7103 Green Meadows Dr, Lewis Center, OH 43035

241,920 SF Available for Lease

KBCADVISORS



Less Than 1 Mile to U.S. Route 23

0.7 Mile to Substation

Tax Incentives Available

Air-Conditioned Warehouse

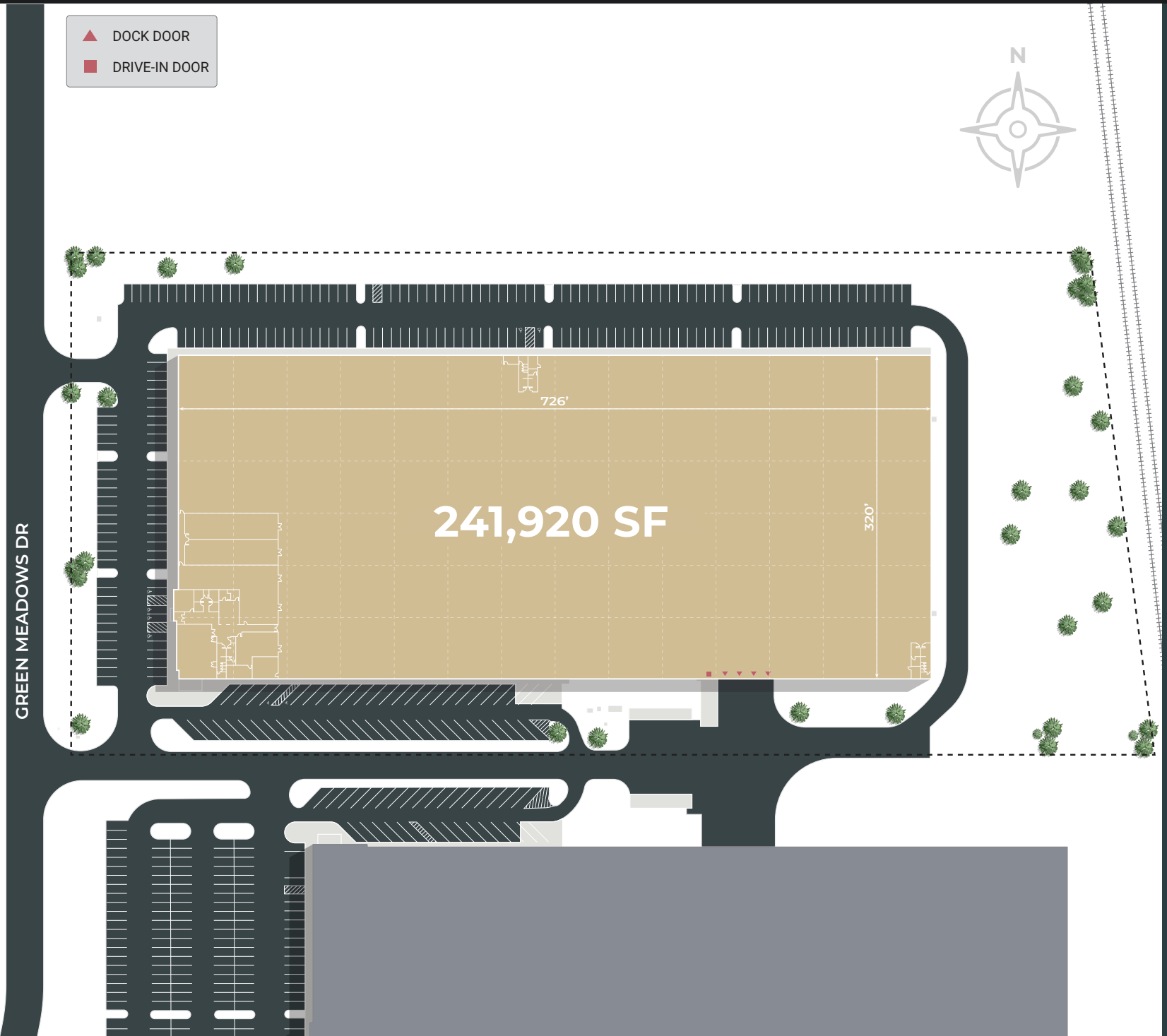
5 Ton Crane

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KBC Advisors | Columbus
1086 N 4th Street, Suite 111,
Columbus, OH 43201



- **241,920 SF**
- **12.50 Acres**
- **17,712 SF** Office Space
- Building Dimensions: **726' x 320'**
- Column Spacing: **54' x 52'**
- Clear Height: **30'-10"**
- **4** Dock Doors (**9' x 10'** with Levelers, Lights, Seals, Locks, and **2** Guards)
- **1** Drive-in Door (**12' x 14'**)
- Truck Court Depth: **220'**
- Warehouse Lighting: **LED**
- Fire Suppression: **ESFR**
- Auto Parking Spaces: **278**
- Electrical: **480/277V 3 phase, 4 wire**
- Mechanical: **Air-Conditioned** Warehouse
- Year Built **2023**
- **Outdoor** Patio
- **5 Ton** Crane
- Zoning: **Planned Industrial**













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CORPORATE NEIGHBORS



Columbus is located within a 10-hour drive of 46% 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.

