



**C5 COLUMBUS SW**  
**BUILDING 1**

Alkire Road, Columbus, OH

**497,178 SF Available for Lease Q2 2027**



LEASING AGENT



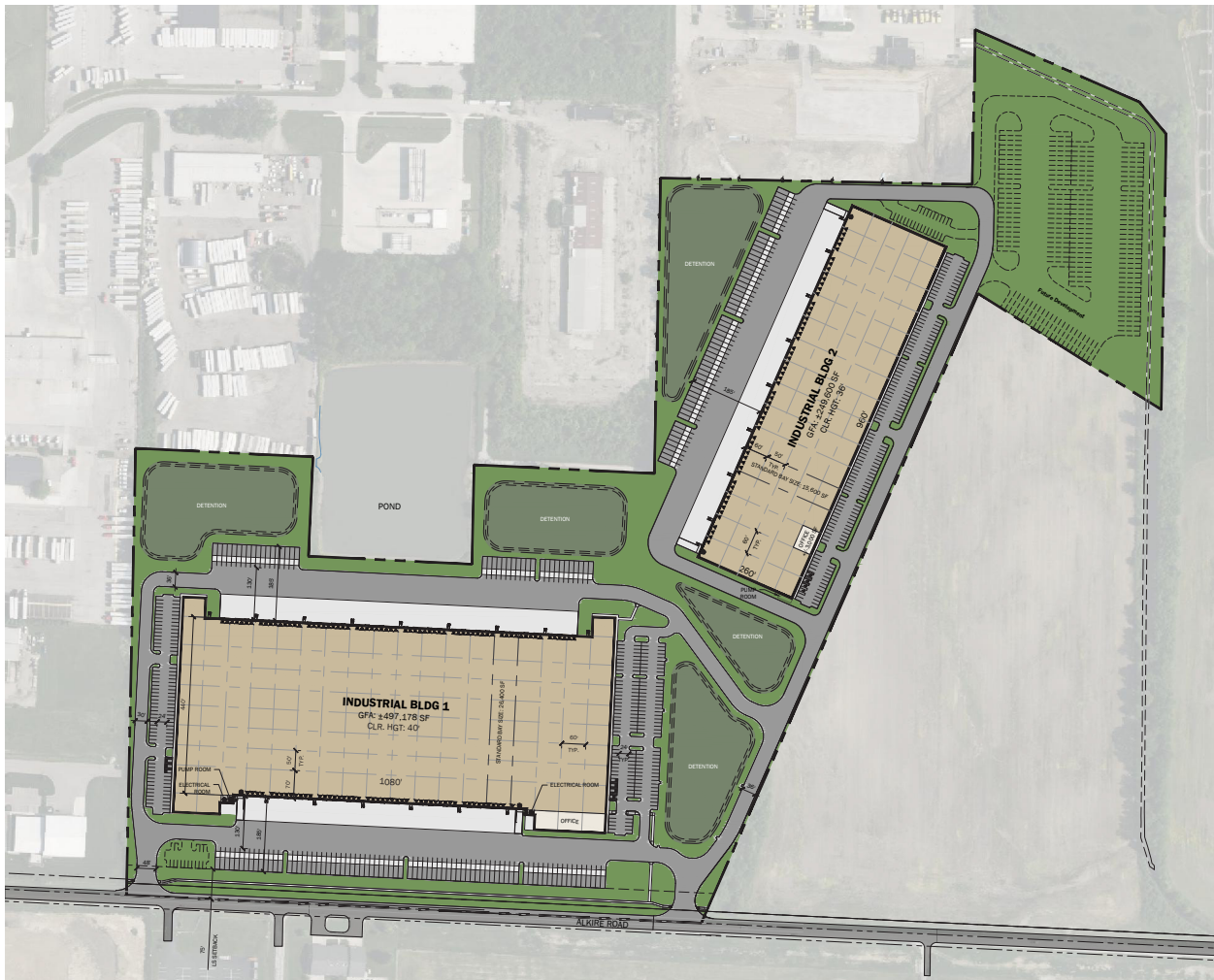
DEVELOPER

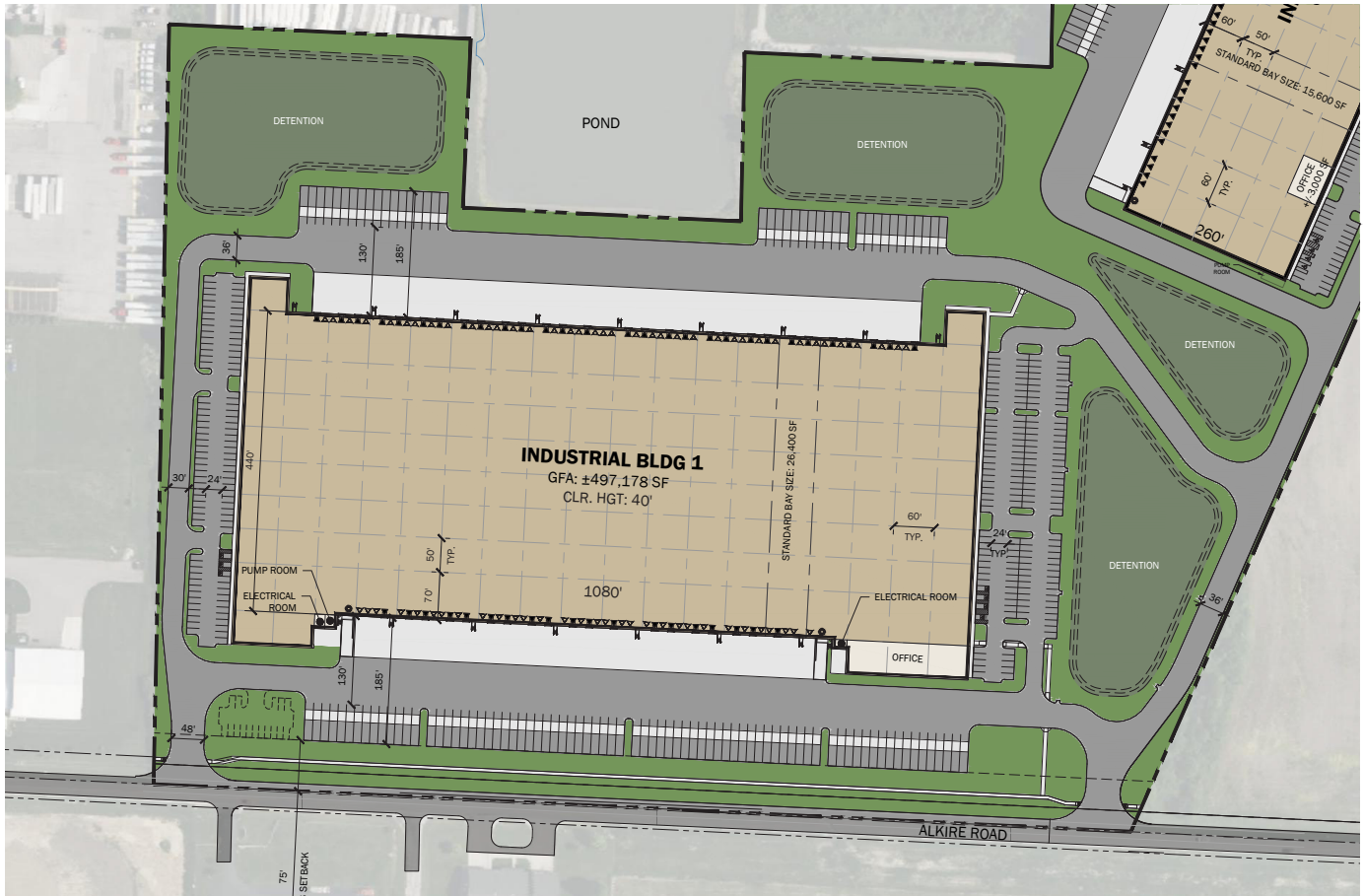
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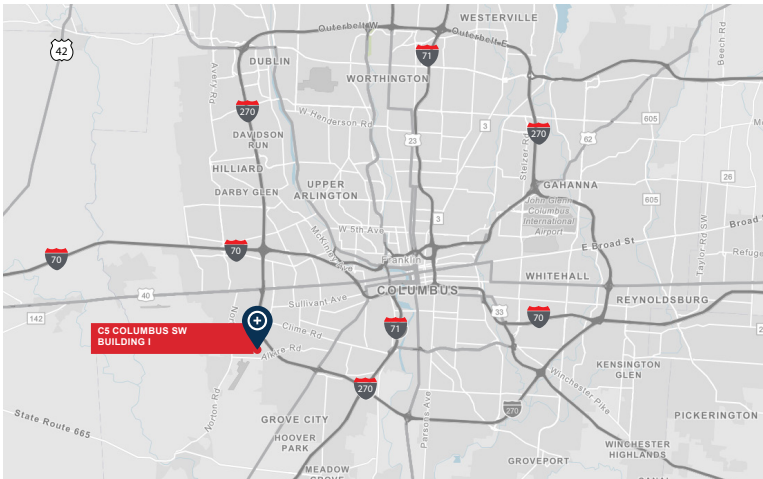
