ALKIRE AIR

COMMERCE CENTER

FOR LEASE

±110,835 SF

ALKIRE ROAD, COLUMBUS, OH 43228

ESTIMATED COMPLETION
FALL 2026



BEAU TAGGART
+1 614 581 2314
beau.taggart@kbcadvisors.com

JOE KIMENER
+1 614 313 9626
joe.kimener@kbcadvisors.com

CADE CRAWFORD
+1 419 788 8883
cade.crawford@kbcadvisors.com

KBCADVISORS

SITE PLAN

±110,835 SQUARE FEET	8.13 ACRES
650′ x 170′ BUILDING DIMENSIONS	32′ CLEAR HEIGHT
120′ TRUCK COURT DEPTH	60′ SPEED BAYS
50′ x 50′ TYPICAL BAY	20 DOCK DOORS
6 W/ ELECTRIC OPERATORS DRIVE-IN DOORS	119 AUTO SPACES
60′ CONCRETE DOCK PADS	1,695 SF BUILD TO SUIT OFFICE
ESFR SPRINKLERS	3K AMP 277/480 VOLT 3 PHASE ELECTRICAL SERVICE
75% 10 YEAR REAL ESTATE TAX ABATEMENT	6″ UNREINFORCED CONCRETE SLAB (4000 PSI) FF 55, FL 35 UNREINFORCED CONCRETE SLAB
L-M LIMITED MANUFACTURING ZONING DISTRICT	6mil MECHANICALLY FASTENED TOP TPO MEMBRANE ROOF



LOADING FACILITIES

Twenty (20) insulated 9′ x 10′ dock doors with levelers, bumpers, seals, and hood curtains. Up to ten (10) additional dock positions available.

ACCESS

Alkire Air can be accessed from Alkire Road, minutes from Bolton One Airport and I-270

AERIAL PHOTOS











CORPORATE NEIGHBORS



1	WELCH PACKAGING
2	WURTHBAER SUPPLY
3	TSYS
4	AY MANUFACTURING LTD
5	OFFICE DEPOT
6	CINTAS
7	COSTCO
8	UPS
9	FST LOGISTICS
10	SAIA LTL FREIGHT
11	PEPCO
12	WALMART
13	STAPLES
14	AMERICAN NITRILE
15	WILLIAM SONOMA
16	BEST BUY
17	SYSCO GUEST SUPPLY
18	PITNEY BOWES
19	PILKINGTON NORTH AMERICA
20	UPS
21	McKESSON
22	FEDEX GROUND
23	MOHAWK INDUSTRIES
24	RXO