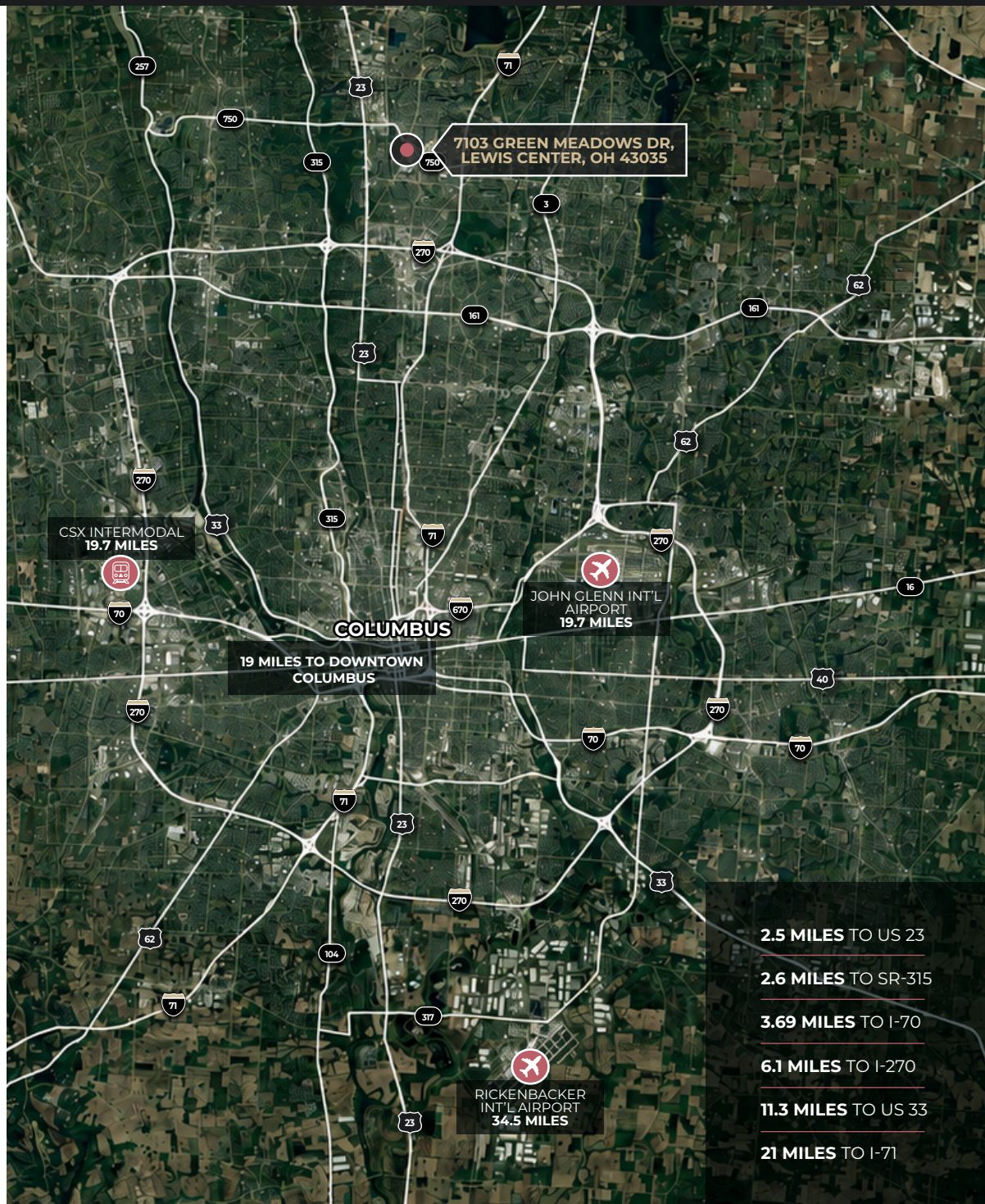
TRANSPORTATION

- 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.



