

# For lease

310 North Yearling Road Columbus, Ohio 43213



## Property specifications

- 25,000 s.f immediate availability
- Fully conditioned warehouse/production space
- Free standing class A facility
- Located in an Opportunity Zone
- Clear span flex space with 12' clear height throughout
- Compressed air-lines throughout
- Sprinklered throughout
- 2 drive-in doors and 1 dock door
- Office space includes a great mix of private offices, conference rooms, open area and extra-large breakroom and restrooms
- Located in the city of Whitehall. Zoned Industrial District. Site boasts extra acreage which can be used for yard/storage space or warehouse expansion



### **Heavy Power**

Heavy power capacity 1200amp, 3phase

#### 3.83 Acres

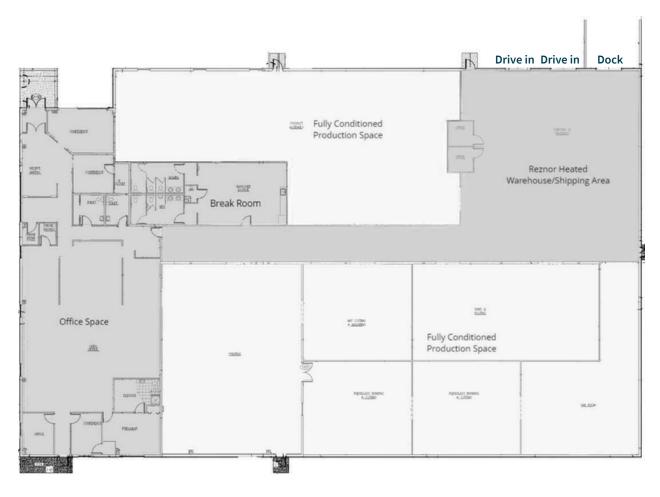
additional land available

## **Fully Conditioned**

warehouse/production space



### Floorplans









#### Market access

The site is located next to Port Columbus International Airport and the Defense Supply Center, offering a central location with quick access to the airport distribution hub and I-270 via East Broad Street. Access is available from Yearling Road and Poth Road at a signalized intersection.

- Intel, New Albany, Ohio 13.5 miles
- John Glenn Columbus International Airport 0.5 miles

#### **Highway access**

• I-270: 1.69 miles

• I-70: 5.5 miles

• I-71: 5.3 miles







### Location map

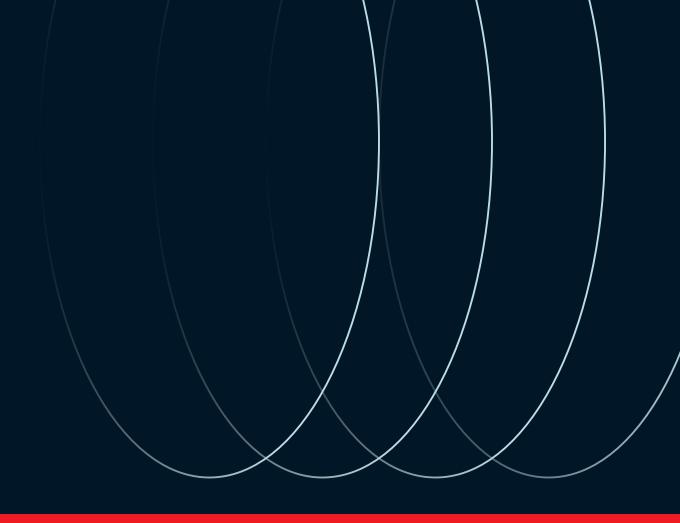












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