



For sale or lease

Rail served
Investment or Owner/User
infill opportunity

OPC Campus
1920 Leonard Ave.
Columbus, Ohio 43219

Property overview

288,711 SF on ±46.36 acres

Location

- Less than 1 mile to I - 670
- Close proximity to Columbus Business District and John Glenn International airport
- Strong labor pool

Advantages and amenities

- Active intermodal rail service with rail car storage
- Onsite water tank fire system
- Sprinklers designed for High Hazard storage facility including in rack sprinkler systems. Includes exhaust fans, LEL sensors and containment system
- Expansion ground ±12 acres



Property overview

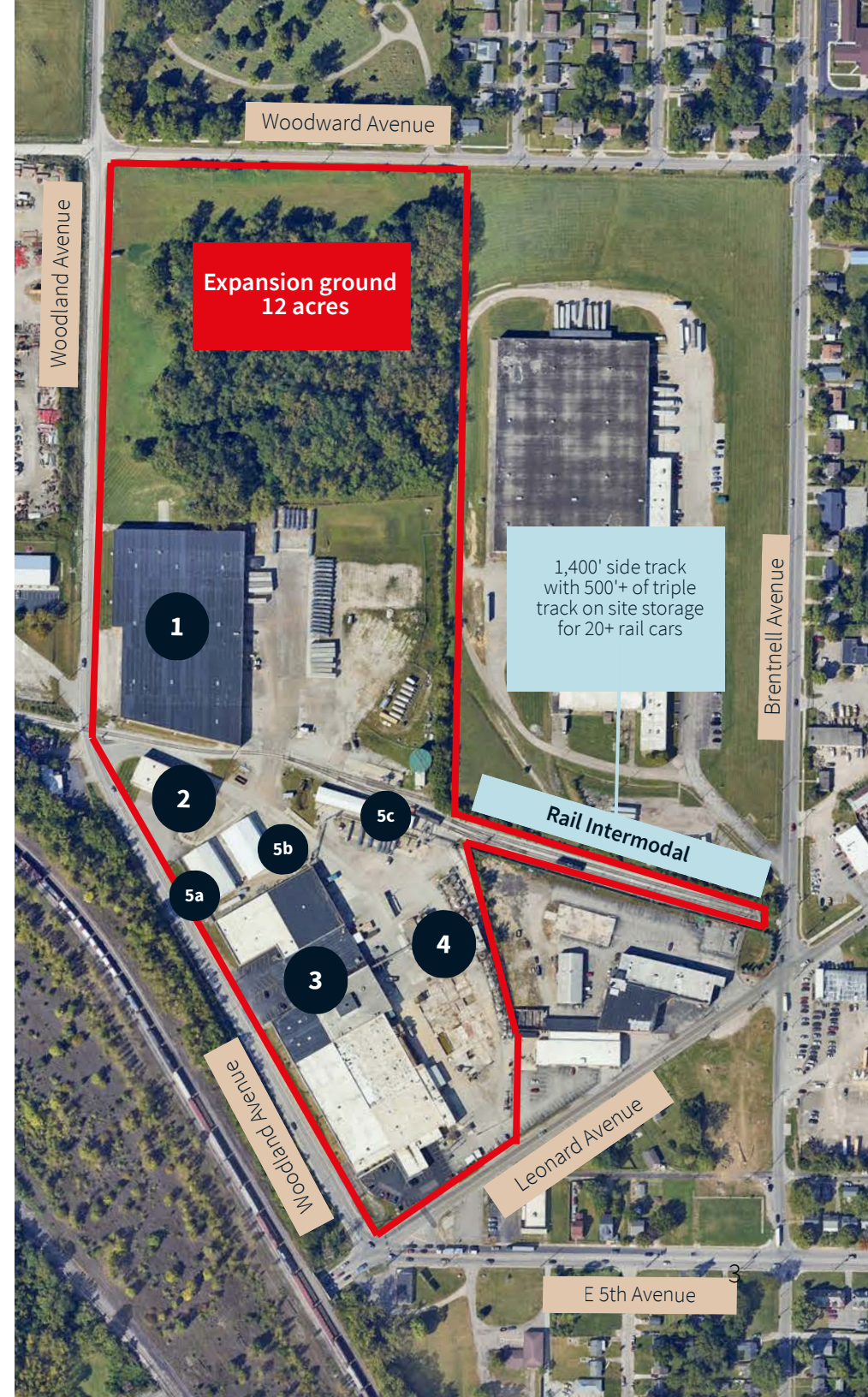
288,711 SF on ±46.36 acres*

**Rent roll available upon request*

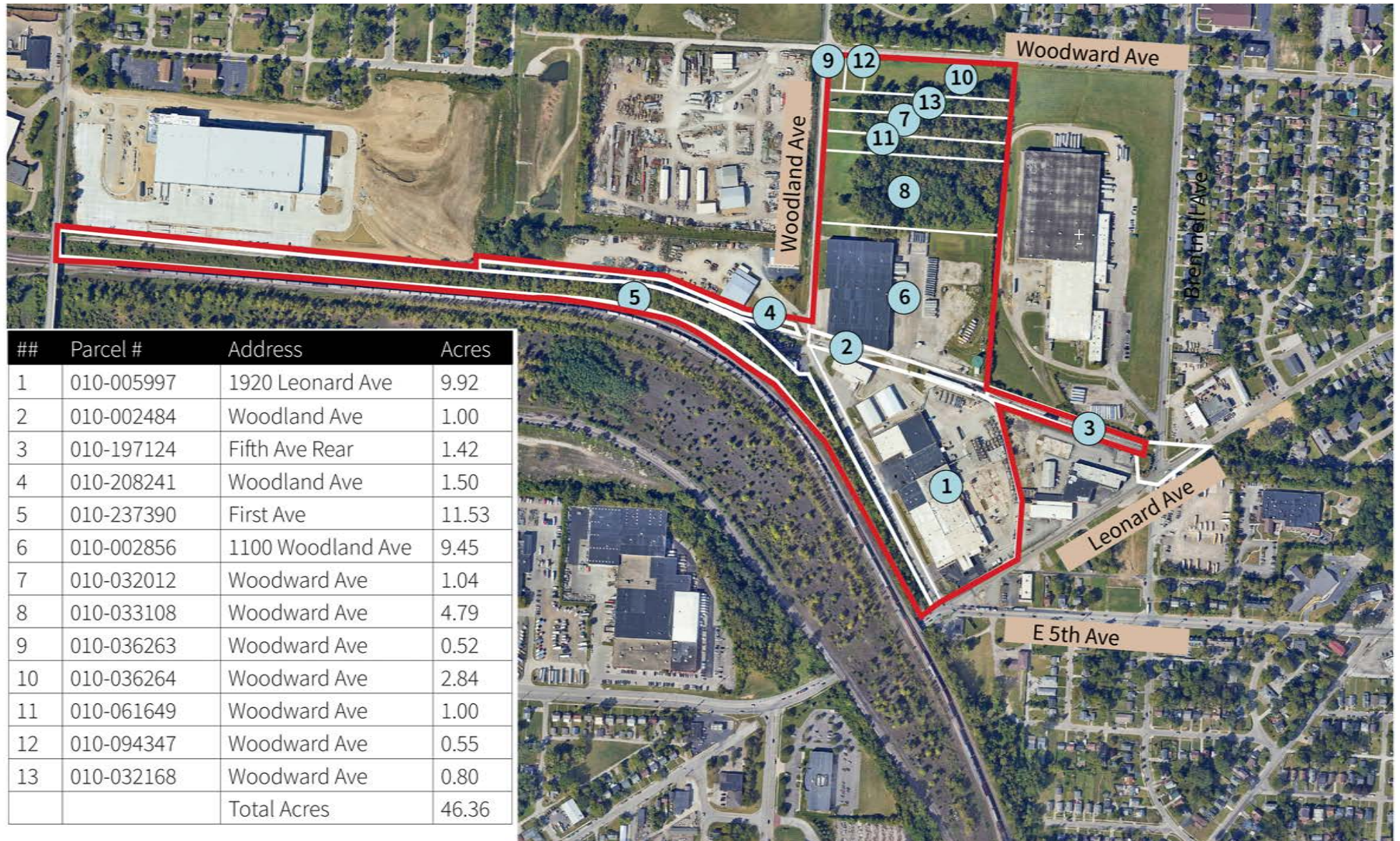
#	Address	Building SF	SF available now	Future availability
1	1100 Woodland Ave.	108,000	49,000	Additional 43,000 SF available on MTM
2	1040 Woodland Ave.	12,213	0	12,213 SF available on 07/01/2028
3	1920 Leonard Ave. - 970 Woodland Ave.	143,500	90,000	Additional 53,000 SF available on MTM
4	1920 Leonard Ave.	2,208	0	5,358 SF available on MTM
		3,150		
5a	1920 Leonard Ave. <i>(Pole Barns)</i>	6,720	0	19,640 SF available on MTM
5b		6,720		
5c		6,200		
Total Building SF			Available Now	
288,711 SF			139,000 SF	

