



WINCHESTER

527

6085 Winchester Pike - Columbus, OH



STATE-OF-THE-ART CLASS A
CONSTRUCTION

527,023 SF CROSS-DOCK
DISTRIBUTION FACILITY

100% LEASED WITH 3.25%
ANNUAL RENT INCREASES

HIGH-GROWTH COLUMBUS MARKET
WITH ROBUST FUNDAMENTALS

IMMEDIATE HIGHWAY ACCESS IN PROXIMITY
TO RICKENBACKER INT'L AIRPORT

Walgreens

KENCO

DHL

33

Southeast Expressway

EXECUTIVE SUMMARY

THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor to ownership, has been retained to market for sale the fee-simple interest in Winchester 527 (the “Offering”, the “Property, or the “Asset”), a 100% occupied, bulk distribution facility strategically located in Columbus’s southeast submarket at the intersection of a strong labor shed, pro-business environment with both regional and national highway connectivity. Built by best-in-class developer, Becknell Industrial, this 527,023 SF facility was delivered with all the modern characteristics required by high-quality logistics users including 40’ clear height, 185’ truck court depth and fully-circulating flow-through site layout plus excess trailer parking and over 50 fully loaded dock-high doors. The Offering’s strategic location directly off US-33, just 20-minutes from downtown Columbus, has attracted one of the nation’s leading plumbing and HVAC equipment distributor’s, SupplyHouse, LLC (the “Tenant” or the “Company”). With just three (3) other distribution facilities across the country, this site serves as the Company’s primary Midwest distribution hub with immediate access to nearly 50% of the US population.

Positioned within Columbus’s premier Southeast industrial submarket, the Offering is surrounded by household name tenants including Amazon, Walmart, DHL, Walgreens, FedEx, Lowe’s, among others that have flocked to the submarkets logistical advantages including the Rickenbacker International Airport, Norfolk Southern Intermodal Terminal, and a deep pool of blue-collar labor. Beyond the submarket, Columbus’s central location and business-friendly environment has drawn substantial investment in recent years from companies such as Intel, Amazon, and Google. While strategic transportation infrastructure and investment in Columbus broadly benefits the Offering, so does the correlated population growth of Columbus - which ranked as the fastest growing city in the U.S. the second half of 2023 per Bank of America. The Offering presents investors the opportunity to acquire high-quality bulk distribution product backed by 6.4 years of lease-term remaining with accretive 3.25% annual escalations plus fair-market renewal options presenting the owner with future upside as the Columbus market continues to realize exceptional rent growth.

TRANSACTION SUMMARY

ADDRESS	6085 Winchester Pike, Columbus, OH
SQUARE FOOTAGE	527,023
ACREAGE	42.3
CLEAR HEIGHT	40’
TENANT	Supply House
TAX ABATEMENT	10-year, 75% abatement on vertical improvements
LEASE START DATE	9/1/2025
LEASE TERM REMAINING*	6.4 years
ANNUAL ESCALATIONS	3.25%

*as of 1/1/2026

LOCATION OVERVIEW



5.0 miles (10 minutes) from the metro-circling Columbus Beltway, which provides immediate access to labor and rooftops throughout Columbus and to I-70



5.0 miles (11 minutes) from I-70, which provides East-West access from Utah to Baltimore

