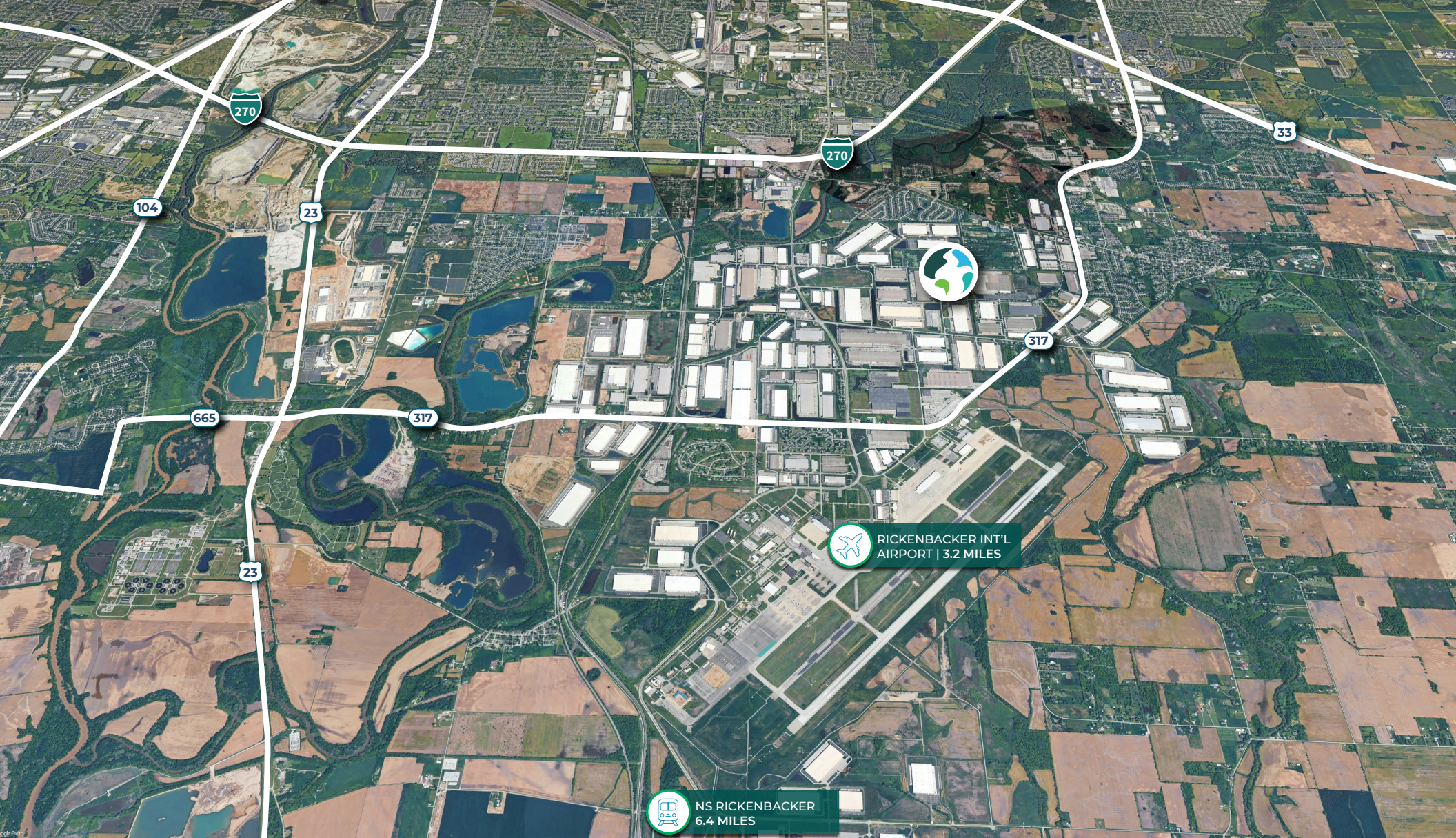
LEGEND

- ▲ DOCK DOOR
- ◆ DRIVE-IN DOCK DOOR
- ▲ DOCK DOOR WITH LEVELER
- LEASED
- LAND
- CONCRETE APRON

Property Features

Industry-leading features to empower your business.