Land

- Expansion ground ±12 acres north of Woodland Ave.
- Rail property ±15 acres of land plus railroad tracks

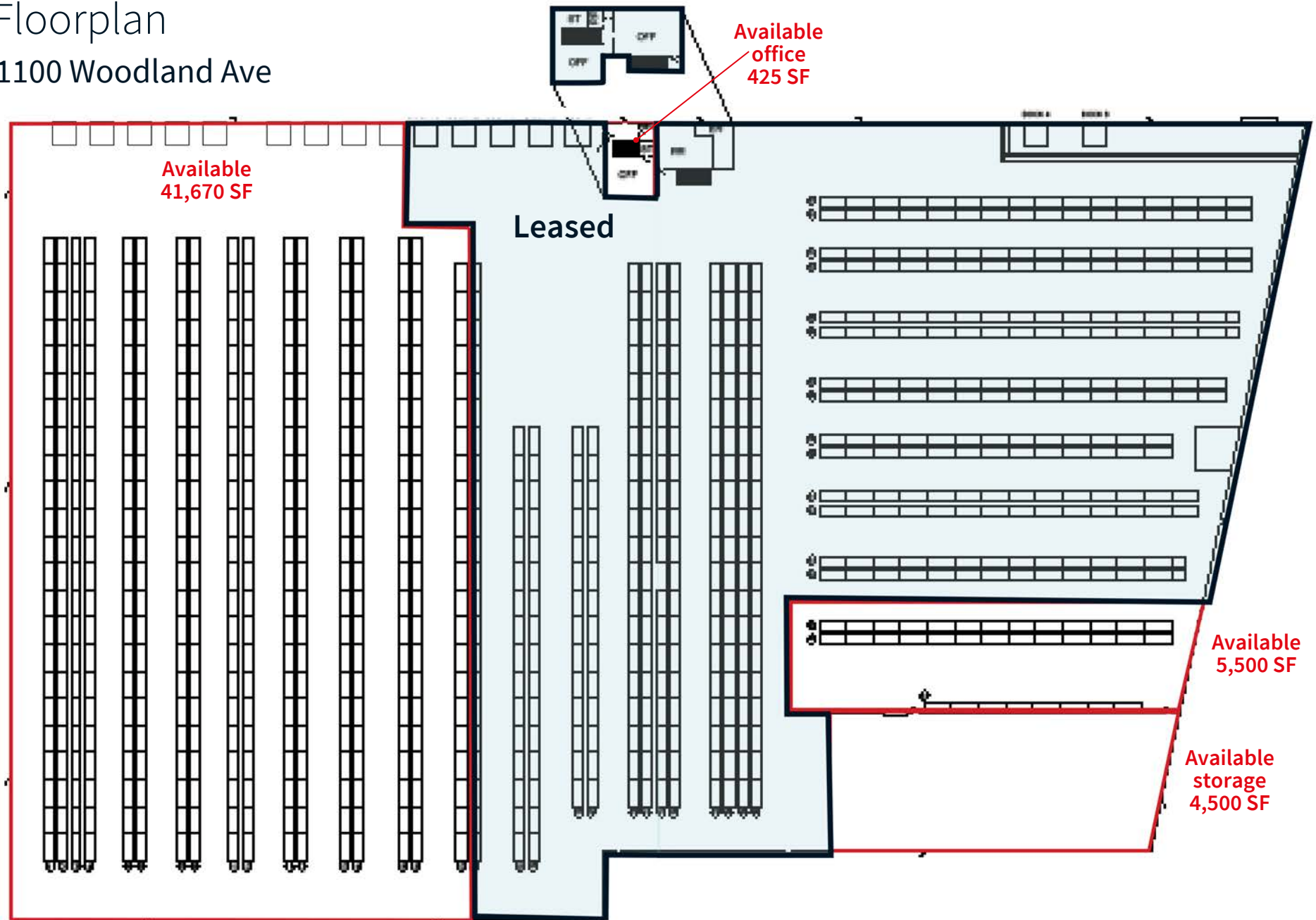