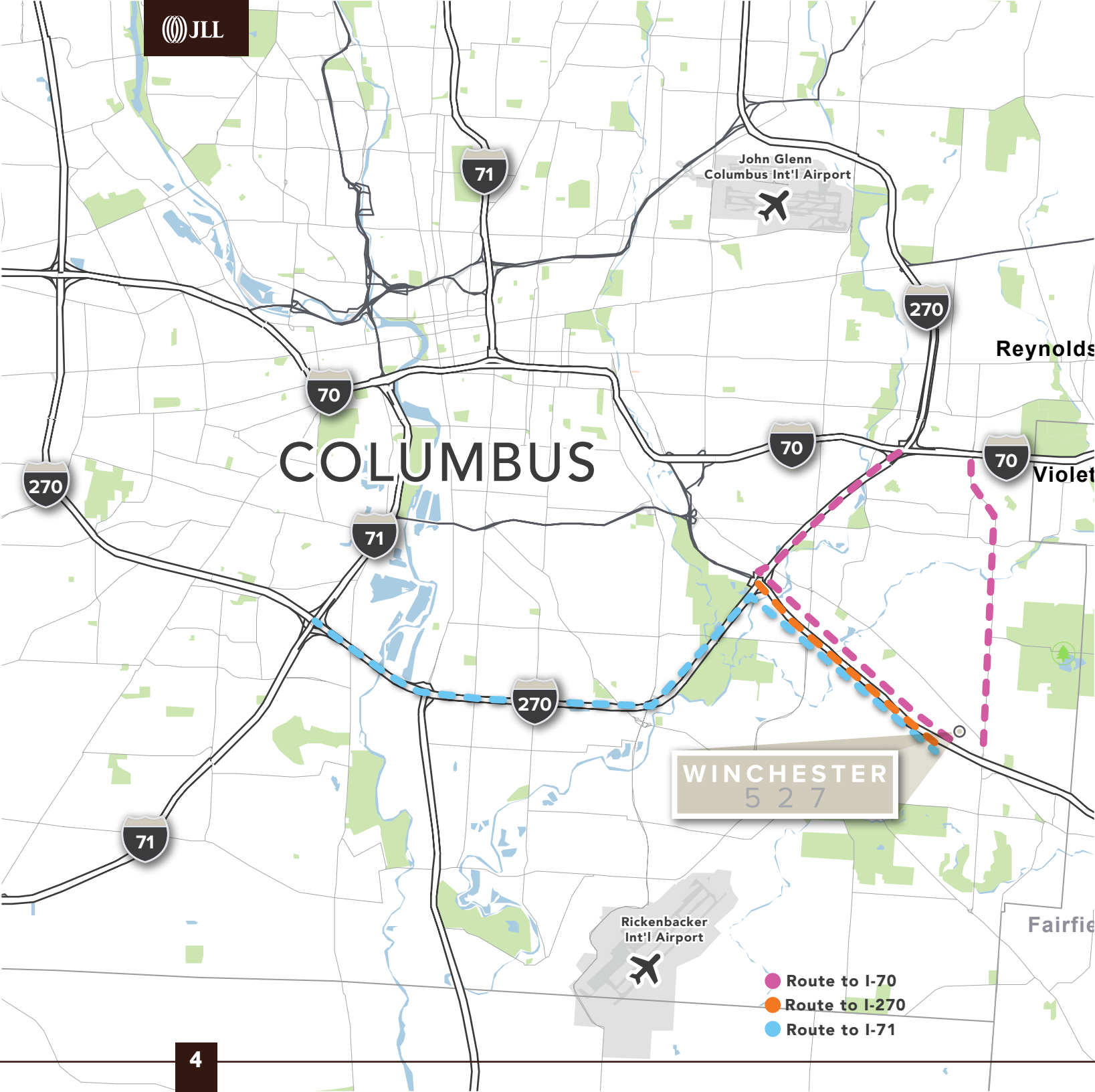


11.2 miles (17 minutes) from I-71, which provides Northeast-Southwest access from Louisville to Cleveland

- **Central geography provides access to 46% of the U.S. population** within a 10-hour truck drive of the Property
- **In-proximate to Rickenbacker International Airport (LCK)**, one of the world's largest cargo-dedicated airports that operates 24/7 to handle 30 million pounds of cargo monthly
- Highly accessible, growing labor pool from the **population of over 1.8 million (18% blue-collar) located within 25-miles of the Property**

DEMOGRAPHIC OVERVIEW

	10 MILES	15 MILES	25 MILES
POPULATION	424,453	929,549	1,809,421
WORKFORCE	182,748	569,614	1,025,190
BLUE COLLAR %	23.4%	20.3%	18.2%



INVESTMENT HIGHLIGHTS

CLASS A LOGISTICS FACILITY DESIGNED BY BEST-IN-CLASS DEVELOPER

- Delivered in Q4 2023, this bulk distribution facility was designed and delivered by best-in-class developer, Becknell Industrial with all modern logistics specifications in mind that attract the nation's top regional and national industrial users.
- Totalling 527,023 square feet, this Class A building features 40' clear height, 53 dock-high doors with 72 future expansion capabilities plus 4 drive-in doors, heavy power (2,000a), ESFR sprinklers and a 60-mil TPO roof with a 20-year warranty.
- Furthermore, this facility sits on 42.3 acres, providing users efficient flow-through capabilities with a fully-circulating truck court, 185' truck court depth and 142 designated trailer parking stalls away from the exterior walls.

