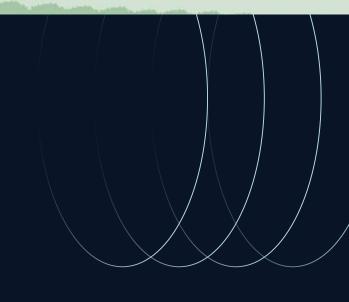


For lease Plain City Flex Space

3,000 - 42,000 s.f. available - delivering Q1 2026





Plain City Flex Space/ Plain City, Ohio

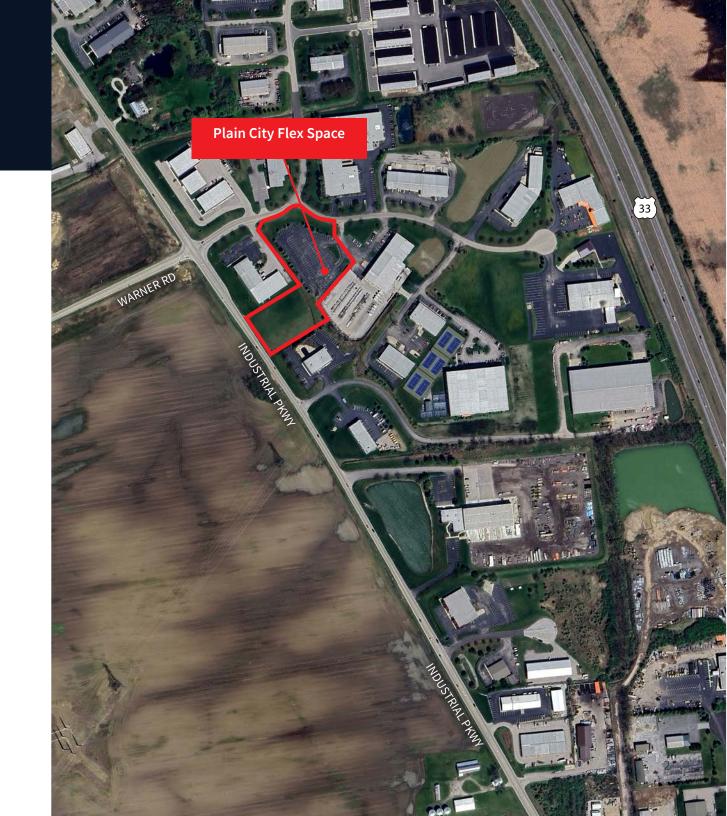
Site highlights

Advantages and amenities

- Less than 2 miles to I-270 interchange
- 5.5 miles to I-70
- 1.0 mile from amenity rich corridor

Property specifications

- Availability: 3,000 42,000 s.f.
- Building A: 24,000 s.f.
 Bay size 25' x 120'
- Building B: 18,000 s.f. Bay size 30' x 120'
- 20' clear height
- One (14'x16') drive in door per unit
- Power: 3ph 120V panel per unit
- Energy efficient LED lighting
- Parking: 72 spaces
- Tax abatement: 7 years 45%
- Zoning: Commerce District
- Delivery Q1 2026
- Operating expenses: \$1.93/s.f.



Site plan



Building A



Building B



Plain City Flex Space/ Plain City, Ohio

Regional access

1.0 miles



3.7 miles



10 miles



12 miles



12 miles







Downtown Columbus

15 minutes



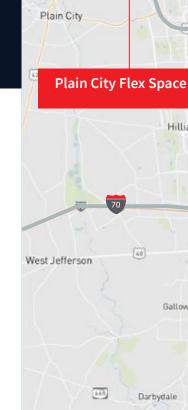
Port Columbus Intl. Airport

19 minutes



Rickenbacker Intl. Airport

25 minutes



Jerome

33

[40]

