



For lease

Plain City Flex Space

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

 **JLL** SEE A BRIGHTER WAY

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**

7710 Corporate Blvd.
Available: 24,000 s.f.
Bay size: 3,000 s.f. (25' x 120')

• **Building B**

7650 Industrial Pkwy.
Available: 18,000 s.f.
Bay size: 3,600 s.f. (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



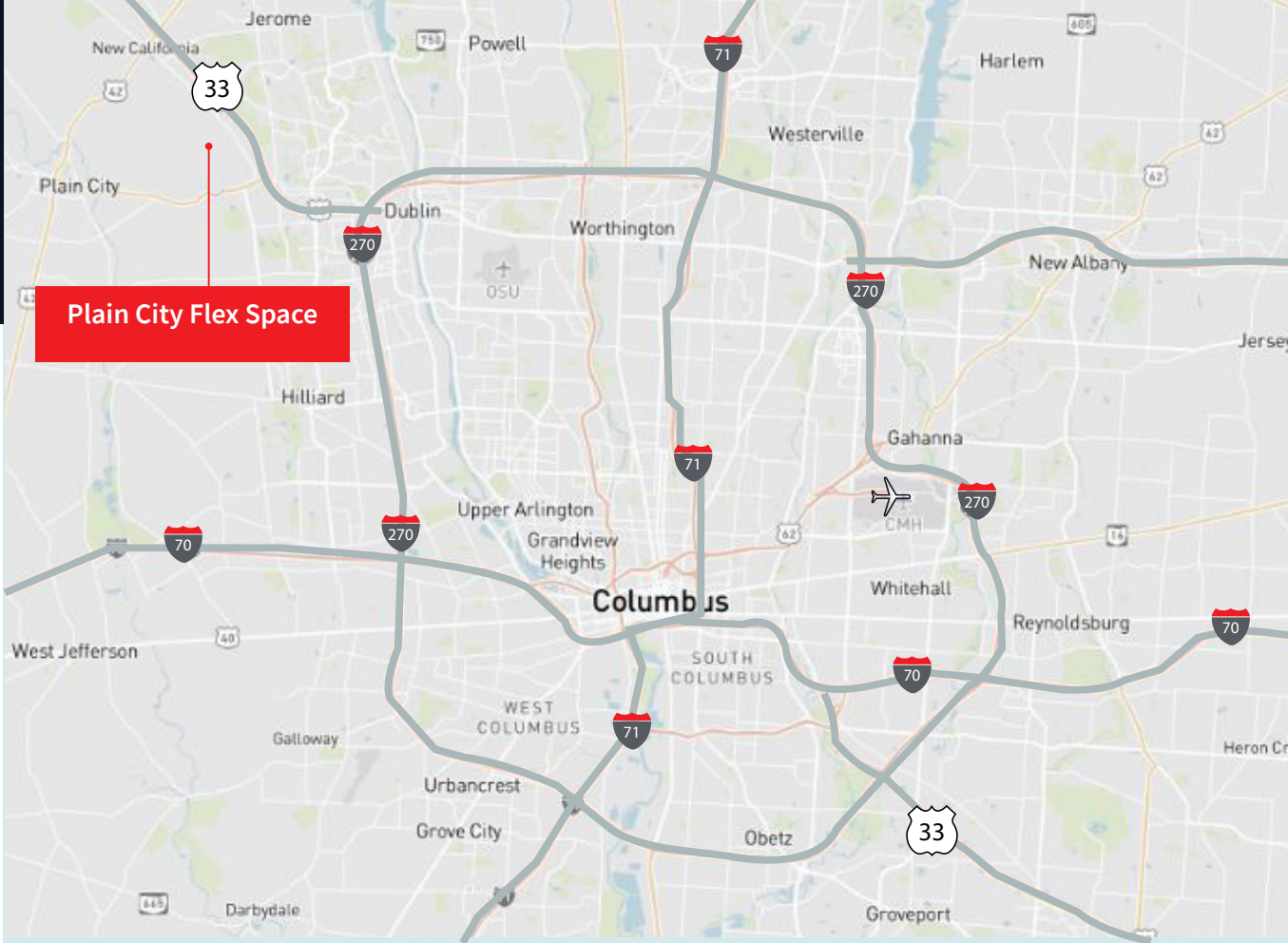
Regional access

-  1.0 miles
-  3.7 miles
-  10 miles
-  12 miles
-  12 miles


HONDA
22 minutes


intel.
29 minutes

-  **Downtown Columbus**
15 minutes
-  **Port Columbus Intl. Airport**
19 minutes
-  **Rickenbacker Intl. Airport**
25 minutes



	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

Corporate neighbors



Plain City Flex Space
3,000 - 42,000 s.f.