Property overview



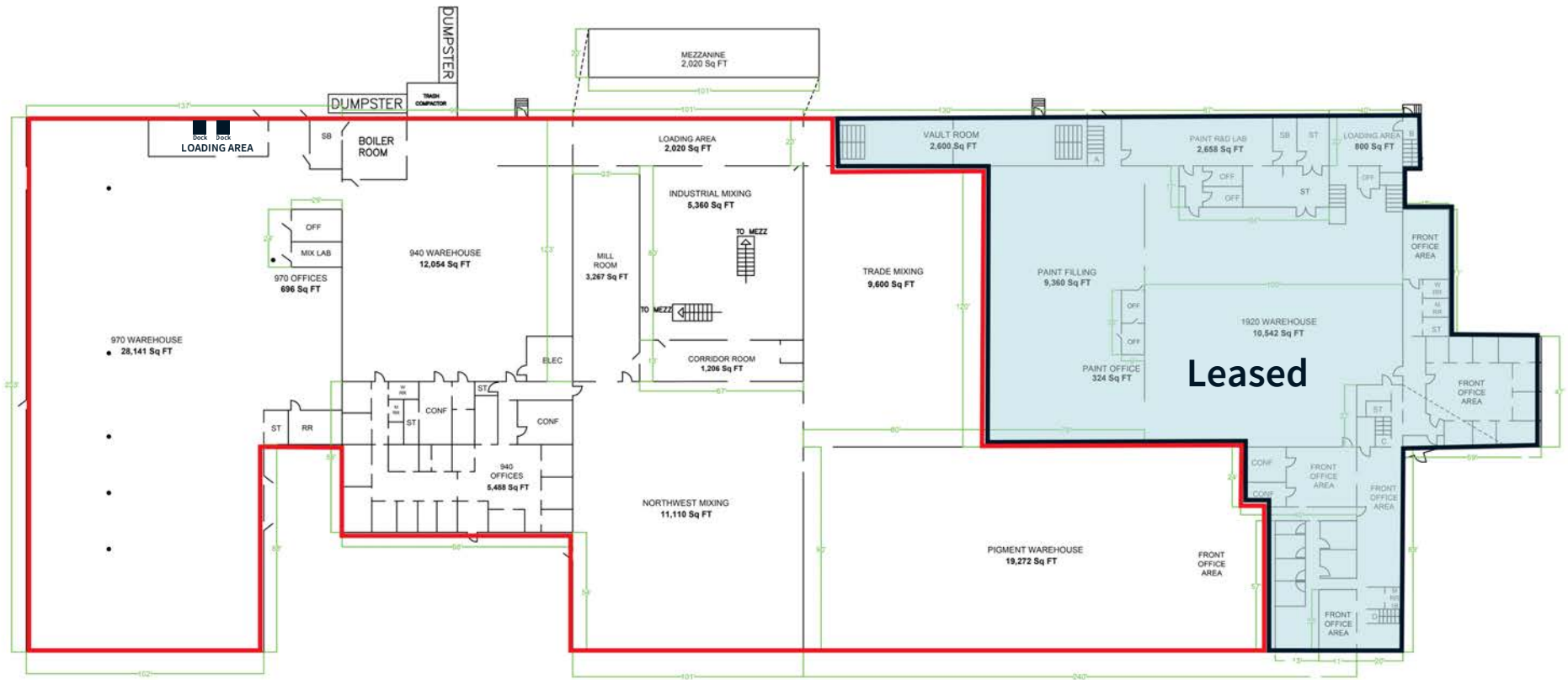
Floorplan

1100 Woodland Ave

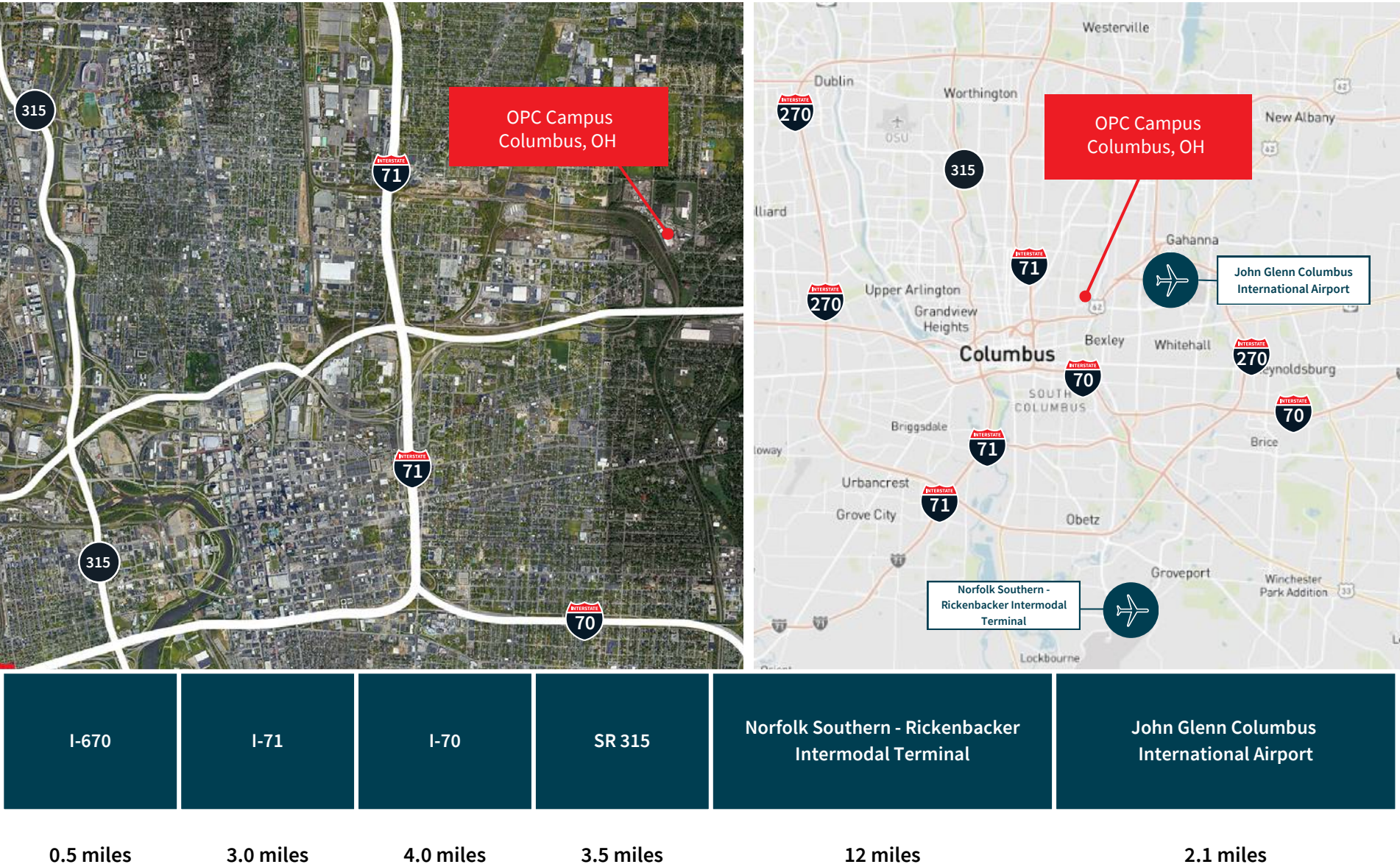


Floorplan

1920 Leonard Ave. and 970 Woodland Ave



Access



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