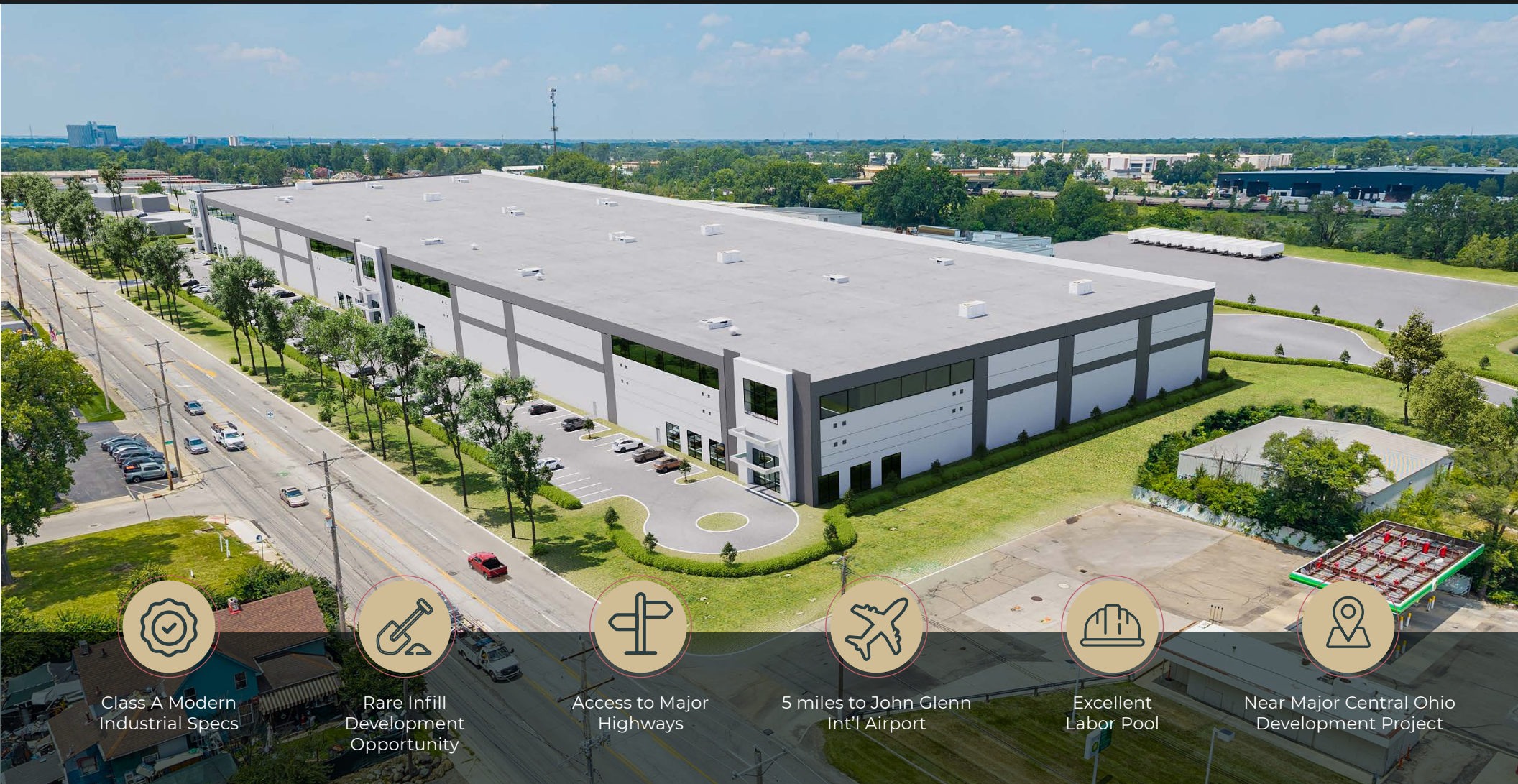


1000 Joyce Ave, Columbus, OH 43219

25.88 Acres | 252,000 SF Spec Development For Lease



Class A Modern
Industrial Specs



Rare Infill
Development
Opportunity



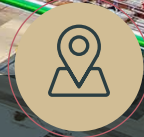
Access to Major
Highways



5 miles to John Glenn
Int'l Airport



Excellent
Labor Pool



Near Major Central Ohio
Development Project

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KBC Advisors | Columbus

