



50,000 - 404,734 SF

Industrial space for lease

Lease | Available Immediately



3800 Lockbourne Industrial Pkwy

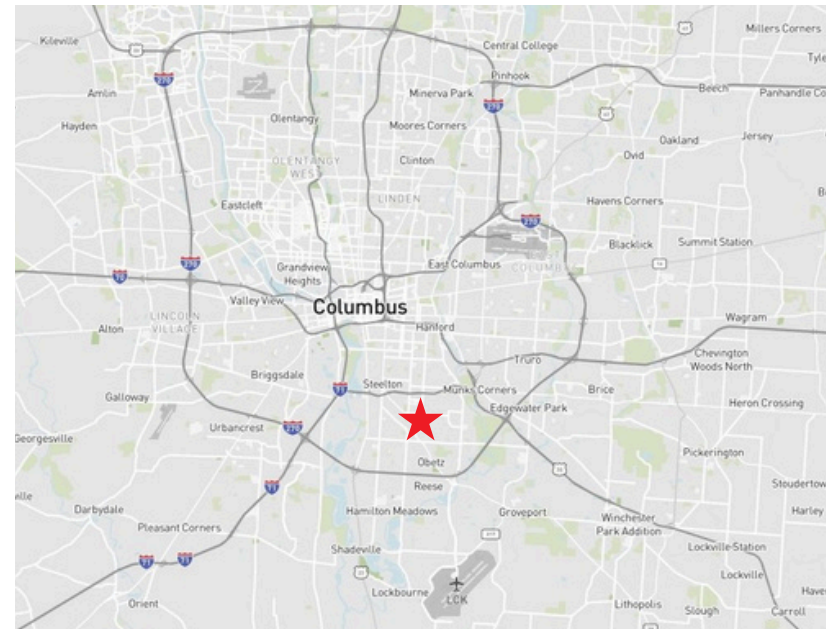
Columbus, Ohio 43207

Location

- Infill location located inside I-270
- Less than 1.00 miles to I-270 interchange
- 4.73 miles to Rickenbacker Cargo Airport and Norfolk Southern Intermodal

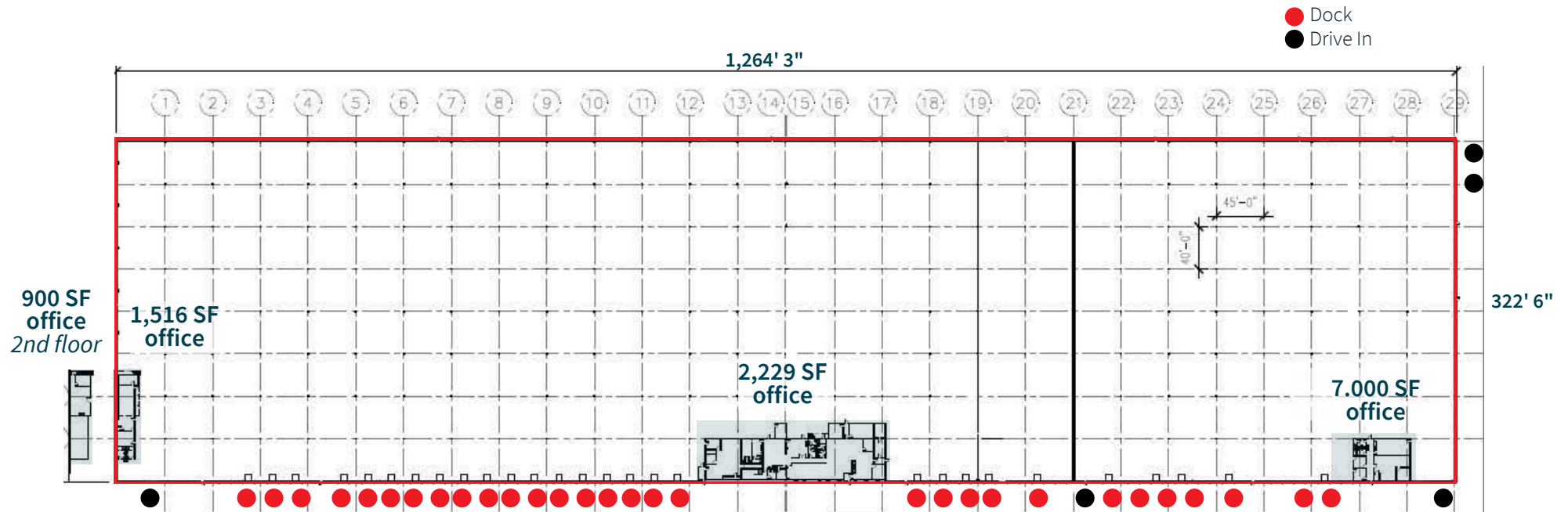
Advantages and amenities

- Updated dock doors and equipment
- Recently completed improvements in 2018 include new office buildout (7,000 SF), LED lighting throughout
- 1.50 acres paved for car parking, trailer parking or outdoor storage
- Fenced and secured with a guard shack



