

For lease

4221 Riggins Court, Hilliard, OH

72,000 Spec delivering Q4 2026

JLL SEE A BRIGHTER WAY

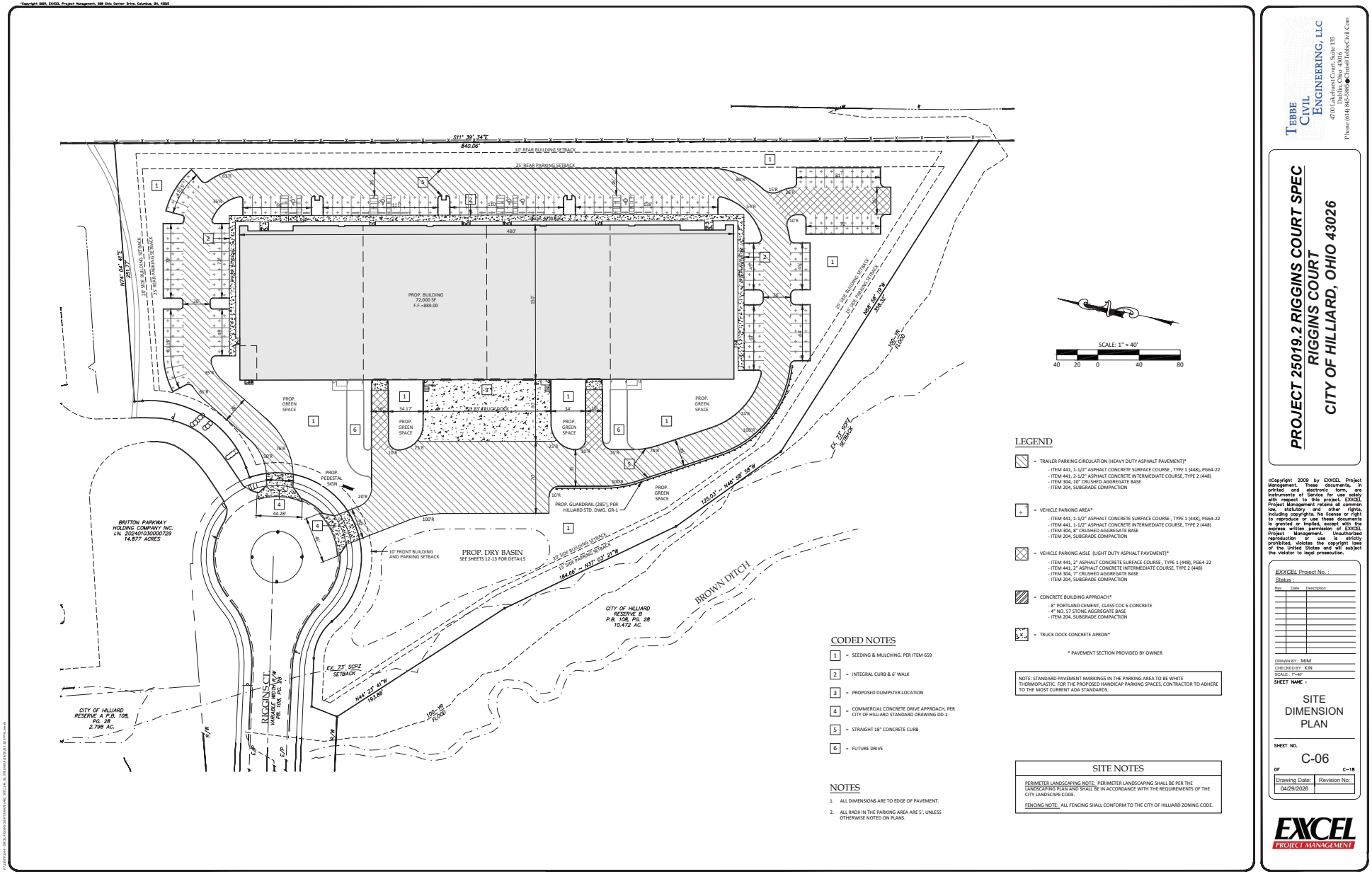
4221 Riggins Court / Hilliard

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:	2,630 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

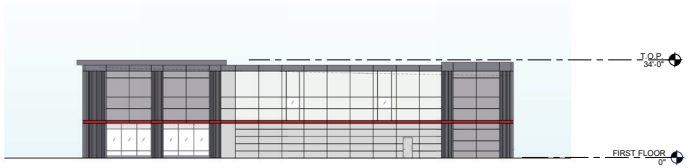


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Elevations



NORTH EXTERIOR ELEVATION ①
SCALE: 1/16" = 1'-0"