PURPOSE-BUILT TO SUPPORT USER'S MIDWEST DISTRIBUTION REGION

- Supply House LLC, a leading distributor of plumbing, heating, and HVAC supplies, recently signed a lease at Winchester 527 with tailor-made buildout plans for this bulk facility to become their Midwest regional distribution center.
- With just three (3) other regional distribution facilities in New Jersey, Texas, and Nevada; this facility strategically fits into Supply House's distribution network by covering the entire Midwest from this central Columbus location.



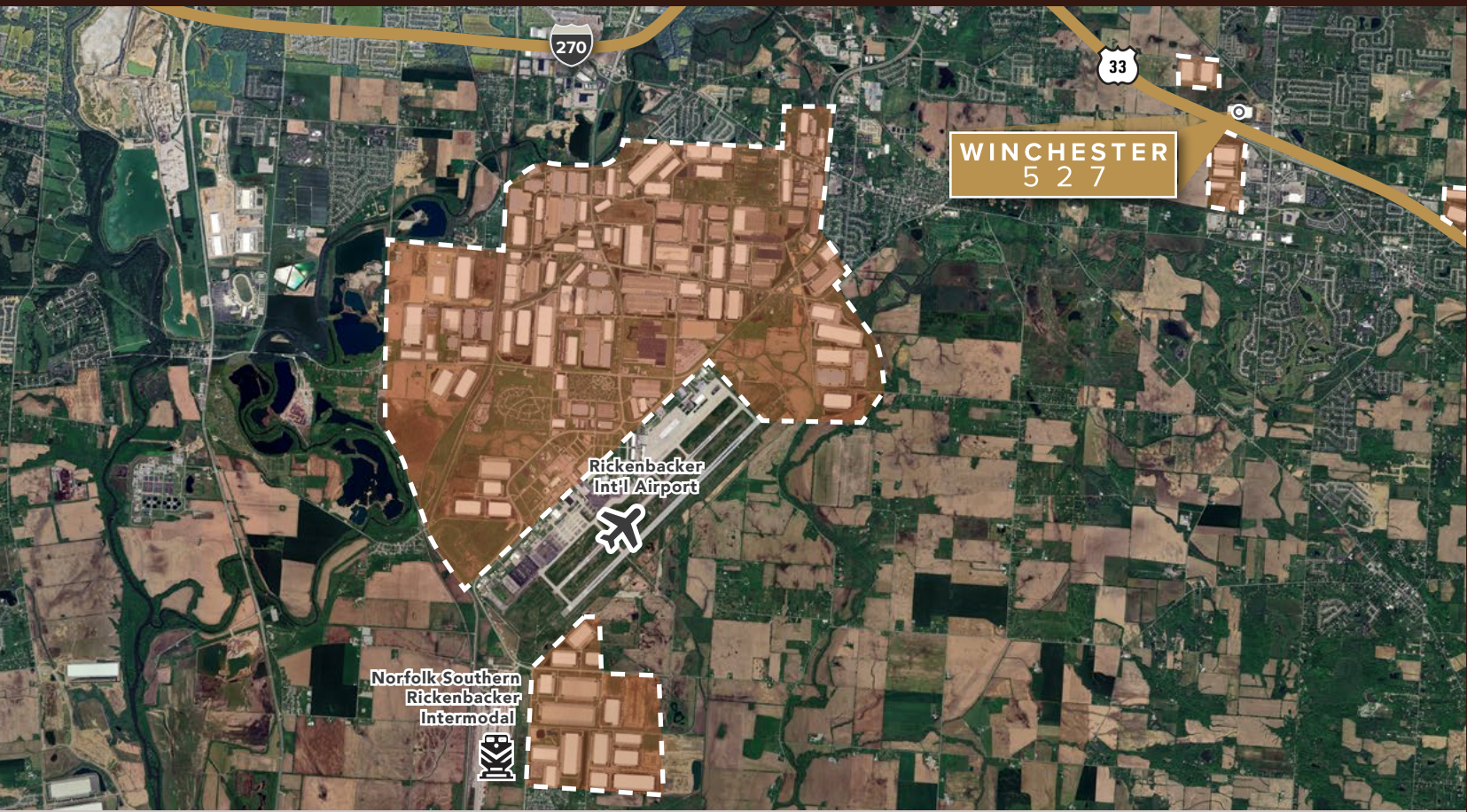
INVESTMENT HIGHLIGHTS

INSTITUTIONALLY OWNED SUBMARKET WITH BLUE-CHIP NEIGHBORS

- Positioned just 20-minutes from Rickenbacker International Airport, Winchester 527 is surrounded by institutional ownership and blue-chip tenancy with ties to one of the largest cargo dedicated airports in the world.
- As land availability directly adjacent to the Rickenbacker Airport continues to diminish, institutional ownership and occupiers have begun to take space along US-33 due to the corridor's exceptional access to Rickenbacker and the broader Columbus market.
- The Property is positioned within Columbus's Southeast Enterprise Zone awarding owners and triple-net occupiers a 75% tax abatement for 10-years.

HIGH-GROWTH COLUMBUS MARKET WITH ROBUST FUNDAMENTALS

- Demand has pushed market rents to grow over 95% since 2015 at an average annual growth rate of 6.98%.
- Since 2020, the Columbus market has posted 50.0 million SF of positive net absorption, including 8.4 million SF of positive net absorption thus far in 2025.
- The Columbus market remains one of the Midwest's fastest growing industrial markets with demand driven by the city's vast transportation infrastructure, dense labor pools, and business friendly environment that has attracted major investment from Fortune 500 companies like Intel, Amazon, and Google.



