




For lease

4221 Riggins Court, Hilliard, OH
72,000 Spec delivering Q4 2026

 **JLL** SEE A BRIGHTER WAY

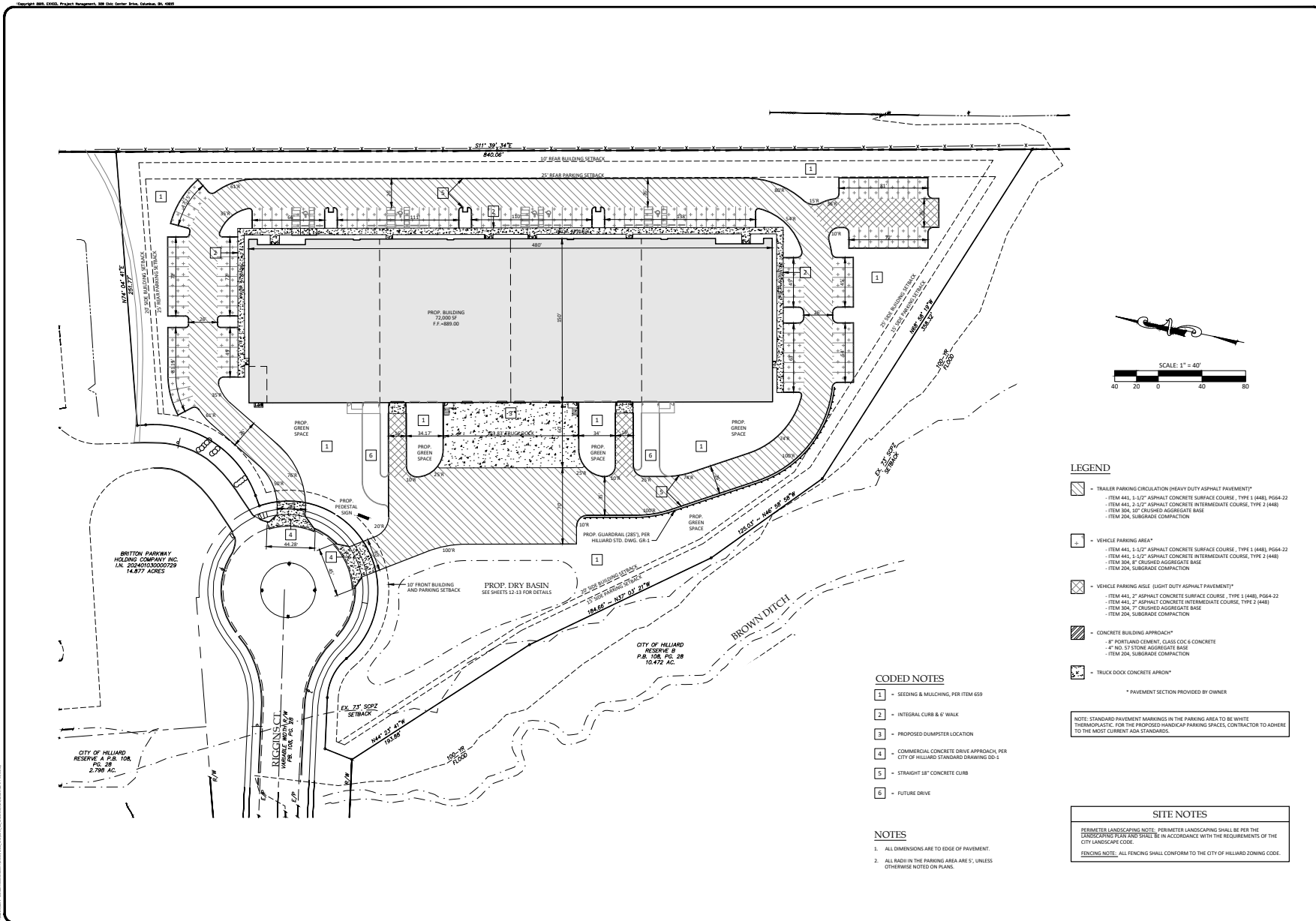
4221 Riggins Court / Hilliard

Property overview

Available SF:	72,000 SF
Building SF:	150' x 480'
Bay size:	18,000 SF
Column size:	50' x 60'
Acreage:	6.21
Clear height:	24'
Office:	1,200 SF spec office planned
Dock doors:	Four (4) 9'x10' insulated, with vision lites, fully equipped with 35,000 lb. mechanical pit levelers, and bumpers, with the ability to add more in the future
Drive-in doors:	Two (2) 12'x14' insulated and powered overhead doors with the ability to add two (2) more in the future
Walls:	10" R 16.9 insulated, reinforced precast concrete panels
Roof:	R25 mechanically attached 45mil TPO roof with external gutters and downspouts
Heating:	Gas-fired heaters
Fire suppression:	ESFR
Concrete slab:	6" thick with FF50/FL35 flatness
Lighting:	Highbay LED lighting with motion sensors throughout
Electrical:	1200 amps, 3-phase power
Current Zoning:	Commercial
Parking:	115 total (110 + 5 ADA)
Tax abatement:	12-year 75%
Op Ex:	\$1.65 PSF
Utilities:	Water & Sewer: City of Columbus Gas: Columbia Gas Electric: AEP Fiber: Multiple fiber providers



Site plan



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PROJECT 25019.2 RIGGINS COURT SPEC
RIGGINS COURT
CITY OF HILLIARD, OHIO 43026

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EXCEL Project No.:		
Status:		
Rev.	Date	Description

DRAWN BY: MIM
 CHECKED BY: KIM
 SCALE: 1" = 40'
 SHEET NAME:

SITE DIMENSION PLAN

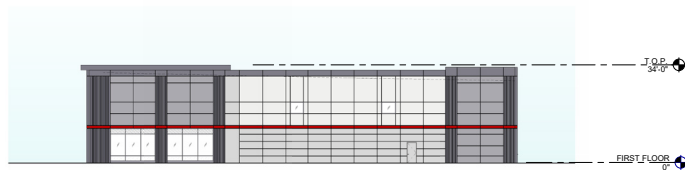
SHEET NO. **C-06**
 OF **C-18**
 Drawing Date: 04/29/2026 Revision No.:

EXCEL PROJECT MANAGEMENT

Elevations



NORTH EXTERIOR ELEVATION ①
SCALE: 1/8" = 1'-0"



WEST EXTERIOR ELEVATION ③
SCALE: 1/8" = 1'-0"



EAST EXTERIOR ELEVATION ②
SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION ④
SCALE: 1/8" = 1'-0"

Spec office plan

1,200 s.f. Office



Access and proximity

The site provides excellent freeway visibility and is located in an important part of the growing Columbus Region. The *City of Hilliard* is the nexus of friendly, small town living and big city opportunities. With a population of nearly 38,157, Hilliard's median household income is \$103,186. There are approximately 1,104 companies in Hilliard that employ more than 17,000 people and contribute to more than \$1 billion in estimated annual sales.

Rated number one for job, population, wage and GDP growth in the Midwest, the Columbus Region offers access to a growing potential workforce of one million people and unique opportunities for any developing company. Hilliard is conveniently located along I-270 with easy access to I-70 and I-71, and is only 20 miles to the John Glenn International Airport.

Drive times	15 min.	30 min.	45 min.
Population	281,299	1,433,947	1,948,302
Households	117,561	586,648	777,319
Median household income	\$103,186	\$82,234	\$86,685

Source: ESRI, October 2026



Corporate neighbors

Medical / Office

- 1 Ohio State Outpatient Care
- 2 OhioHealth Dublin Methodist Hospital
- 3 Dublin Commerce Park
- 4 Quantum Health
- 5 Cardinal Health
- 6 Express Scripts
- 7 Ohio State Sports Medicine
- 8 Norwich Springs Health Center
- 9 Mt. Carmel Hilliard
- 10 Pediatric Associates Inc.
- 11 Hilliard Family Health

Industrial

- 1 BMW Manufacturing
- 2 Amazon AWS
- 3 Scioto Valley Warehouse
- 4 Armstrong World Industries
- 5 Holland Freight
- 6 Pactiv
- 7 Mac Tools
- 8 Team Fishel
- 9 Amazon Fulfillment Center
- 10 UPS
- 11 Renewal by Anderson
Venturi Space
Command Alkon



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