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IMMEDIATE ACCESS

POPULATION REACH

30 Min	60 Min
1,071,741	2,326,003
16,508,674	48,860,513
3 Hr	6 Hr

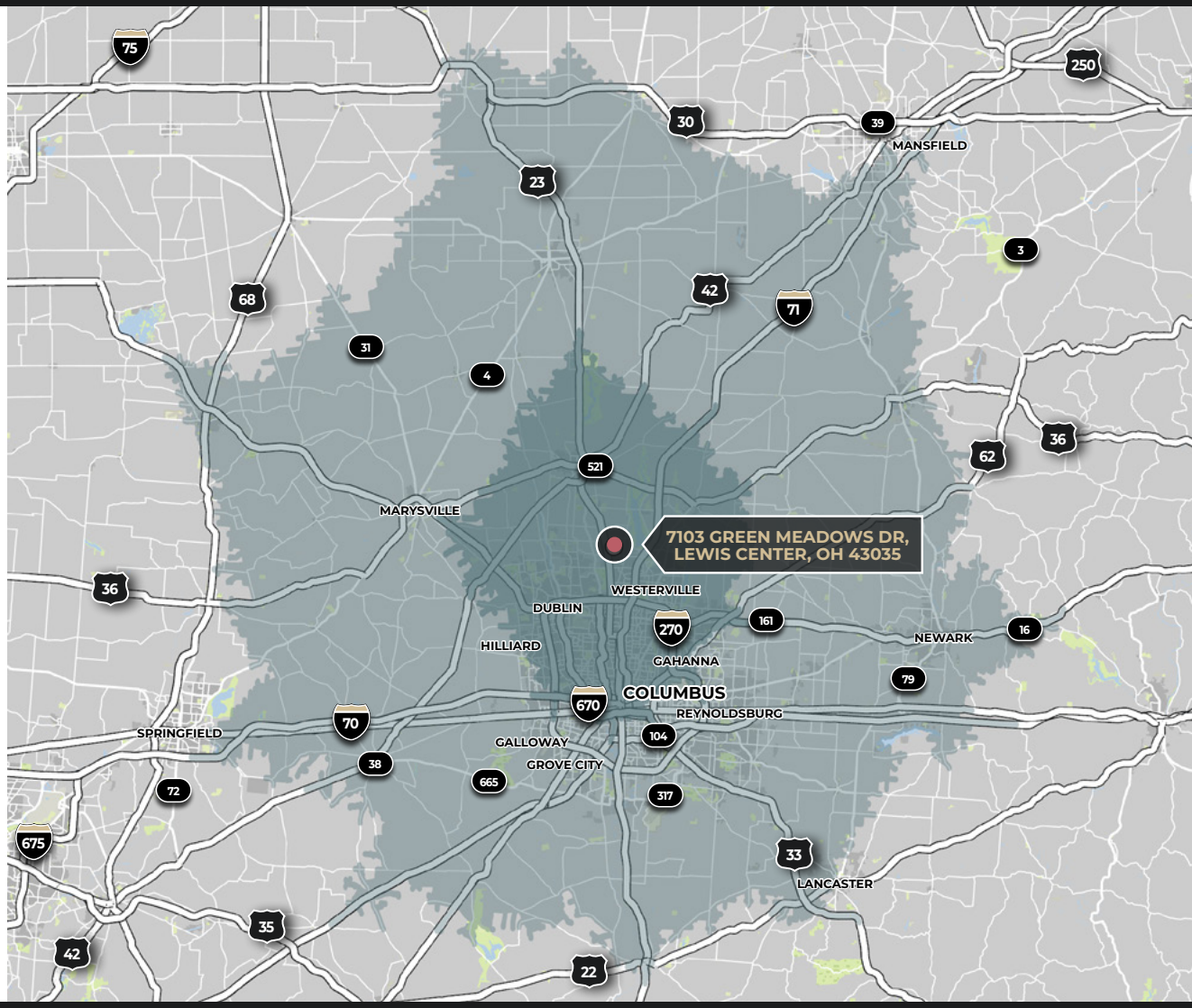
LABOR POOL

WAREHOUSE WORKERS	30 MIN	60 MIN	
	21,564	60,746	2025 Resident Workers
	6%	3%	Past 5-Year Growth
$19.03 *Avg Hourly Earnings*	2,387	10,154	2025 Net Commuters*

FORKLIFT DRIVERS	30 MIN	60 MIN	
	2,344	7,754	2025 Resident Workers
	1%	-4%	Past 5-Year Growth
$21.64 *Avg Hourly Earnings*	-344	1,385	2025 Net Commuters*

MANUFACTURERS & FABRICATORS	30 MIN	60 MIN	
	4,923	15,563	2025 Resident Workers
	8%	6%	Past 5-Year Growth
$21.82 *Avg Hourly Earnings*	-64	3,133	2025 Net Commuters*

Wage Data as of 07/01/2026



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