LOCATION ACCESS



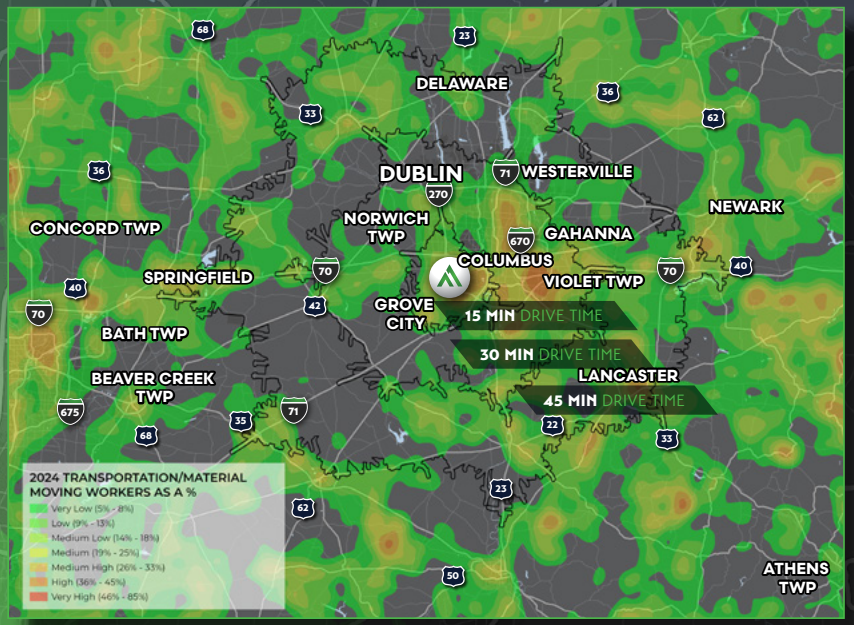
ACCESS TO EXPRESSWAYS

1.1 miles to I-270 via Georgesville Road

5 miles to I-70 via I-270

6.2 miles to I-71 via I-270

LABOR REACH



DELAWARE

DUBLIN

NORWICH TWP

UPPER ARLINGTON

MIFFLIN TWP

GAHANNA

COLUMBUS

REYNOLDSBURG

SPRINGFIELD

JACKSON TWP

VIOLET TWP

GROVE CITY

15 MIN DRIVE TIME
276,374 | 2024 POPULATION

FAIRBORN

BATH TWP

30 MIN DRIVE TIME
1,452,940 | 2024 POPULATION

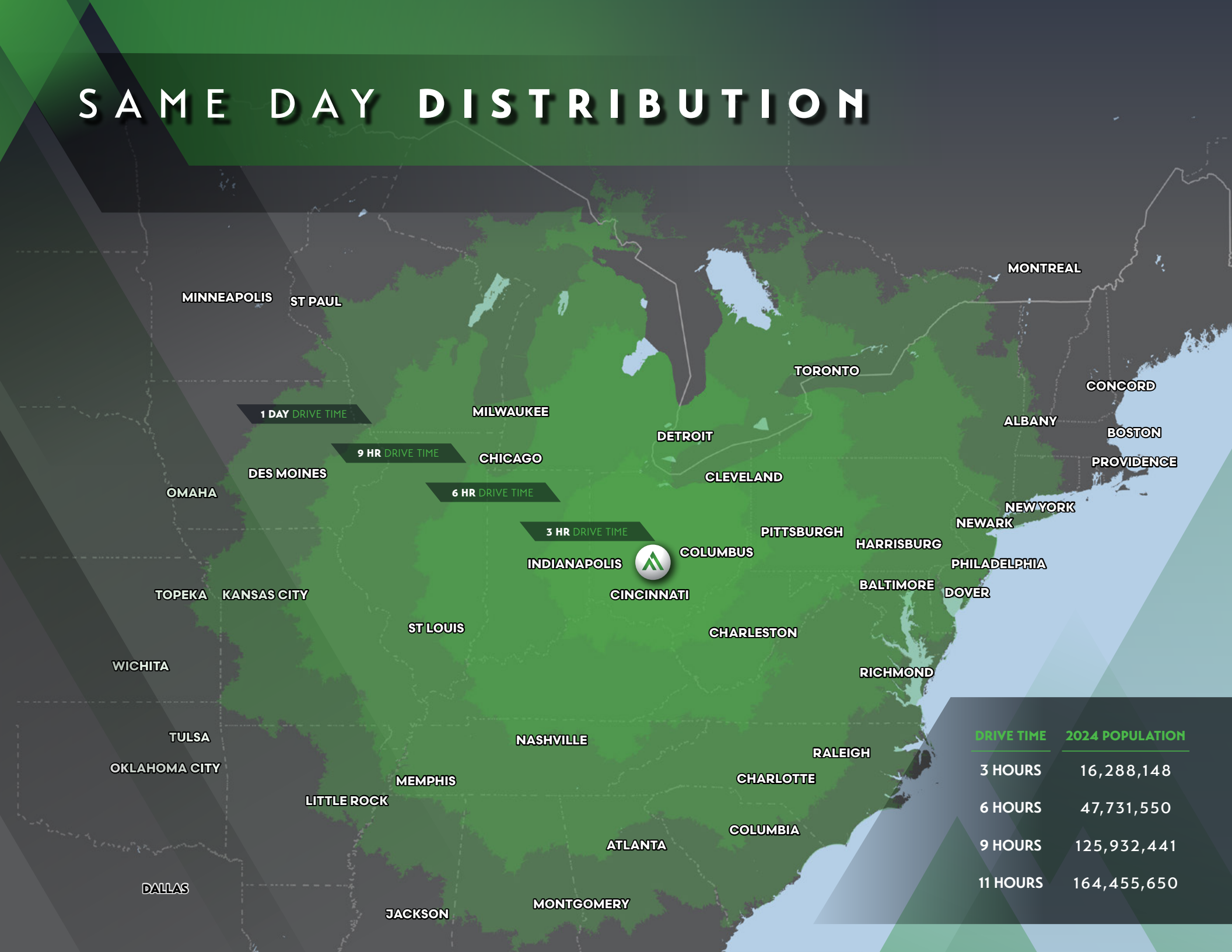
