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Columbus Logistics Park - West

169-ACRE PARK LOCATED IN WEST JEFFERSON, OH

1,067,000 SF BREAKING GROUND SEPT 2026

Additional 596,000 SF available for BTS
15-year, 100% tax abatement in place

AMBROSE





MASTER PARK SITE PLAN

+/- 169 ACRES



BUILDING I: +/- 48 acres

BUILDING II: +/- 74 acres

BUILDING III: +/- 40 acres

PARK INFRASTRUCTURE/Common Area: +/- 7 acres



Building II

SEPT 2026

Site Mobilization

JULY 2027

Available for Fixturing

SEPT 2027

Building Completion

Building III

**AVAILABLE FOR
BUILD-TO-SUIT**

WATER & SEWER

West Jefferson Public Service

GAS

Madison Energy

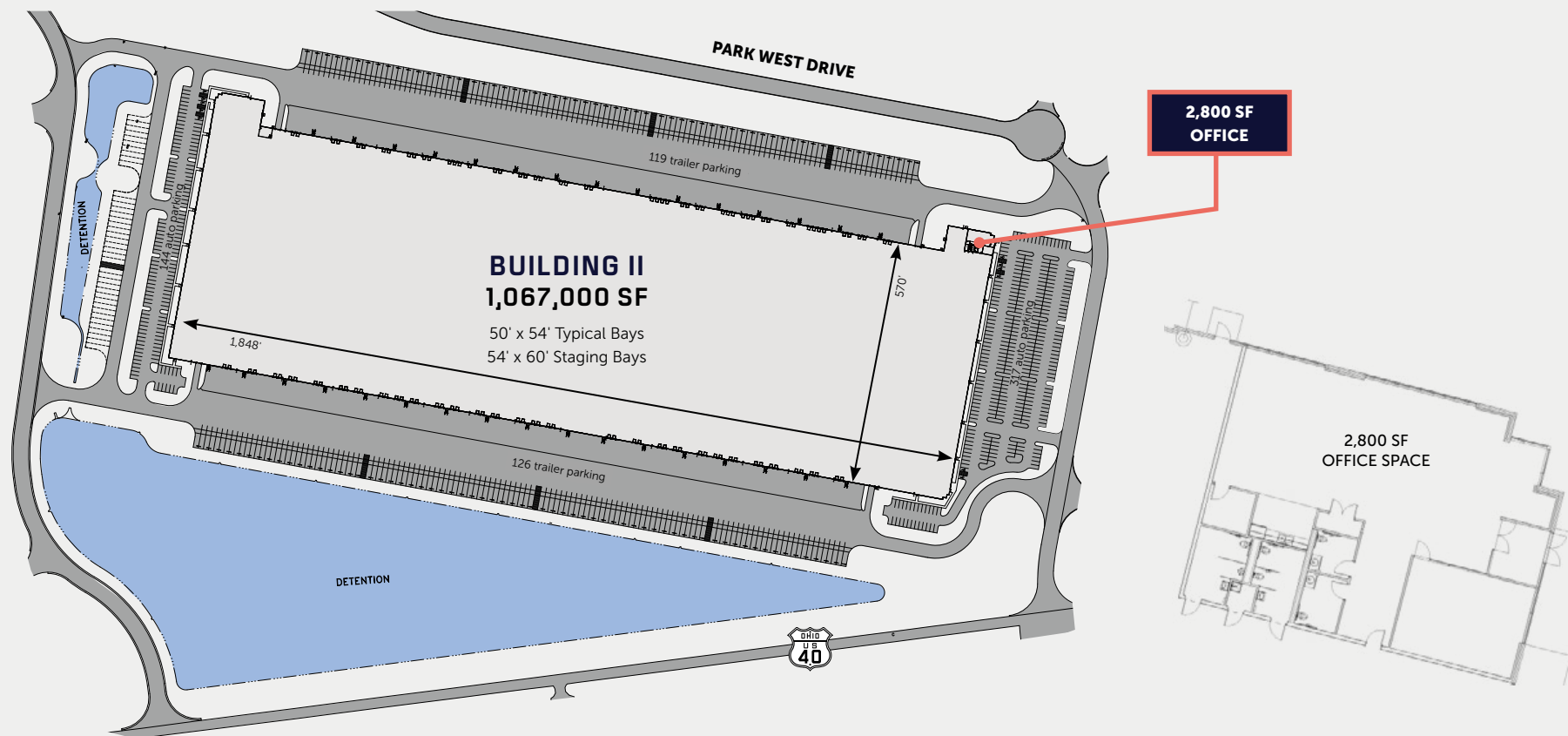
ELECTRIC

First Energy

DATA

AT&T

**ALL BUILDINGS SEEKING
LEED SILVER® CERTIFICATION**



1,067,000 SF

531,000 SF min. divisibility	461 auto parking	4 drive-in doors
2,800 SF office space	245 trailer parking	8" thick unreinforced slab
40' clear height	110 docks	(2) 2,000-amp services

SEPT 2026 Site Mobilization
JULY 2027 Available for Fixturing
SEPT 2027 Building Completion