New Califo, pia

Powell

Upper Arlington

WEST COLUMBUS

Urbancrest

Grove City

Grandview Heights

Columb 15

SOUTH

COLUMBUS

Obetz

Worthington

Dublin

270

270

Hilliard

Galloway

Darbydale

	15 minutes	30 minutes	45 minutes
Estimated population	222,609	1,383,410	1,996,149
Estimated households	88,069	557,240	790,817
Est. average HH income	\$142,299	\$111,021	\$106,205

805

New Albany

16

70

Heron Cr

Reynoldsburg

Harlem

Gahanna

1

Whitehall

70

33

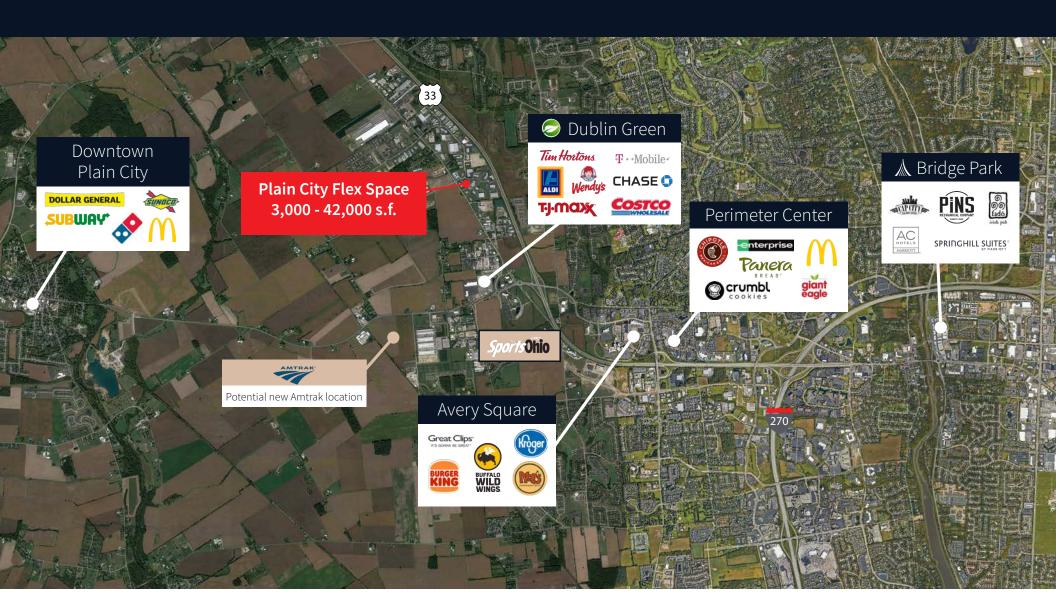
Groveport

Westerville

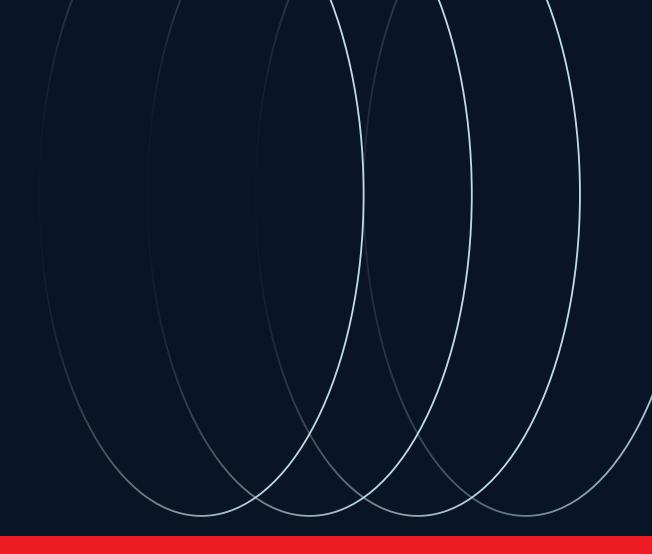
Corporate neighbors



Amenities







JLL

Matthew Collins matthew.colllins@jll.com +1 740 815 7986 Tim Davis tim.davis@jll.com +1 614 460 4416

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.