BEAVER CREEK TWP

LANCASTER

45 MIN DRIVE TIME
1,995,797 | 2024 POPULATION

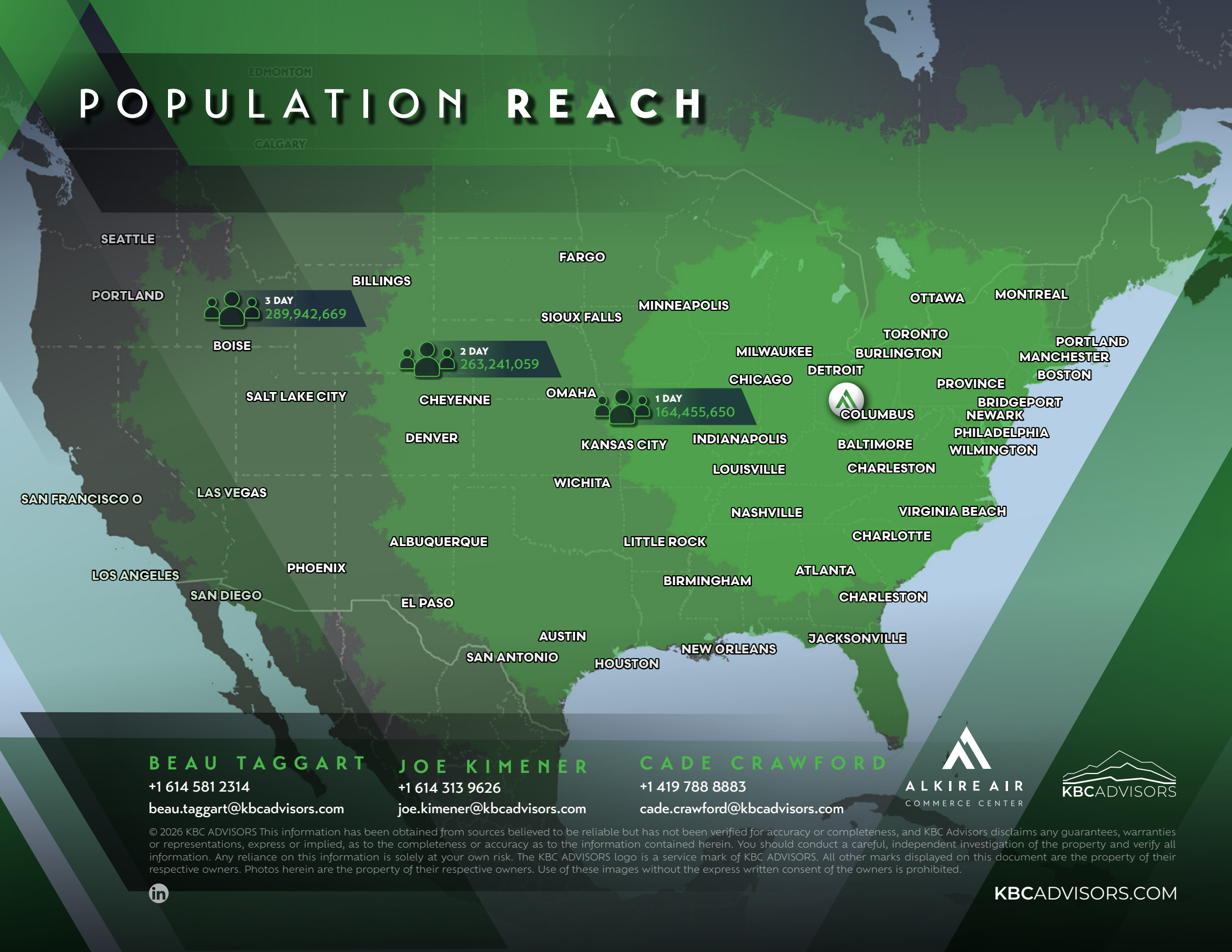
ALKIRE AIR COMMERCE CENTER **is located in southwest Columbus, Ohio. Just minutes from downtown Columbus, 3 airports and 3 intermodals.**

SAME DAY DISTRIBUTION



DRIVE TIME	2024 POPULATION
3 HOURS	16,288,148
6 HOURS	47,731,550
9 HOURS	125,932,441
11 HOURS	164,455,650

POPULATION REACH



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