



Build-to-suit

11176 National Rd SW
Etna, OH 43062

Etna 70 - Building B



Highlights

JLL is pleased to announce a build-to-suit opportunity in Columbus, Ohio. The property benefits from strong labor demographics, amenities, and prestigious corporate neighbors.

Property specifications

- ±676,000 SF available (divisible)
- Build-to-suit office space
- Building dimensions: 520' x 1,300'
- 96 Exterior docks
- Dock doors equipped with levelers – 68
- 4 Drive-in doors
- 50'W x 50'D column spacing with 60' speed bays
- Roofing system – 60 mil TPO
- Floor – 8" unreinforced
- ±324 Spaces car parking
- 208 Trailer parking
- Paint Interior Precast white
- Spec delivered lighting level – 30 foot candles
- 43.33 acres

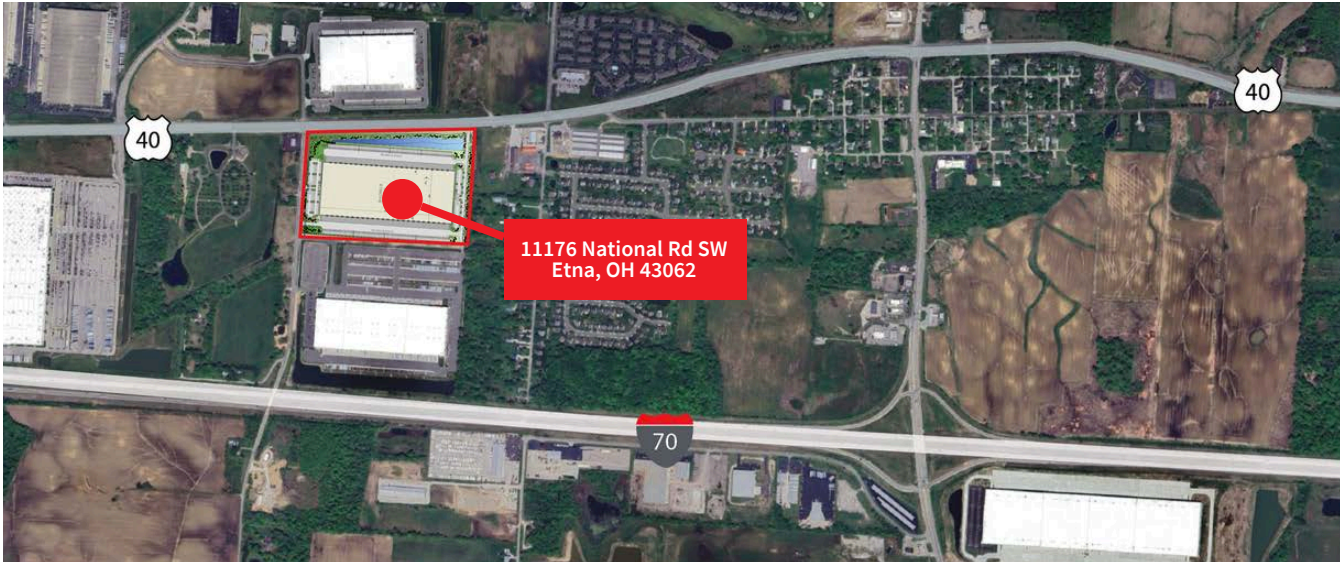
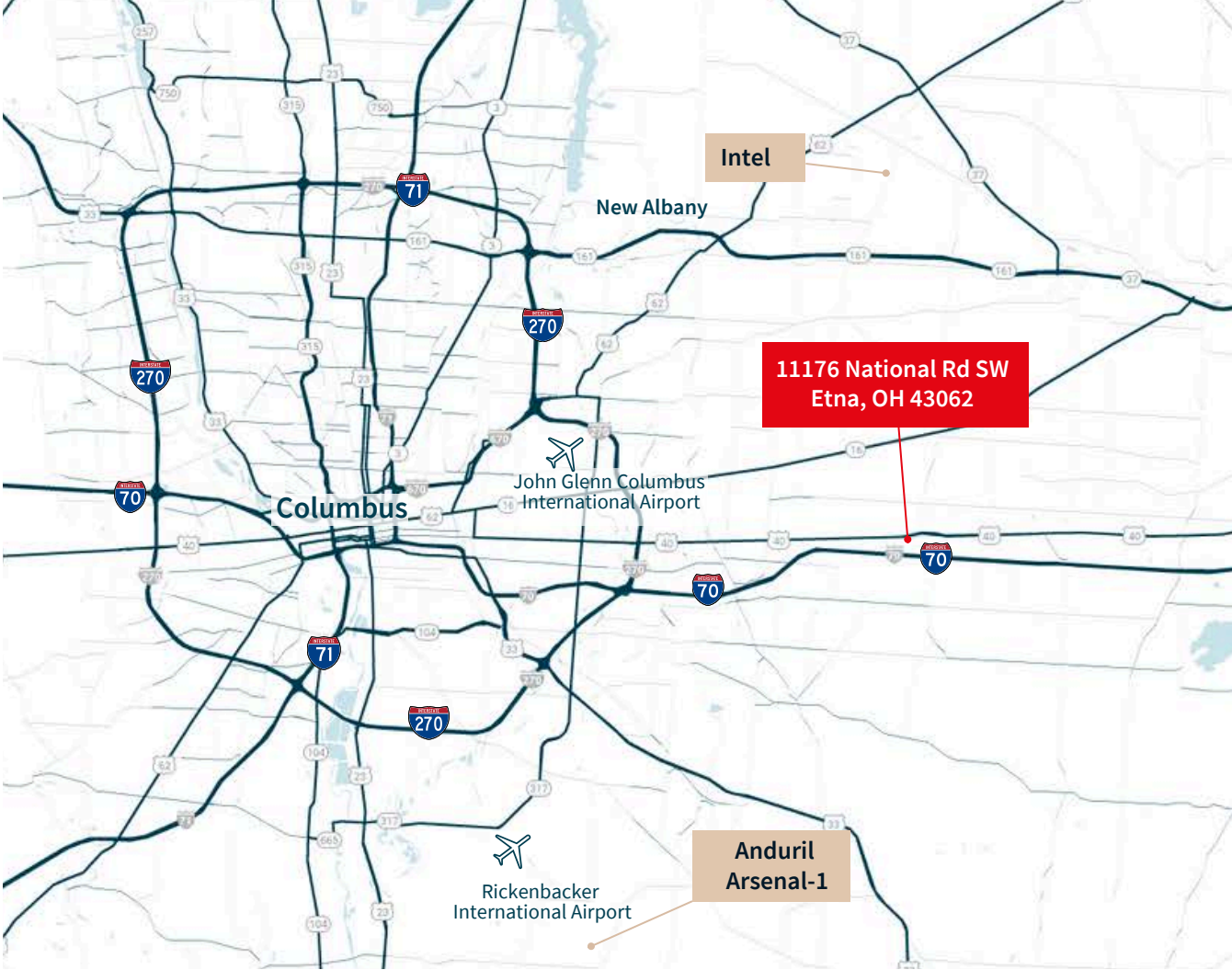


ESFR
Fire suppression

40'
Clear height

Last mile distribution

I-70	0.82 mi
US 40	0.3 mi
I-270	8.0 mi
Intel	2.79 mi
John Glenn Columbus International Airport	10 mi
Rickenbacker International Airport	14 mi
Anduril Arsenal-1	16 mi