1086 N 4th Street, Suite 111

Columbus, OH 43201

1000 Joyce Ave, Columbus, OH 43219

Site Plan



252,000 SF
Building Size

25.88
Acres

900' X 280'
Building Dimensions

36
Dock Doors

2
Drive-In Doors

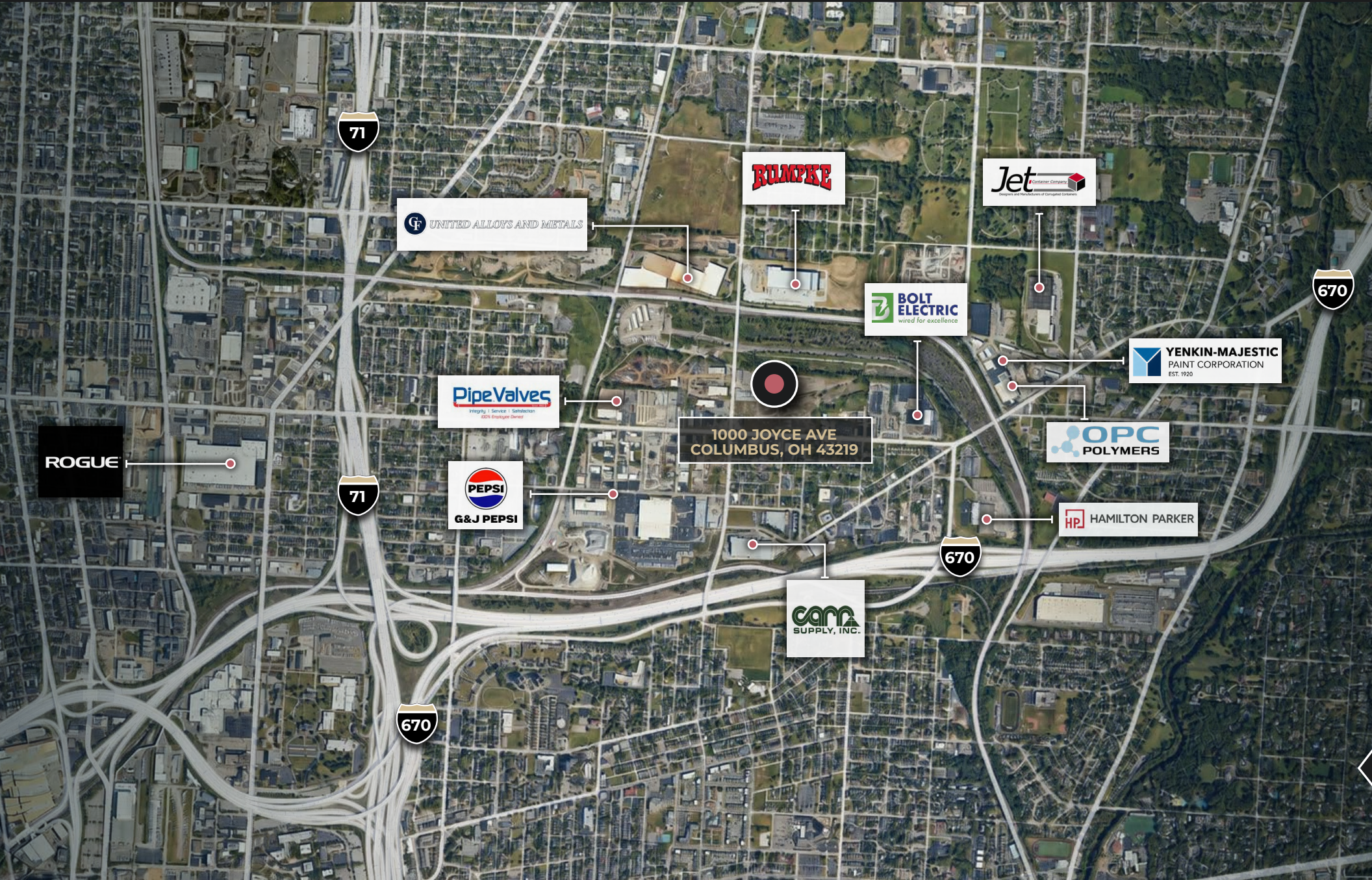
63
Truck Parking Spaces

249
Car Parking Spaces

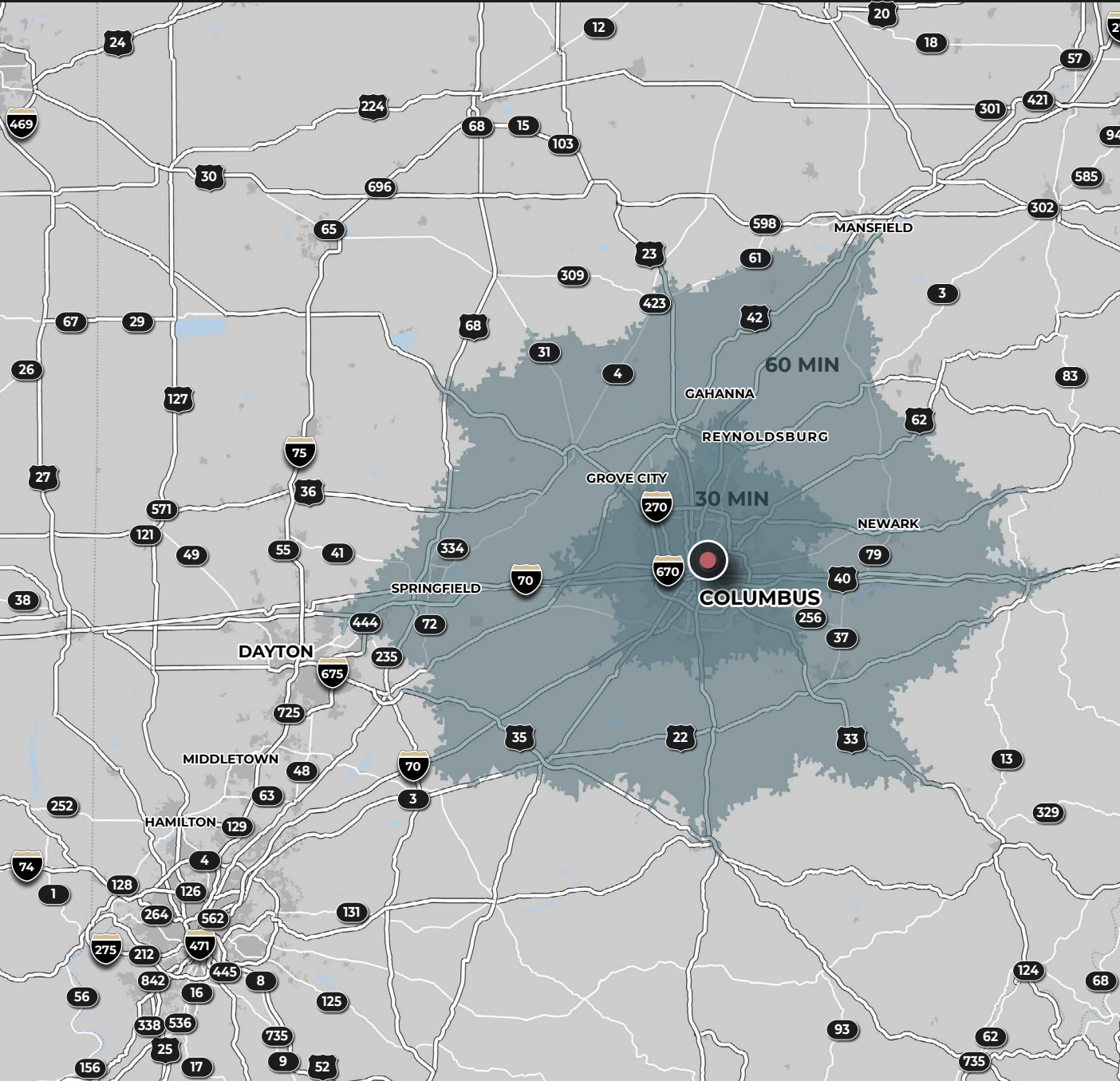
OUTDOOR
Storage



Corporate Neighbors



Immediate Workforce



LABOR POOL



