



Columbus Logistics Park - West

169-ACRE PARK LOCATED IN WEST JEFFERSON, OH

170,000 - 343,500 SF AVAILABLE NOW IN BUILDING I

295,000 - 1,062,000 SF spaces available in remaining buildings
15-year, 100% tax abatement in place

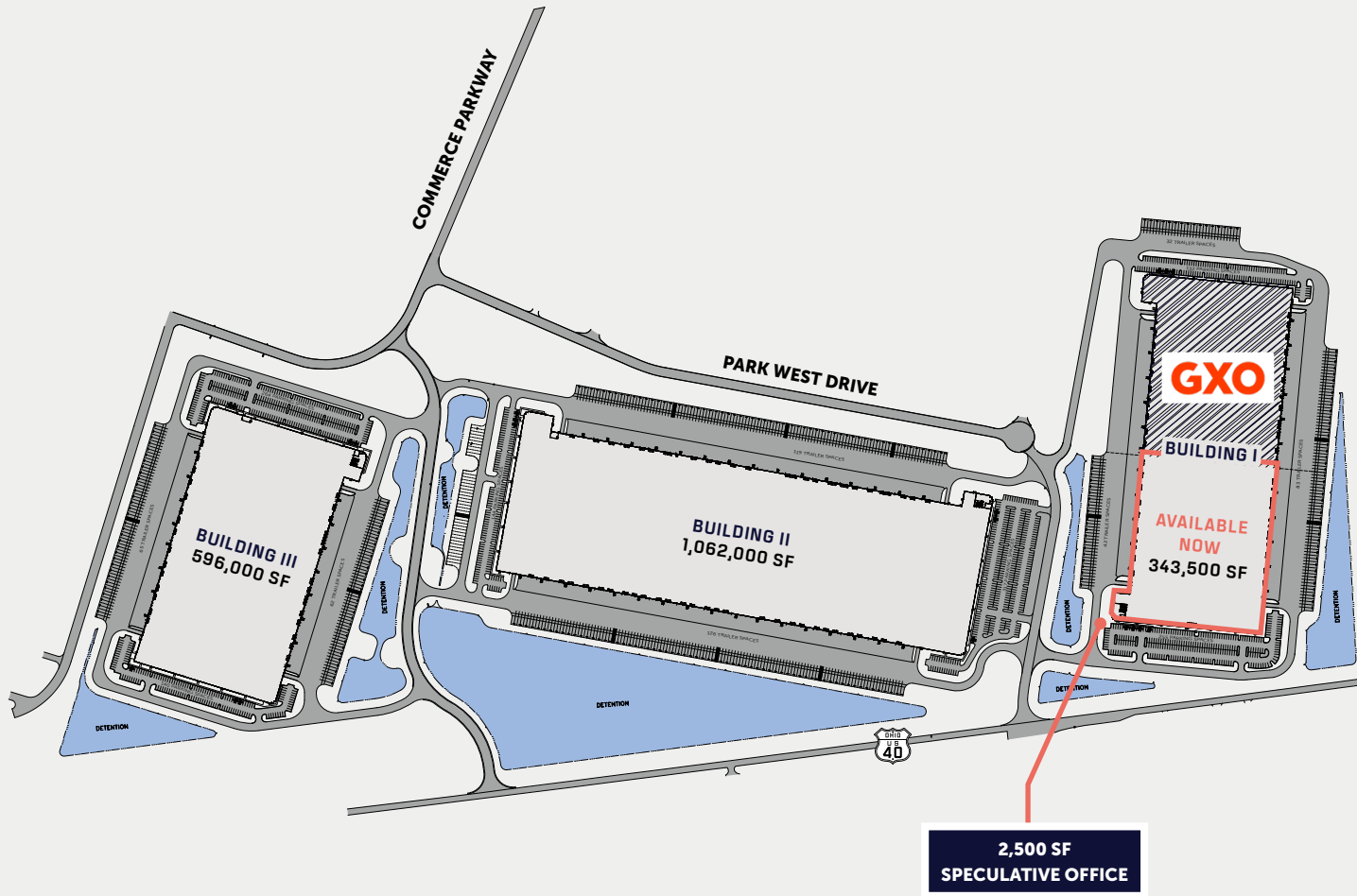


BUILDING I: +/- 48 acres

BUILDING II: +/- 74 acres

BUILDING III: +/- 40 acres

PARK INFRASTRUCTURE/COMMON AREA: +/- 7 acres



Building I

AVAILABLE NOW

343,500 SF REMAINING

Available for Immediate Fixturing

2,500 SF

Speculative Office

WATER & SEWER