T-CETRA

OHIO
UNIVERSITY

Dublin Methodist
Hospital
OhioHealth

OCLC

Nestlé
Good Food, Good Life

THE OHIO STATE
UNIVERSITY
WEINER MEDICAL CENTER

IGSENERGY
THE POWER OF TOMORROW

270

Quantum
HEALTH

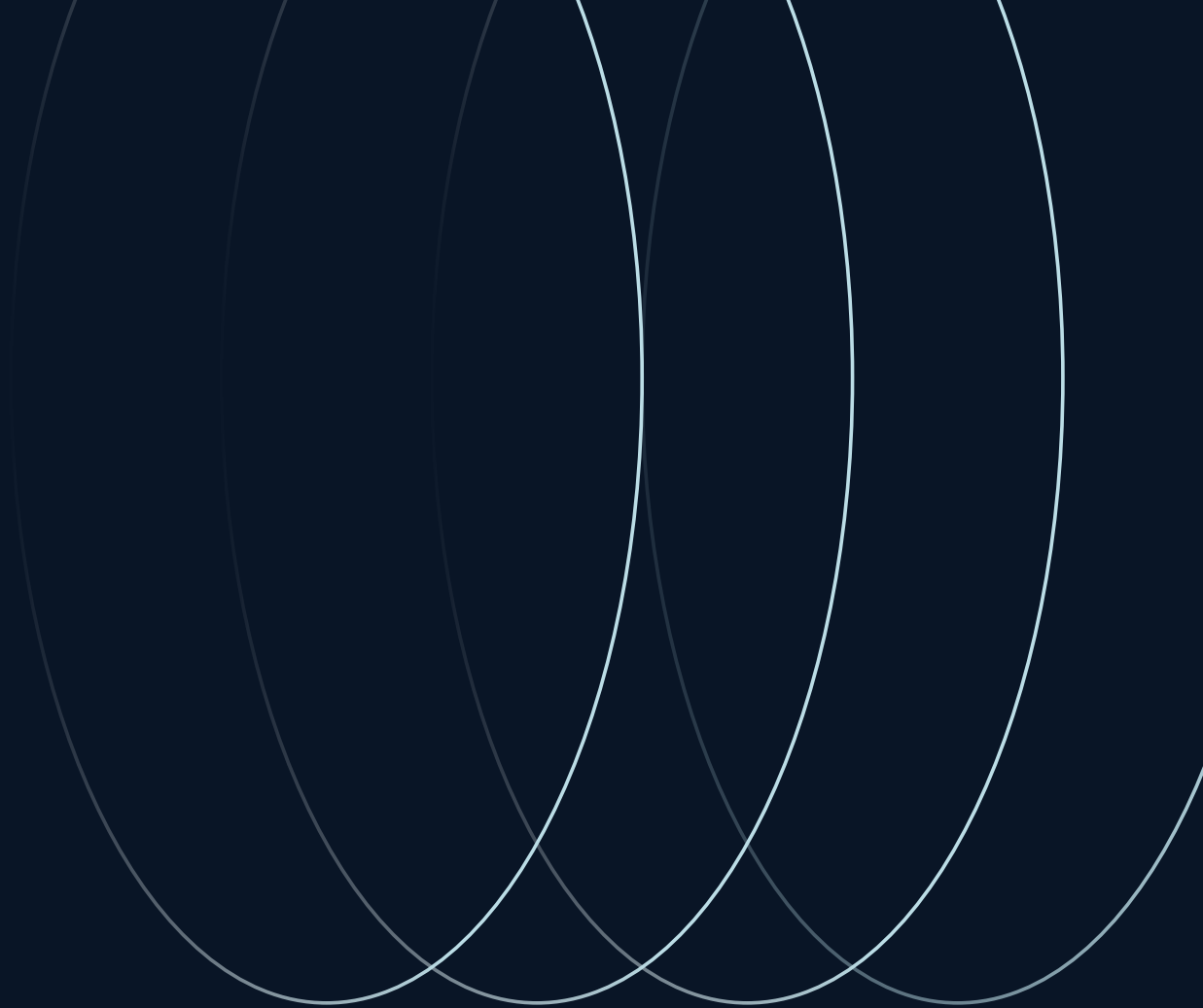
Wendy's

Univar
Solutions

EXPRESS SCRIPTS

Amenities



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