WAREHOUSE WORKERS

\$19.03 Avg Hourly Earnings

2025 Resident Workers Past 5-Year Growths 2025 Resident Workers

30 MIN	43,973	2%	11,514
60 MIN	65,900	4%	9,653



FORKLIFT DRIVERS

\$21.64 Avg Hourly Earnings

2025 Resident Workers Past 5-Year Growths 2025 Resident Workers

30 MIN	5,546	-5%	1,341
60 MIN	8,374	-3%	1,139



MANUFACTURERS & FABRICATORS

\$21.82 Avg Hourly Earnings

2025 Resident Workers Past 5-Year Growths 2025 Resident Workers

30 MIN	8,354	6%	142
60 MIN	16,249	6%	2,827

POPULATION REACH

1,668,934
30 Min

2,570,063
60 Min

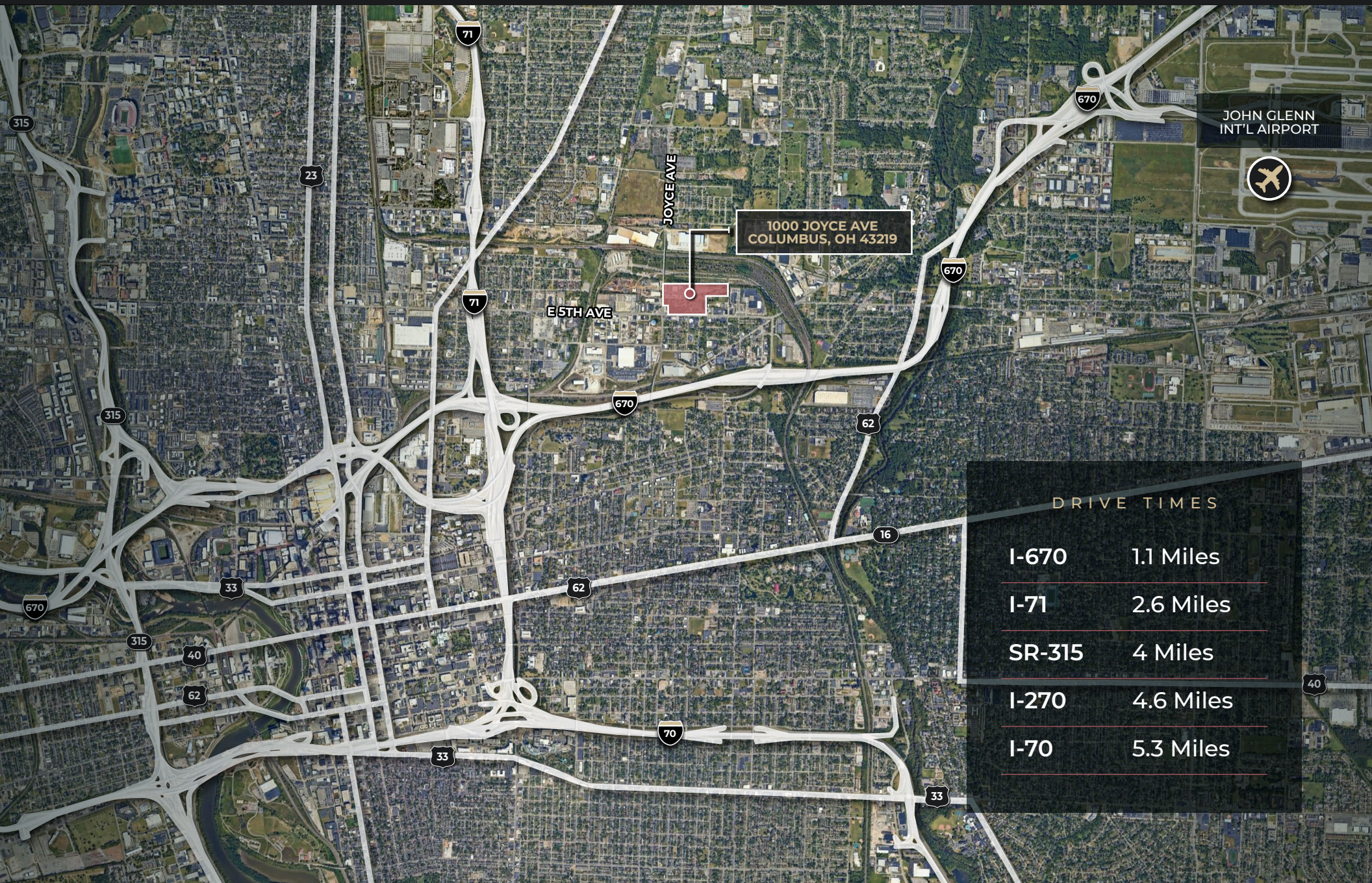
16,935,613
3 Hr

52,810,818
6 Hr

- *Labor Facts are calculated using a 30-min/60-min Drive Time from the site
- Resident Workers, Resident Workers Change, and Net Commuters data comes from Lightcast (Latest data release: 01/01/2025)
- Wage data comes from ERI (Latest data release: 11/10/2025)