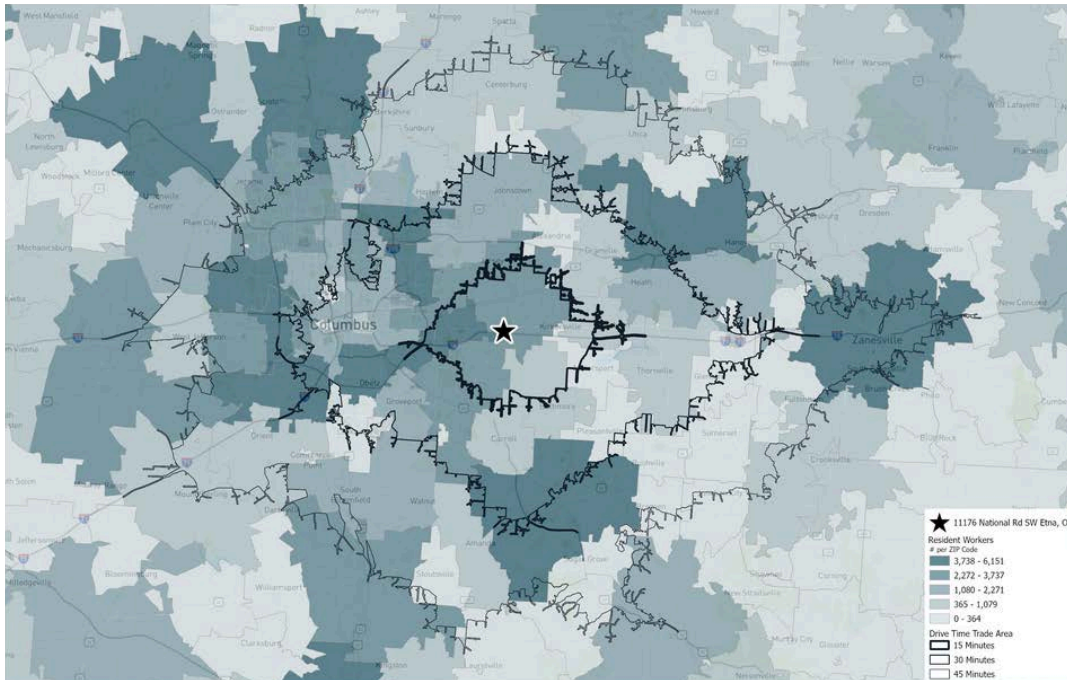
Corporate neighbors

1	FedEx Ground
2	Whiplash / Ryder
3	Amazon
4	Jeld-Wen Windows & Doors
5	Ascena Retail Group
6	Coty /Exel DHL
7	Whiplash / Ryder
8	Amazon
9	ULine
10	Illuminate
11	Kohls
12	Black & Decker
13	Loves Truck Stop



Demographics

Population/workforce located within 15, 30, and 45 minutes



15 Minute

Population	159,938
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Median HH Income	\$87,105
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Daytime population	131,993
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30 Minute

Population	986,841
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Median HH income	\$71,095
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Daytime population	1,072,556
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45 Minute