404,734 SF

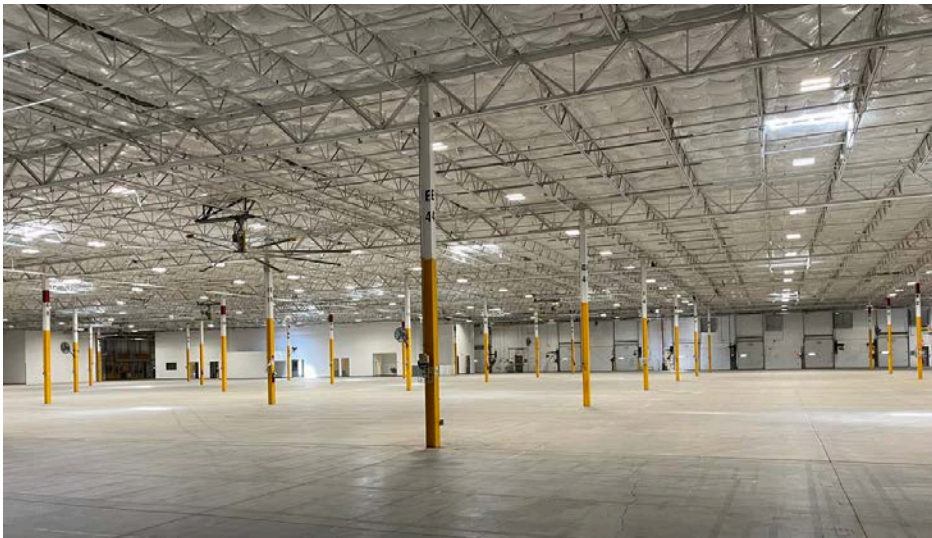
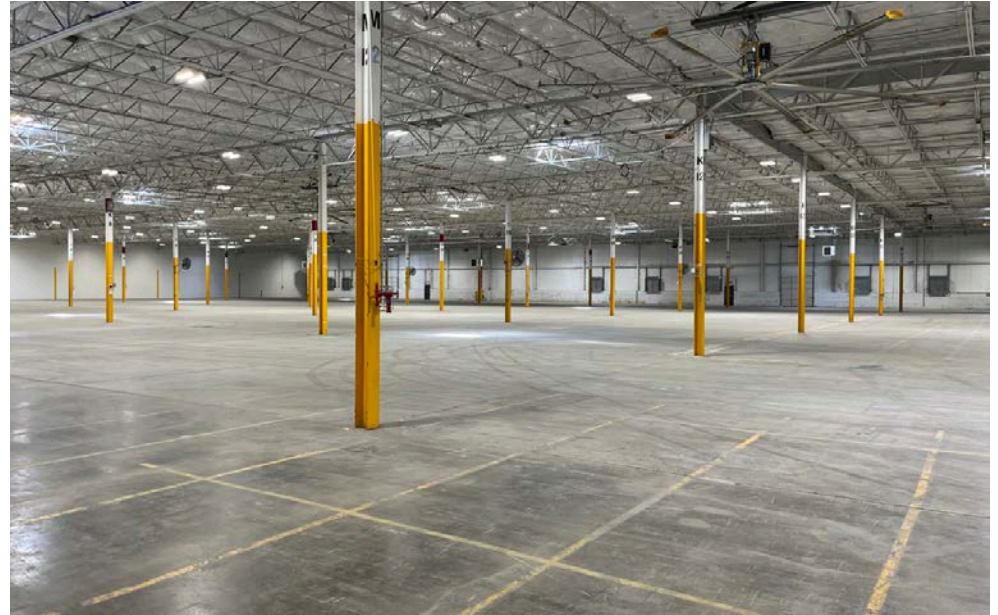
Industrial space for lease



Building size	404,734 SF
Available SF	50,000 - 404,734 SF
Parcel size	22.03 acres
Office SF	7,000 SF; 2,229 SF; 1,516 SF with 900 SF on 2nd floor
Building dimensions	322' x 1,264' - 3"
Column spacing	40' x 45'
Clear height	21'
Dock doors	34 - (equipped with levelers)
Grade level doors	5 - (3 - 12' x 12'; 1 - 12' x 14')