NOTABLE BLUE-CHIP NEIGHBORS

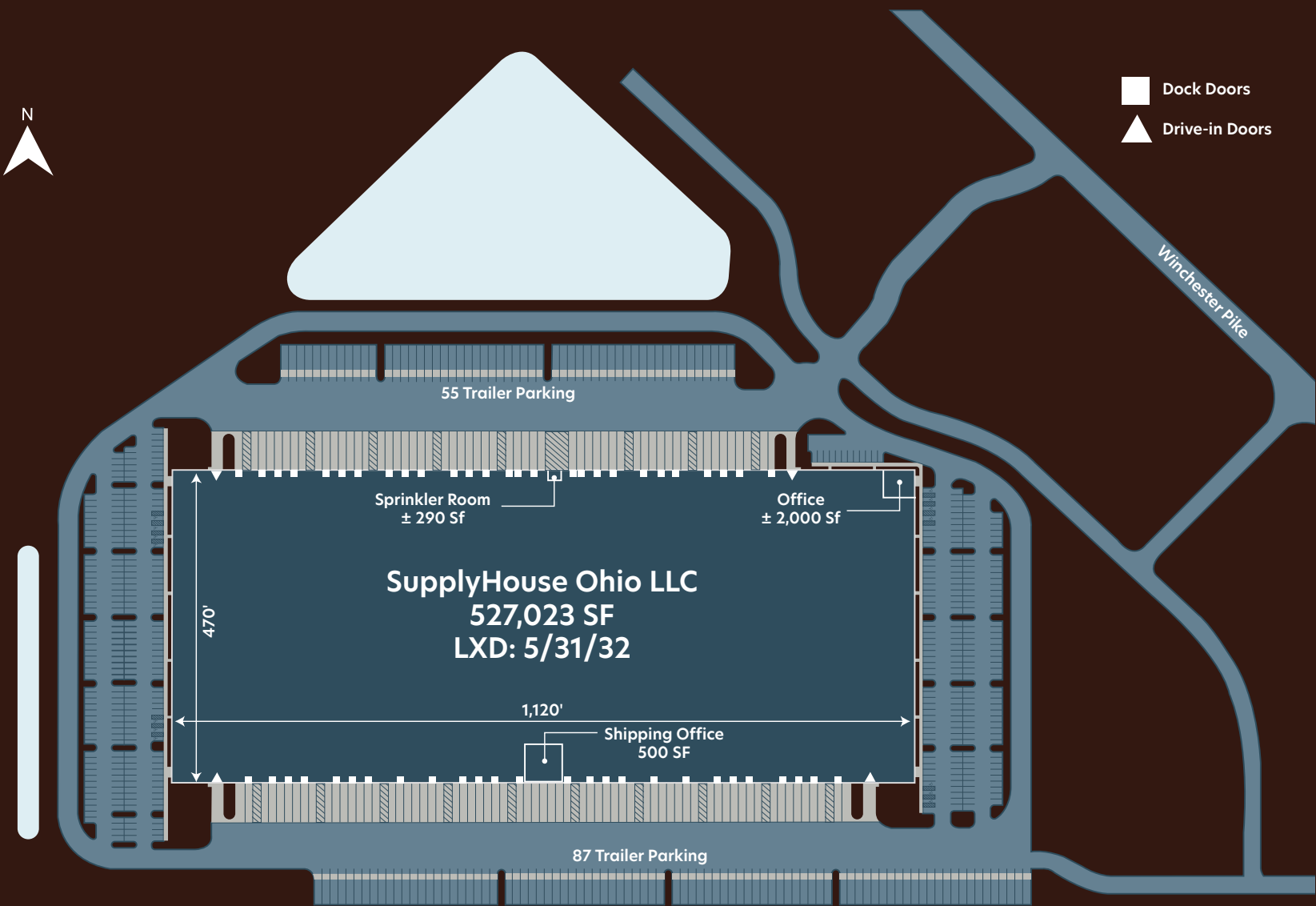


INSTITUTIONAL OWNERSHIP

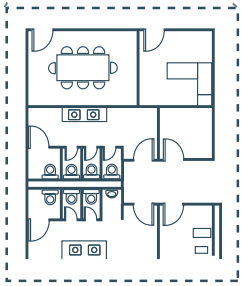
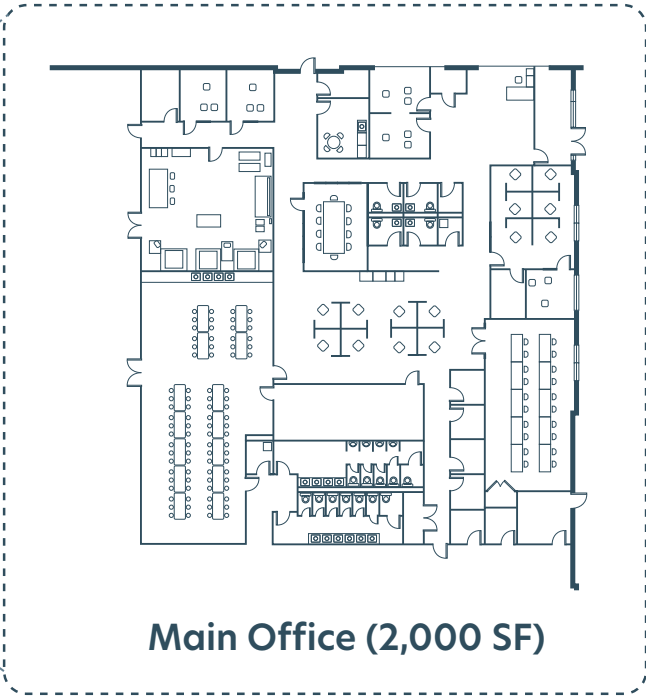
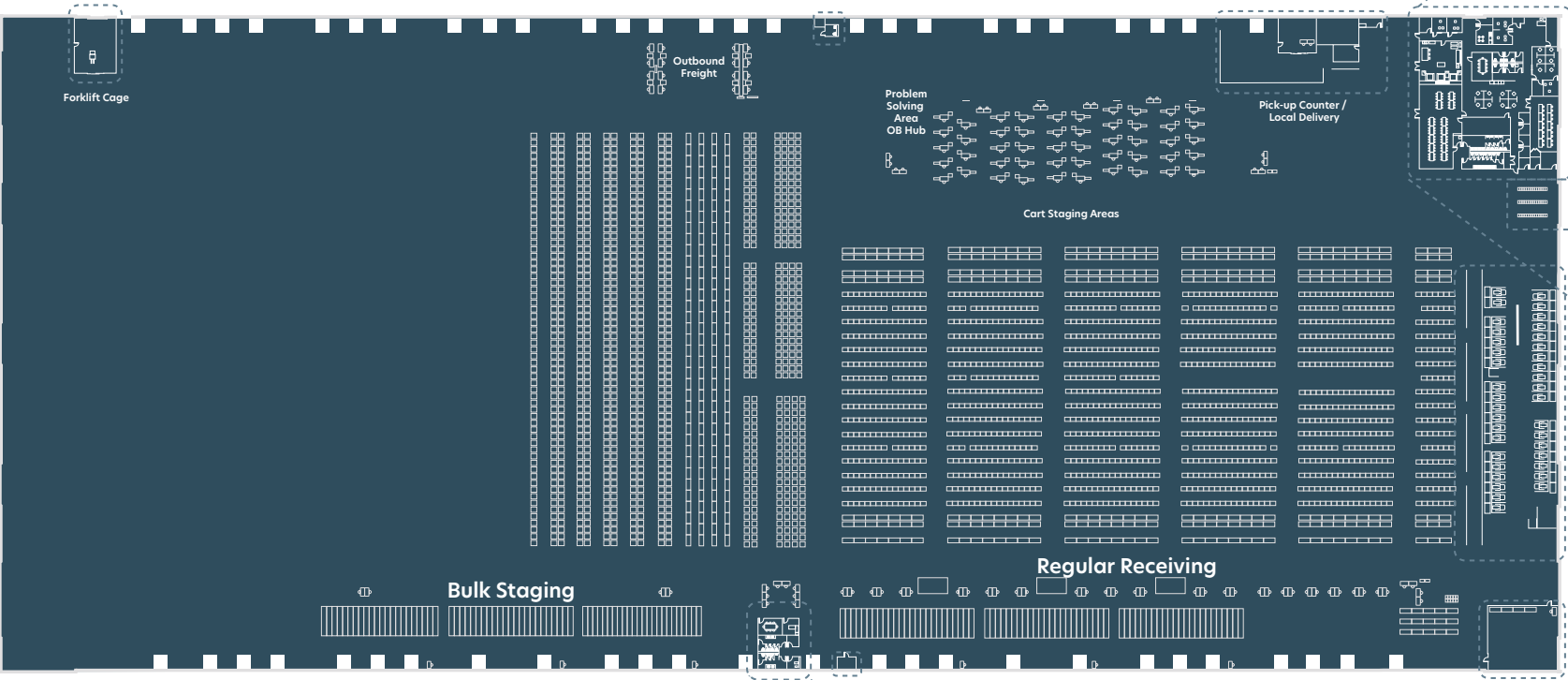


PROPERTY OVERVIEW

ADDRESS	6085 Winchester Pike - Canal Winchester, OH
MARKET	Columbus
COUNTY	Franklin
PARCEL(S)	010-308800-00
TOTAL SITE SIZE	42.3 acres
TOTAL BUILDING SIZE	527,023 SF
OFFICE SF (%)	+/- 2,500 (0.5%)
SHELL DELIVERY	Dec-23
CLEAR HEIGHT	40'
DIMENSIONS	470' x 1,120'
COLUMN SPACING	54' x 50' w/ 60' speed bays
TRUCK COURT DEPTH	185' depth / 60' concrete apron
ROOF TYPE	TPO 60-mil single ply mechanically fastened
ROOF WARRANTY	20-Year
LOADING	53 (9' x 10') dock doors / 72 KOs 4 (14' x 16') drive-in door
POWER	277/480 Volt, Two 2,000 Amp Service
CAR PARKING	432 total spaces (229 west + 203 east)
TRAILER PARKING	142 designated spaces away from building
FIRE SUPPRESSION	ESFR
LIGHTING	LED with motion sensors
FLOORING	8" concrete SOG, 4,000 PSI
HVAC	Direct gas MUA units (55° F inside @ 0° F outside)
TAX ABATEMENT	10-year 75% abatement on vertical improvements



FLOOR PLAN



**Shipping Office
(500 SF)**



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