



# For lease

OPC Campus  
970 Woodland Ave.  
Columbus, Ohio 43219

# Property overview

## Property specifications

- up to 98,865 s.f. available
  - 5,490 s.f. office
  - 91,355 s.f. warehouse
- 13.9' - 22.9' clear height
- 2 dock doors (ability to add up to 2 additional)
- Wet fire suppression system
- Heavy 480V electric
- AC in office and heat throughout building
- Column spacing: 20' - 50'
- Ample trailer parking available

## Advantages and amenities

- Less than 1 mile to I - 670, 3 miles to I-71, and 4 miles to I-70
- Close proximity (5 minutes) to Columbus Business District and John Glenn Columbus International Airport



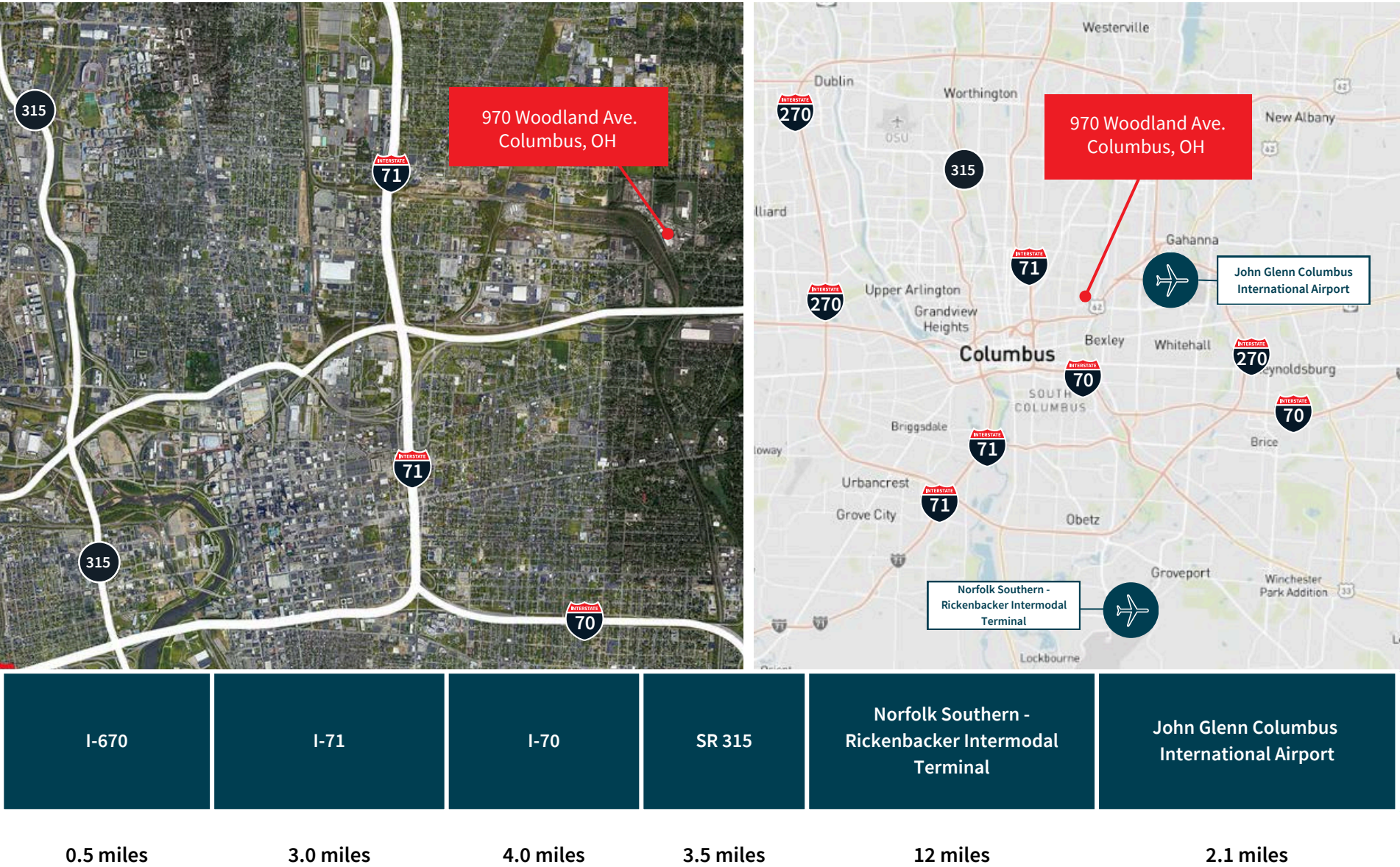
This detailed floor plan illustrates the layout of a large industrial facility, likely a paint manufacturing plant. The plan is divided into several main sections, each with specific rooms and areas labeled with their names and square footages.

**Key Areas and Rooms:**

- 970 Warehouse:** 28,141 Sq FT (Large area on the left side, outlined in red).
- 940 Warehouse:** 12,054 Sq FT (Central area, outlined in red).
- 1920 Warehouse:** 10,542 Sq FT (Large area on the right side, outlined in blue and labeled "Leased").
- Pigment Warehouse:** 19,272 Sq FT (Large area at the bottom right, outlined in red).
- 940 Offices:** 5,488 Sq FT (Cluster of offices in the center-left).
- 970 Offices:** 696 Sq FT (Small office area near the 970 Warehouse).
- Industrial Mixing:** 5,360 Sq FT (Central area, outlined in red).
- Trade Mixing:** 9,600 Sq FT (Large area in the center-right, outlined in red).
- Paint Filling:** 9,360 Sq FT (Area within the 1920 Warehouse, outlined in red).
- Paint R&D Lab:** 2,658 Sq FT (Area within the 1920 Warehouse, outlined in red).
- Vault Room:** 2,600 Sq FT (Area within the 1920 Warehouse, outlined in red).
- Mezzanine:** 2,020 Sq FT (Area at the top center, outlined in red).
- Loading Area:** 2,020 Sq FT (Area at the top center, outlined in red).
- Northwest Mixing:** 11,110 Sq FT (Large area at the bottom center, outlined in red).
- Front Office Area:** Multiple areas located around the perimeter of the 1920 Warehouse and Pigment Warehouse.
- Other Rooms:** Boiler Room, Mill Room, Corridor Room, Corridor, Conference Rooms (CONF), Stairwells (ST), Restrooms (RR), and various smaller offices (OFF).