West Jefferson Public Service

GAS

Madison Energy

ELECTRIC

First Energy

DATA

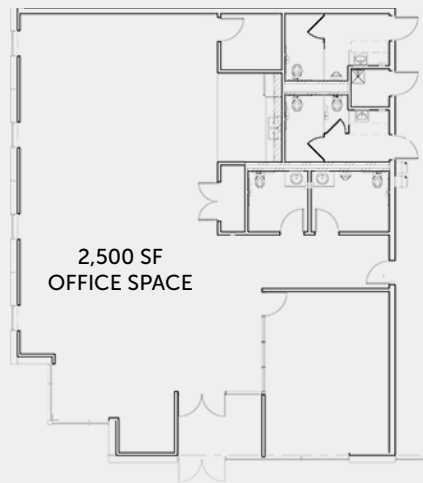
Multiple

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**

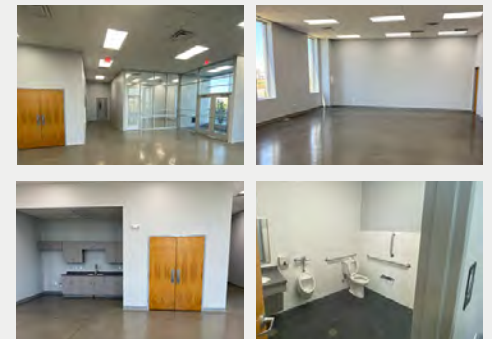


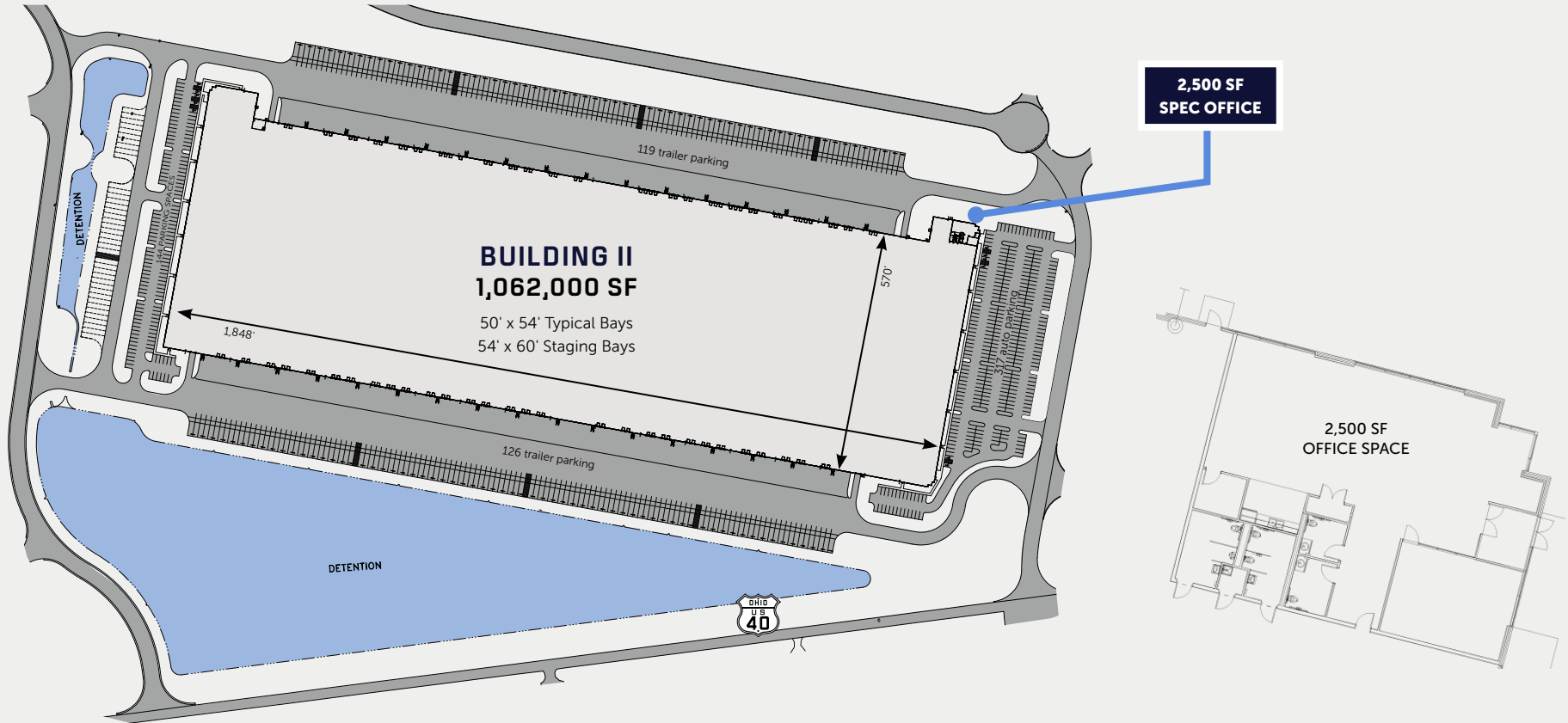
343,500 SF AVAILABLE

- 170,000 SF min. divisibility
 - 38 docks
 - 2,500 SF office space
 - 2 drive-in doors
 - 254 auto parking available
 - 85 trailer parking available
 - 8" thick unreinforced slab
 - 1,600-amp service (expandable)
 - 40' clear height
- LEED® CERTIFIED**