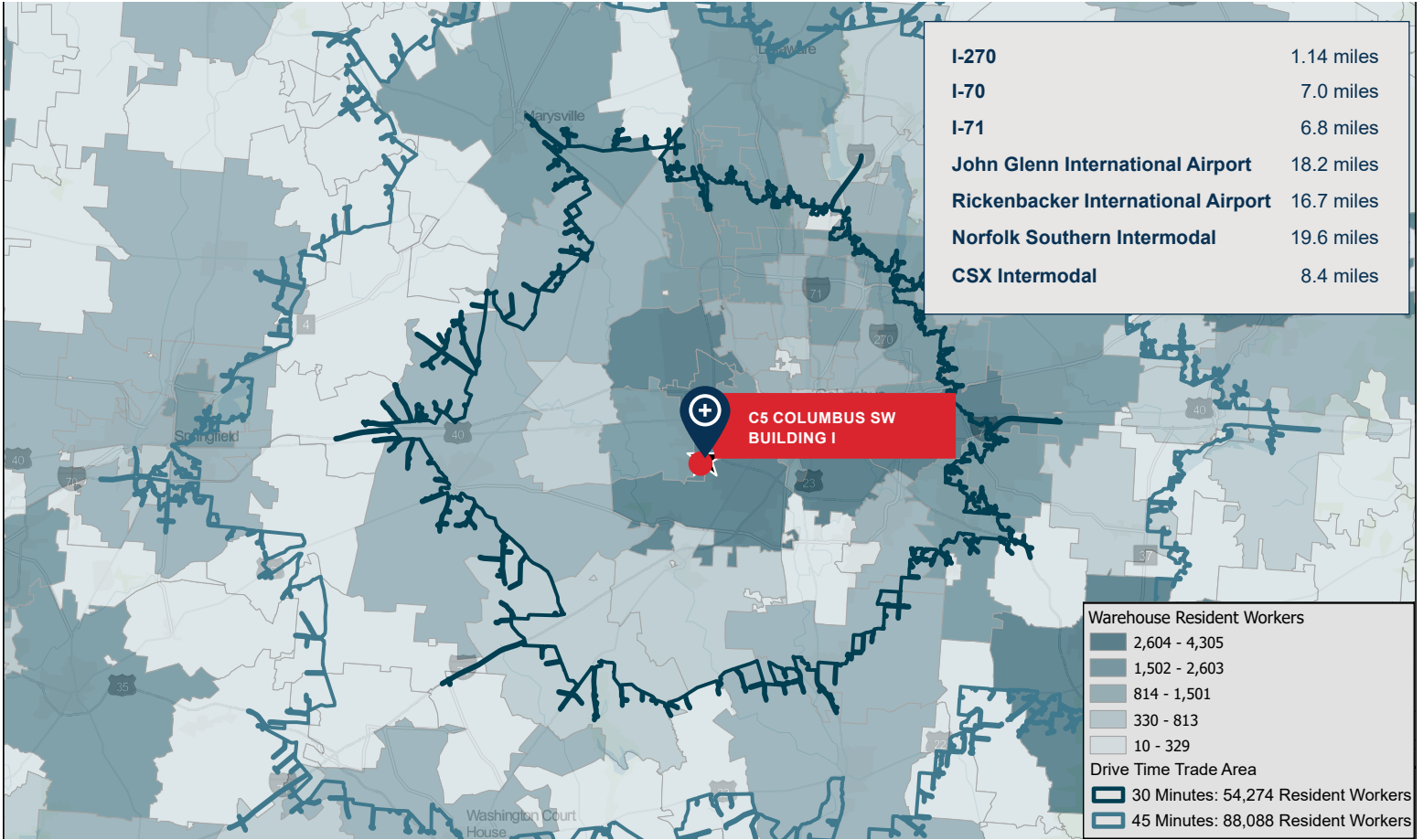
C5 Columbus SW Building 1 is located one mile from Interstate 270 southwest of Columbus. This masterplanned logistics park also has an adjacent pad-ready site available for a building up to 249,600 SF and additional room for trailer parking. It is ideally situated for domestic and international business trades requiring local, regional and national distribution. The region also offers a robust and skilled logistics workforce, has the second-lowest effective tax rate for new distribution centers, and is situated within a 10-hour drive of 46% of the US population and manufacturing capacity.