The plan also includes various utility and support areas such as Dumpsters, Trash Compactors, and a Boiler Room. Dimensions are provided for many of the rooms and overall sections, indicating the scale and layout of the facility.

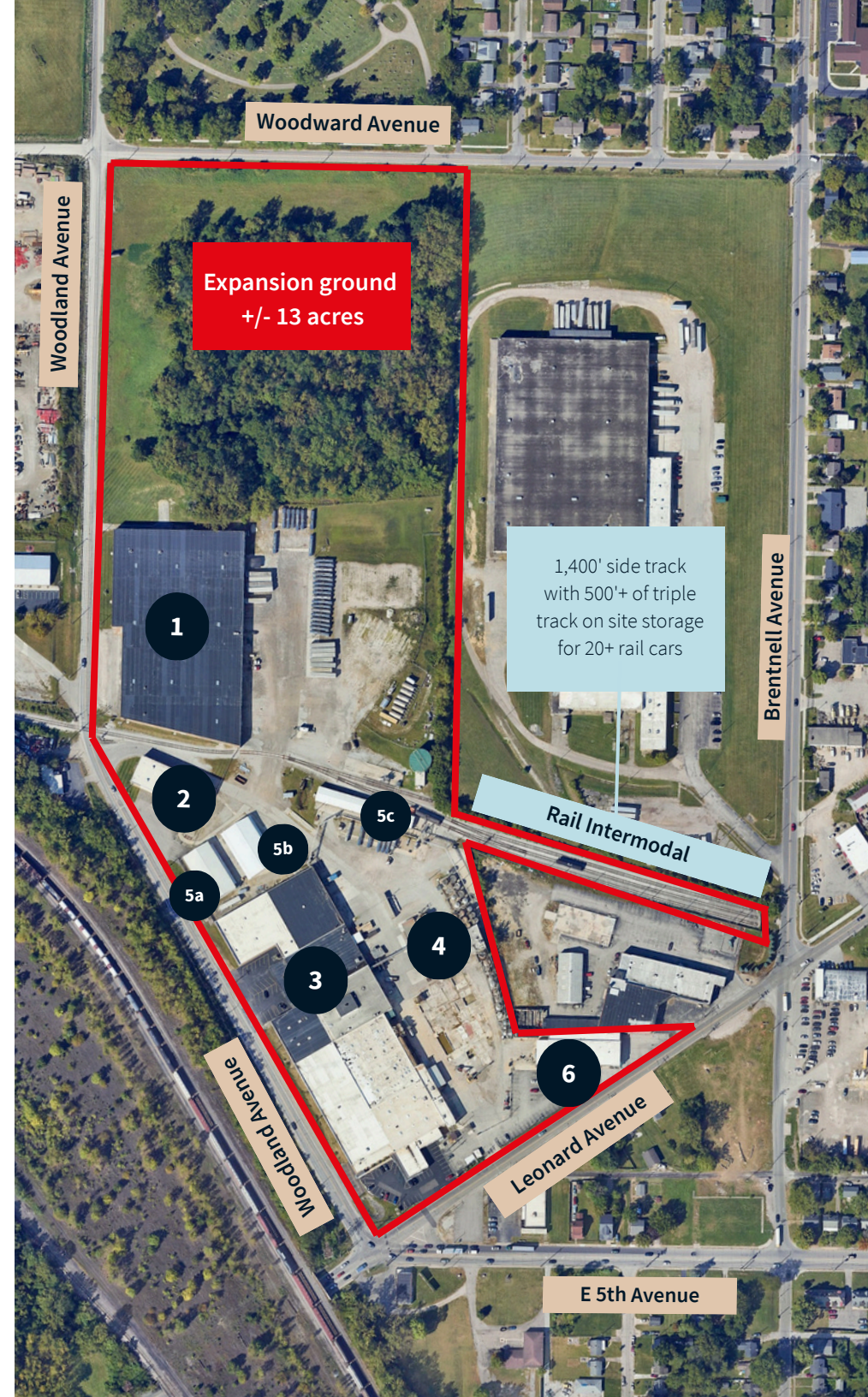
# Access



# Property overview

**419,481 SF on 30+ acres**

#	Address	Building SF	SF available now	Future availability
1	1100 Woodland Ave	106,228	48,025	<ul style="list-style-type: none"> <li>43,000 SF available on 06/01/2026</li> </ul>
2	1040 Woodland Ave	12,213	0	<ul style="list-style-type: none"> <li>12,213 SF available on 7/1/2025</li> </ul>
3	1920 Leonard - 970 Woodland Ave	258,000	98,865	<ul style="list-style-type: none"> <li>53,900 SF available on 6/01/2026</li> </ul>
4	2604 Leonard Ave	5,300	0	<ul style="list-style-type: none"> <li>5,300 SF available on 06/01/2026</li> </ul>
5a	1920 Leonard Ave	6,720	0	<ul style="list-style-type: none"> <li>19,640 SF available on 6/01/2026</li> </ul>
5b		6,720		
5c		6,200		
6	2004 Leonard Ave.	18,100	18,100 SF (available over two floors)	



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