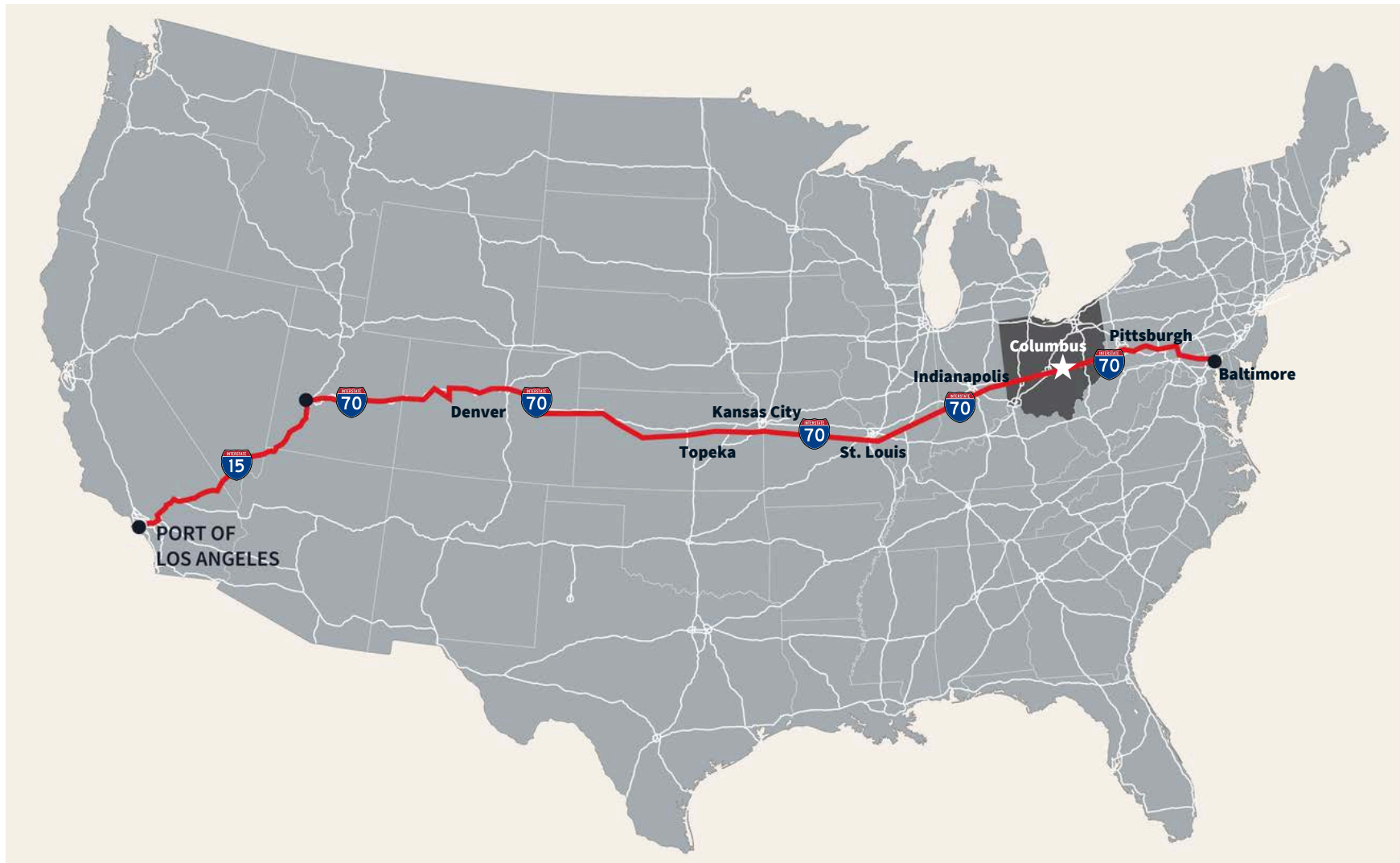
Population	1,945,794
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Median HH income	\$77,688
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Daytime population	2,018,436
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Access

I-70 runs through/near many major cities, including Denver, Topeka, Kansas City, St. Louis, Indianapolis, Columbus, Pittsburgh, and Baltimore.