Total Space 406,694 SF	Available Space 157,811 SF	Office SF 4,878 SF	Clear Height 35'	Dock Doors 27	Drive-in Doors 2
	Dock Configuration Cross Dock	Column Spacing 44' x 50'	Truck Court Depth 139'-4"	Speed Bay Depth 50'-8"	Car Parking Spaces 220
				Sprinkler ESFR	Lighting LED



Immediate Access to Interstates

I-270
3.6 Miles

I-70
9.4 Miles

Rickenbacker Int'l Airport
3.2 Miles

I-71
10.3 Miles

Labor Profile

Warehouse Workers \$16.99 Avg Hourly Earnings

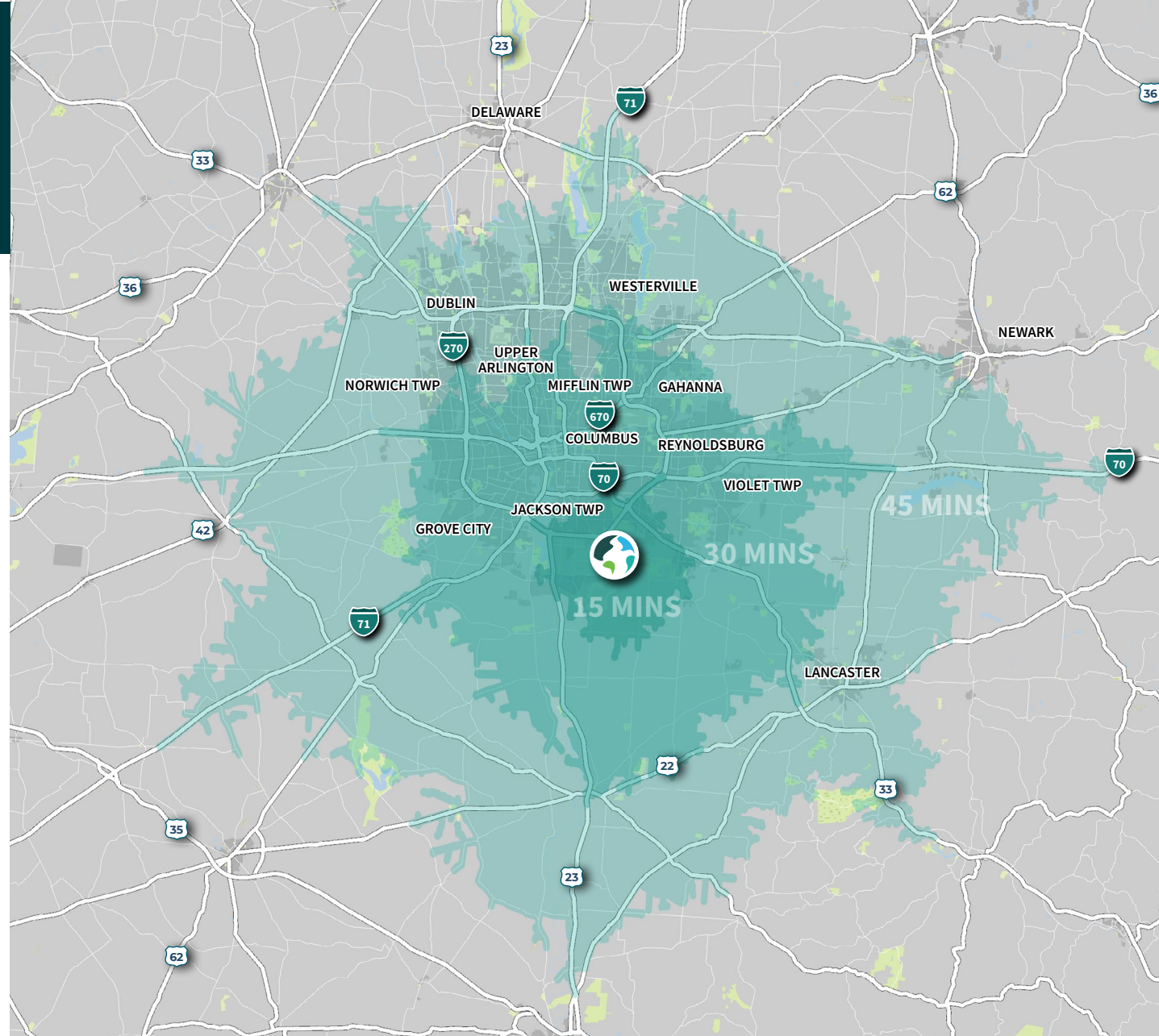
15 MINS	2,592	4,037	3%
30 MINS	30,502	7,446	6%
45 MINS	53,920	10,301	8%
	2024 Resident Workers	2024 Net Commuters	Past 5-Year Growth

Forklift Drivers \$19.79 Avg Hourly Earnings

15 MINS	315	569	-22%
30 MINS	3,605	353	-17%
45 MINS	6,200	863	-13%
	2024 Resident Workers	2024 Net Commuters	Past 5-Year Growth

Manufacturers & Assemblers \$19.35 Avg Hourly Earnings

15 MINS	389	483	5%
30 MINS	4,955	549	5%
45 MINS	10,372	289	8%
	2024 Resident Workers	2024 Net Commuters	Past 5-Year Growth



	2024 Total Population	2024-2029 Population Growth Rate	2024 Total Households	2024 Median Household Income	2024 Labor Force	2024 Occupation: Transportation/ Material Moving Workers	2024 Transportation/Material Moving Workers as a % of the Labor Force
15 Min »	191,612	0.64%	77,369	\$59,725	99,831	13,643	14.12%
30 Min »	1,381,409	0.46%	560,309	\$72,821	749,891	66,226	9.09%
45 Min »	1,957,105	0.52%	779,596	\$80,046	1,053,120	82,862	8.08%