1000 Joyce Ave, Columbus, OH 43219

Access & Location



DRIVE TIMES

I-670	1.1 Miles
I-71	2.6 Miles
SR-315	4 Miles
I-270	4.6 Miles
I-70	5.3 Miles

Regional Map

Columbus is located within a **10-hour drive** of **46 percent** 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



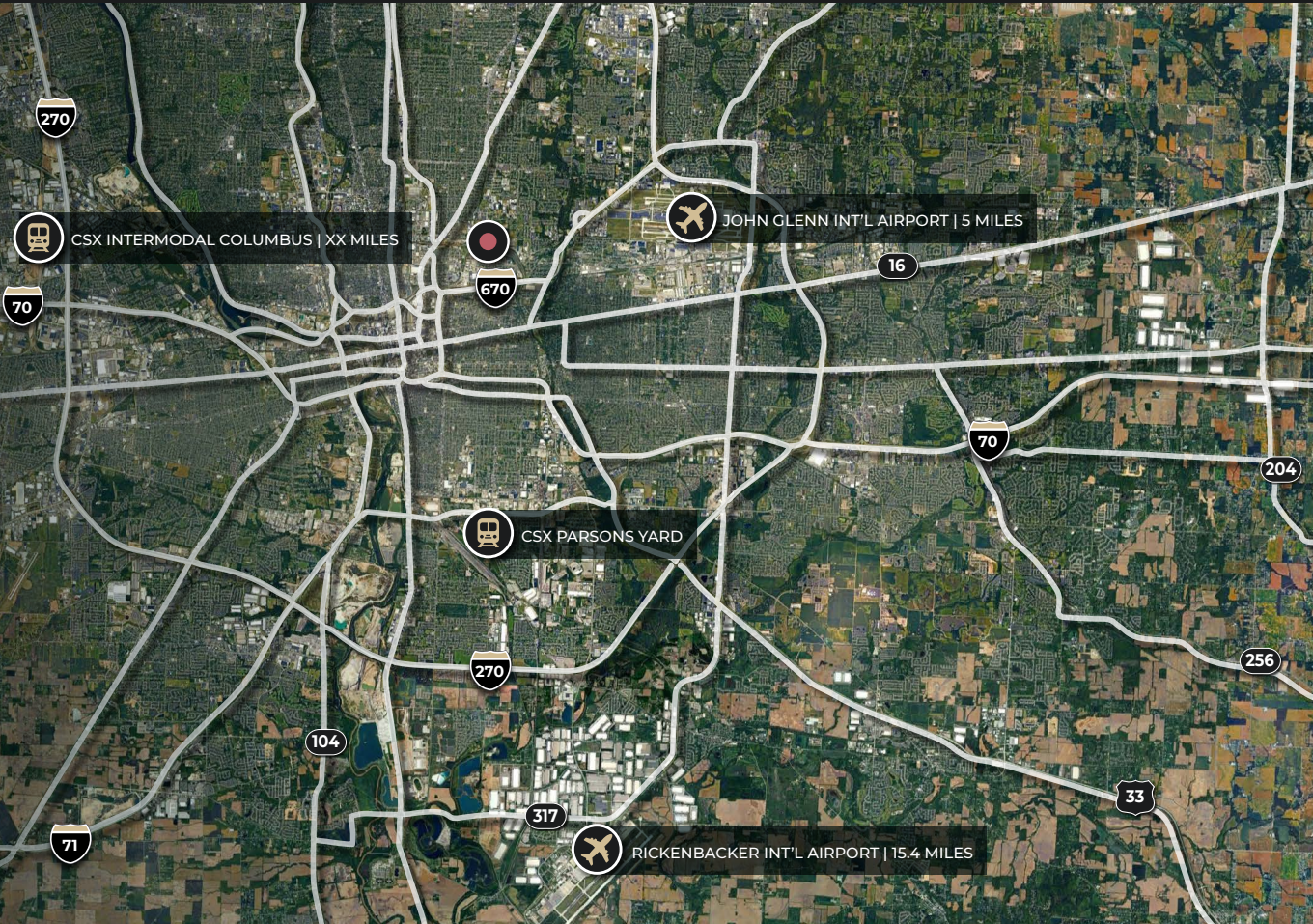
- » 6% or 108,000 employees
- » Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

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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