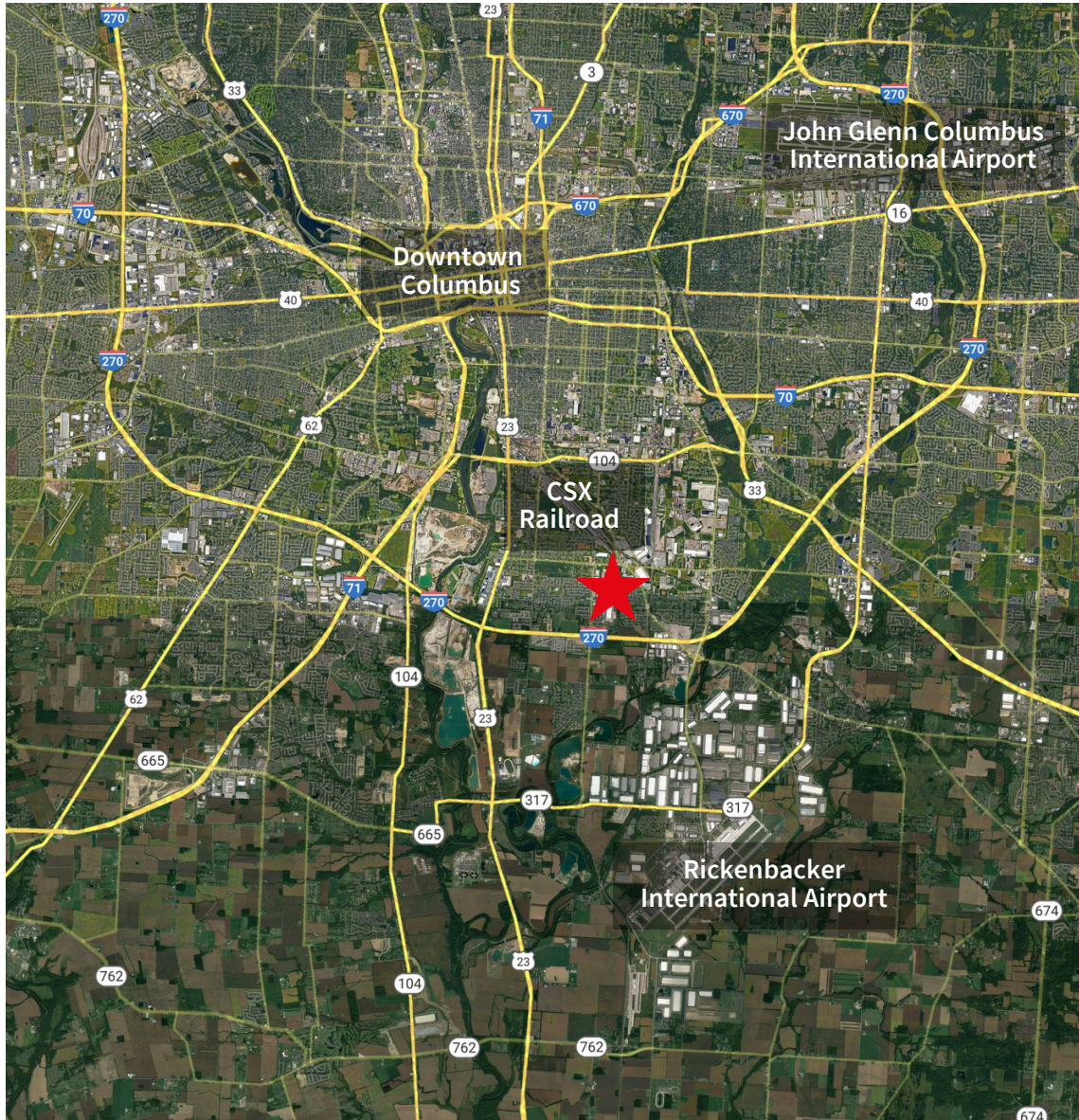
Truck court depth	220'
Warehouse lighting	LED
Fire suppression	Wet
Auto parking	150
Trailer parking	18
Loading configuration	Front load
Zoning	M-1 City of Columbus

404,734 SF
warehouse space



404,734 SF

Industrial space for lease



Highway access

0.91 miles
to I-270

2.92 miles
to US 33

4.05 miles
to I-71

4.13 miles
to SR 317

2.50 miles
to US 23

3.69 miles
to I-70

Regional access

CSX Intermodal
in 6.71 miles

Downtown Columbus
in 6.00 miles

Rickenbacker Airport
4.73 miles

John Glenn Columbus International Airport
8.00 miles

404,734 SF

Gated and fenced truck court



JLL

Dan Wendorf
Columbus, Ohio

614.460.4407
dan.wendorf@jll.com

Josh Weithman
Columbus, Ohio

614.460.4410
josh.weithman@jll.com

Matthew Collins
Columbus, Ohio

740.815.7986
dan.wendorf@jll.com

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