Access by Air

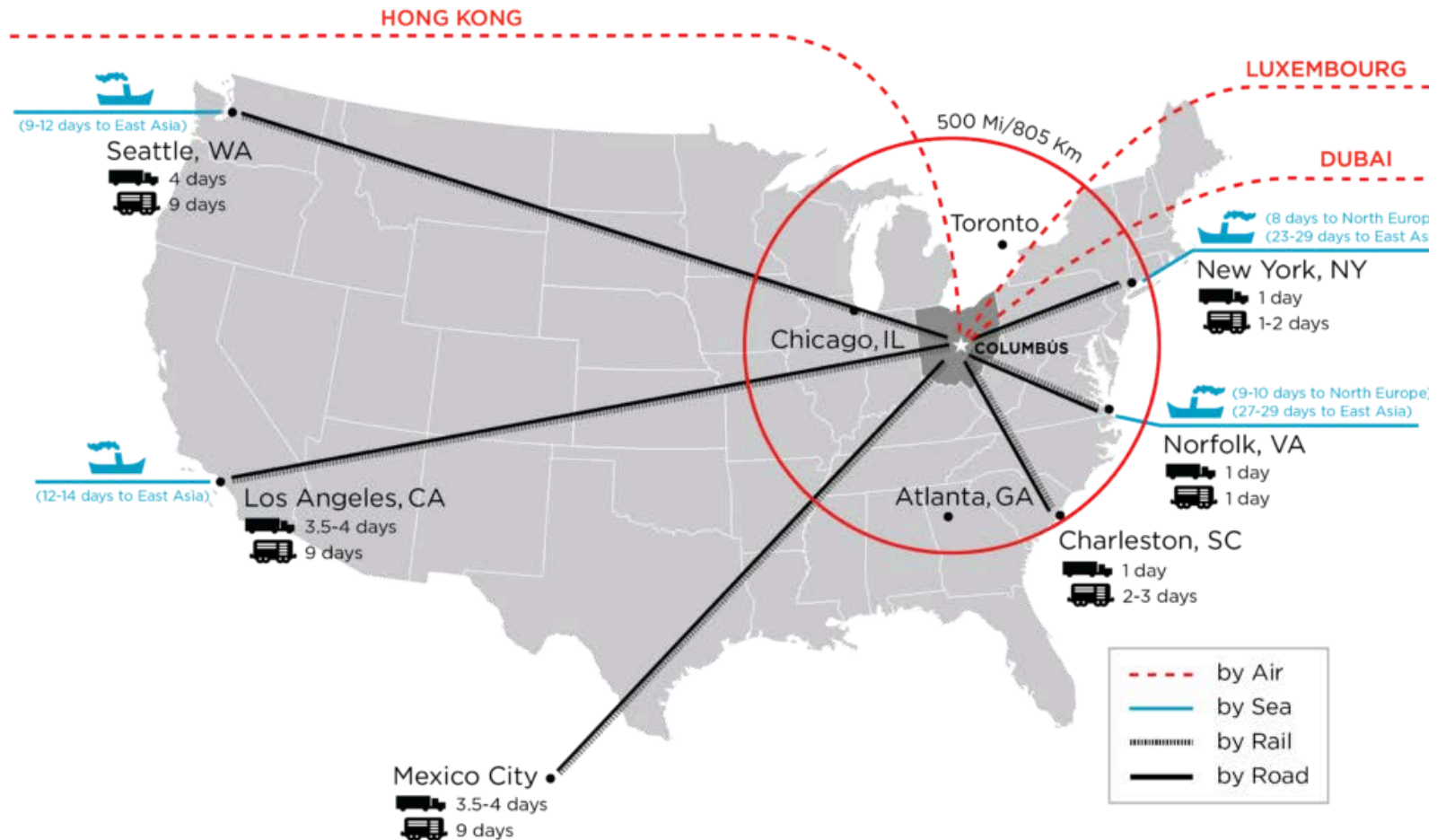
John Glenn Columbus International Airport (CMH)—located just 15 minutes from Downtown Columbus—provides business travelers daily flights to major cities including New York, Chicago, Atlanta and Washington, D.C. Rickenbacker International Airport, one of the world's only cargo-dedicated airports, is located 10 miles south of Columbus to transport goods any place, any time.

Why Columbus?

Columbus is a one day truck drive to many metropolitan areas including but not limited to New York City, Chicago, Toronto, Atlanta, Indianapolis and Washington D.C. Columbus is regionally located within 600 miles of 60% of the US population, 50% of the Canadian population and 46% of the US manufacturing capacity.

National Rail Hub

Norfolk Southern and CSX, two of the nation's largest rail providers, provide coast-to-coast rail service for double-stacked freight trains via the Heartland and Gateway corridors. Four intermodal terminals handle 800,000 container lifts annually as they make their way to world markets and seaports.





JLL

Dan Wendorf

dan.wendorf@jll.com

+1 (614) 460 4407

Brian Marsh

brian.marsh@jll.com

+1 (614) 460 4421

Jones Lang LaSalle Americas, Inc. License #: CO508577000

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