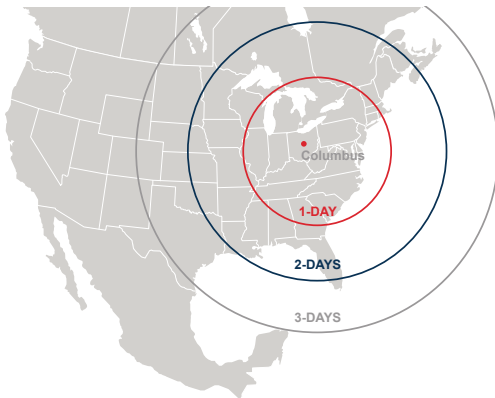


## BUILDING SPECIFICATIONS

<b>Square Footage</b>	497,178 SF (1,080' x 440')
<b>Site Area</b>	34.06 acres
<b>Office</b>	9,000 SF
<b>Configuration</b>	Cross-dock
<b>Slab Thickness</b>	7" unreinforced conventional slab
<b>Column Spacing</b>	60' wide x 50' deep, with 70' loading bays
<b>Bay Sizes</b>	+/- 26,400 SF bays
<b>Clear Height</b>	40' clear minimum
<b>Dock High Doors</b>	103
<b>Drive-In Doors</b>	4
<b>Truck Court Depth</b>	130'
<b>Auto Parking</b>	271 auto spaces; 16 future auto parking
<b>Trailer Storage</b>	119 spaces
<b>Electrical</b>	2 x 3,000 amp, 480/277V Service
<b>Lighting</b>	LED with Motion sensors - 30FC at 36" A.F.F. with automation
<b>Sprinkler</b>	ESFR sprinkler system
<b>Customizable</b>	Specifications can be modified based on tenant requirements
<b>Abatement</b>	75% / 10 years



**DAYS TRUCK  
DRIVE TO/FROM  
COLUMBUS**



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