AVAILABLE NOW
For Immediate Fixturing





1,062,000 SF










-  531,000 SF min. divisibility
-  514 auto parking
-  4 drive-in doors
-  2,500 SF office space
-  148 trailer parking
-  8" thick unreinforced slab
-  40' clear height
-  110 docks
-  (2) 2,000-amp services

**AVAILABLE
 FOR BUILD-TO-SUIT**

SEEKING LEED® CERTIFICATION



596,000 SF

-  295,000 SF min. divisibility
-  2,500 SF office space
-  410 auto parking
-  135 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**

SEEKING LEED® CERTIFICATION

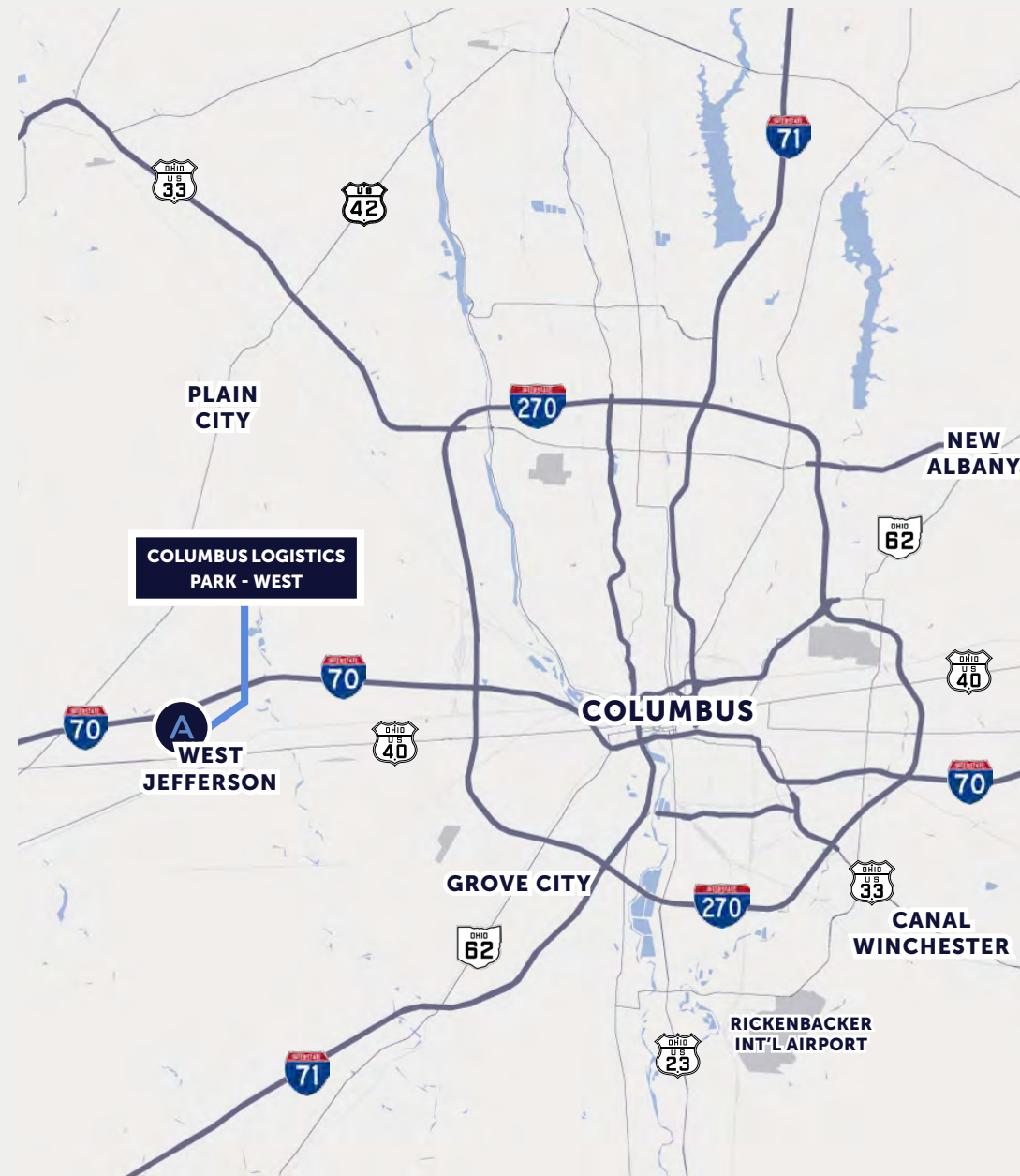
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ACCESS & LABOR

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
- West Jefferson is the **#2 Columbus submarket** with 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

MICHAEL LINDER, SIOR

Vice Chair, Colliers

michael.linder@colliers.com | 614.410.5628

STEPHEN LINDLEY

Vice President, Development, Ambrose

slindley@ambrosepg.com | 317.414.2112



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AMBROSE