Location Intelligence

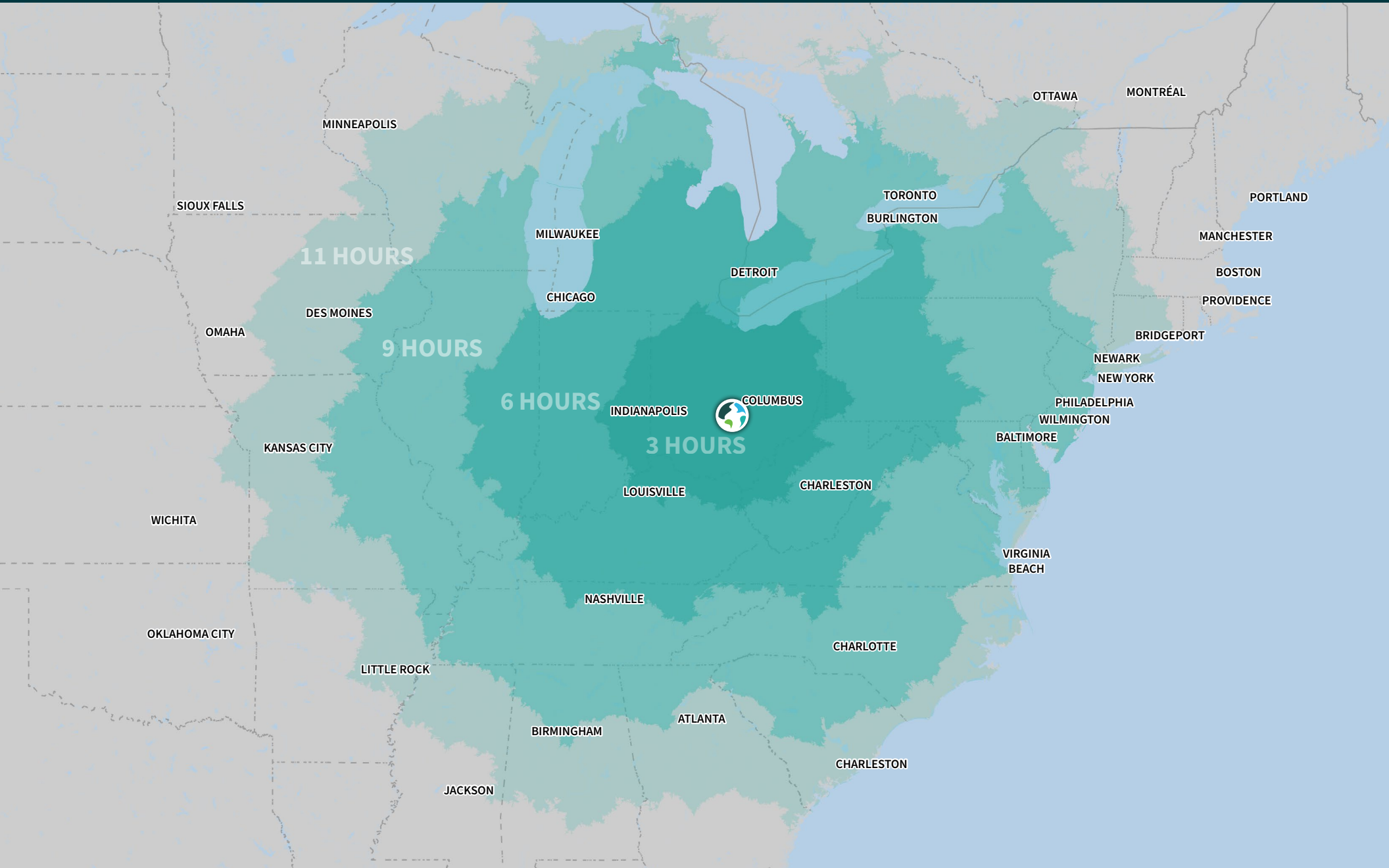
Total Population

3 HOURS DRIVE TIME
14,978,657

9 HOURS DRIVE TIME
130,304,842

6 HOURS DRIVE TIME
47,165,206

11 HOURS DRIVE TIME
165,019,696



Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one single-source partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

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KBC Advisors | Columbus
1086 N 4th Street, Suite 111
Columbus, OH 43201
ph +1 614 321 8633

**KBC Advisors
Beau Taggart**
beau.taggart@kbcadvisors.com
ph +1 614 581 2314

**KBC Advisors
Joe Kimener**
joe.kimener@kbcadvisors.com
ph +1 614 313 9626



Prologis – Office
383 North Front Street, Suite 1A
Columbus, OH 43215 US
prologis.com

John Underman
junderman@prologis.com
ph +1 614 220 2244

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