WEST EXTERIOR ELEVATION ③
SCALE: 1/16" = 1'-0"



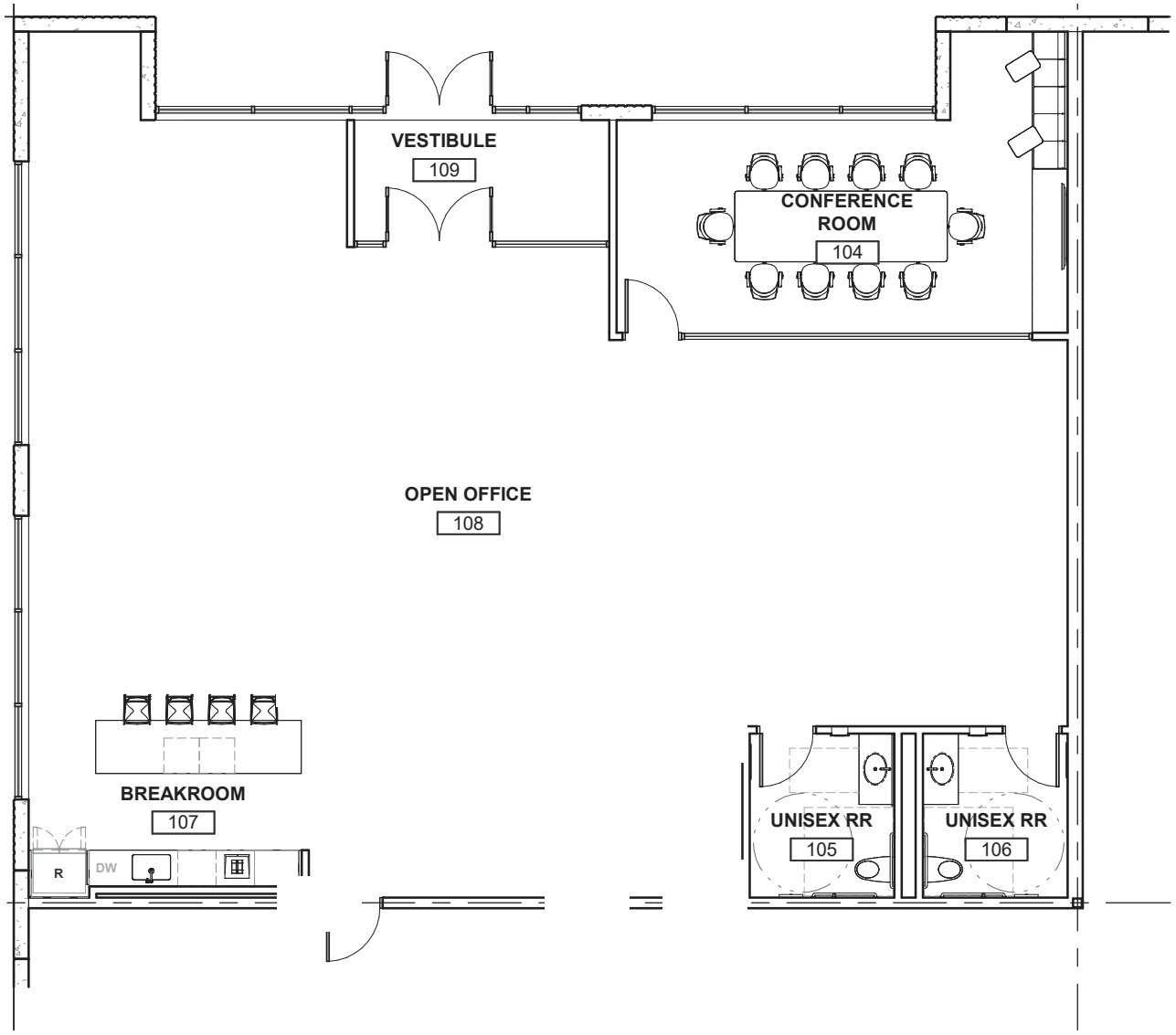
EAST EXTERIOR ELEVATION ②
SCALE: 1/16" = 1'-0"



SOUTH EXTERIOR ELEVATION ④
SCALE: 1/16" = 1'-0"

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Spec office plan



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Access and proximity

The site provides excellent freeway visiblity 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



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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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