SEEKING LEED SILVER® CERTIFICATION



596,000 SF

295,000 SF min. divisibility

2,500 SF office space

404 auto parking

127 trailer parking

40' clear height

60 docks

4 drive-in doors

8" thick unreinforced concrete slab

(2) 2,000-amp services

AVAILABLE FOR BUILD-TO-SUIT

Fully Designed

SEEKING LEED SILVER® CERTIFICATION

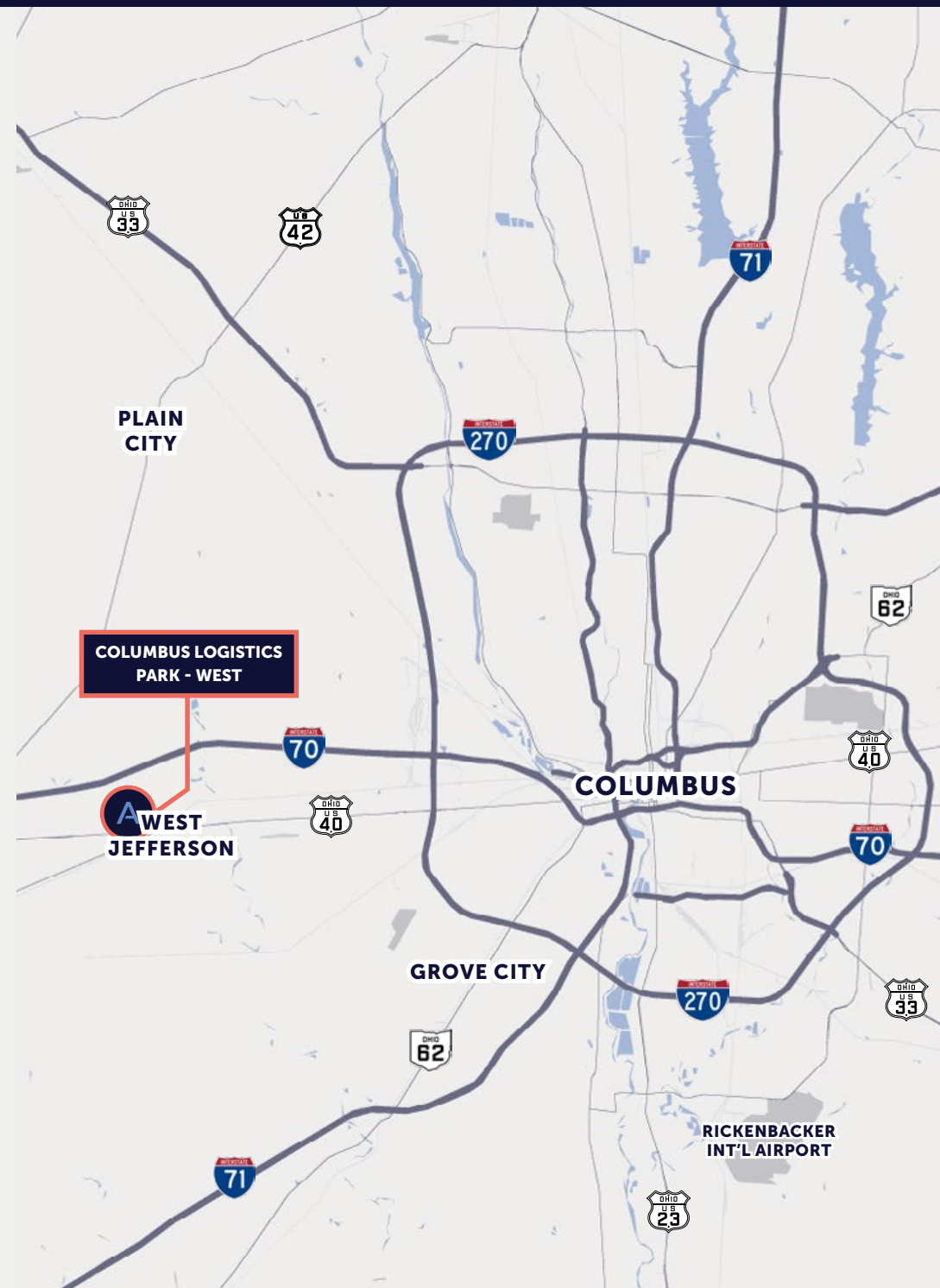
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ACCESS & LABOR

Located just 20 miles west of downtown Columbus, **Columbus Logistics Park - West** is a 169-acre, Class A logistics park that offers **immediate access to I-70** via US Route 40 and **close proximity to a large skilled labor pool**.

- Located in West Jefferson, Ohio, a **west submarket of Columbus**
- Ideal configuration for logistics, industrial and light manufacturing
- 31 miles to **Rickenbacker International Airport**, a cargo-dedicated airport that offers connections to Europe, the Middle East and Asia
- Columbus offers **four intermodal terminals** that provide access to world markets and seaports
- The Columbus Region is **#1 in the Midwest for population, job and GDP growth**
- Columbus offers access to **46% of the U.S. population** within a 10-hour drive time
- The West Jefferson submarket offers direct access to talent and nodes of transportation
- 15-year, 100% tax abatement in place

15-year, 100%
tax abatement in place

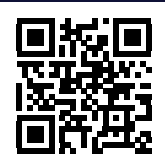




Columbus Logistics Park - West

COLUMBUSLOGISTICSPARKWEST.COM

AMBROSEPG.COM/PROPERTIES



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