



THE
RMR
GROUP



Industrial Spaces For Lease

1580-1600 Williams Rd, Columbus, OH

Fantastic opportunity to have a "campus like" setting. This three-building portfolio is available from 235,750 ± SF up to 759,950 ± SF. Only minutes from I-270 and the CSX intermodal yard, this location allows access to the best labor pool in Columbus.

For lease information, contact:

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Area Overview



Building Specifications



1580 Williams Rd

SF Available: 244,800 ± SF

Office SF: First Floor Office: 3,930 ± SF
Second Floor Office: 3,372 ± SF
Shipping Office: 3,943 ± SF
Total Office Space: 11,245 ± SF

Building Dimensions: 816' x 300'

Dock Doors: 36

Drive-in Doors: 2

Parking Spaces: 85

Clear Height: 24' minimum

Column Spacing: 48' x 48'

Lighting: LED

Sprinkler System: ESFR

Power: 1,200 amps, 480/277 volts, three-phase

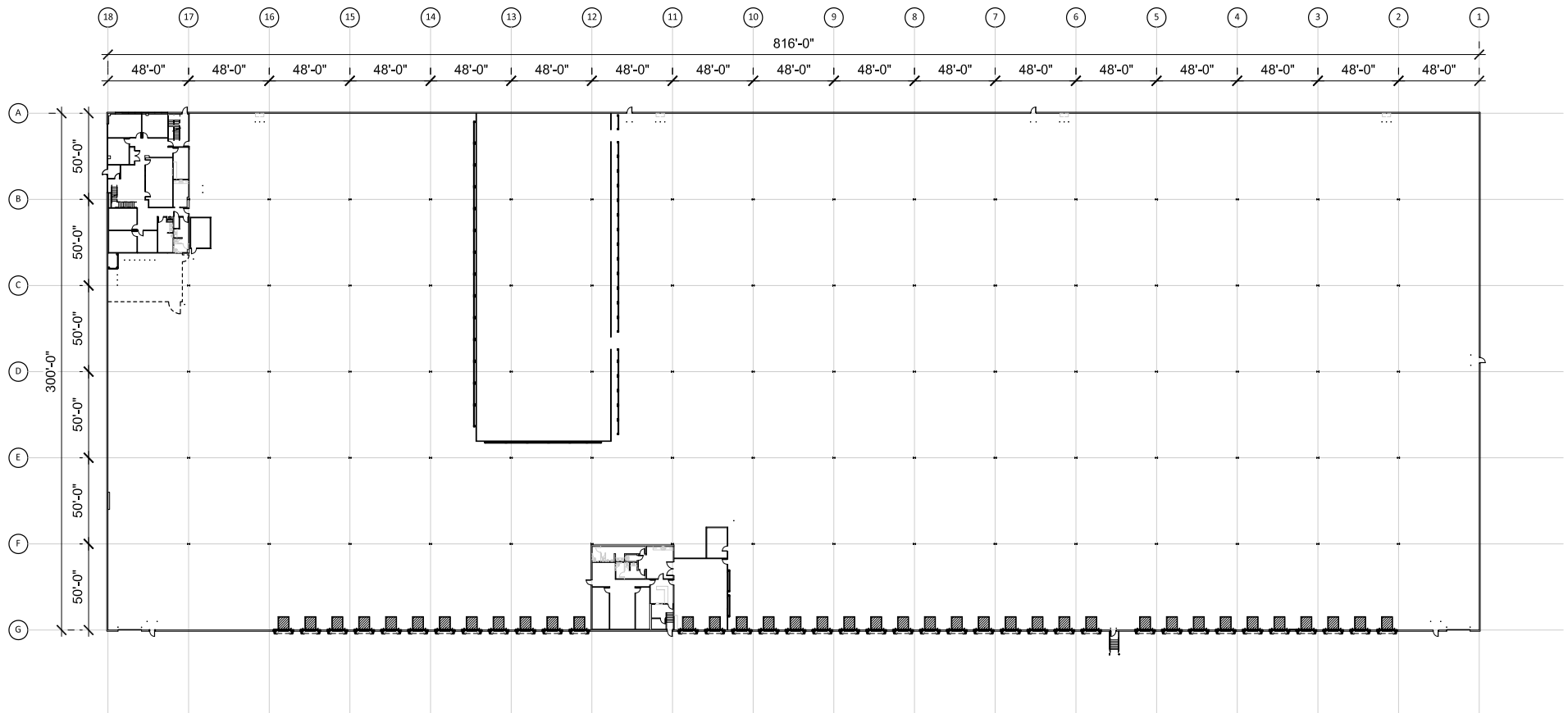
HVAC: 24,000 SF of climate-controlled space
Gas-fired forced-air unit heaters

Lease Rate: Market Rents

Operating Expenses: TBD

Floor Plan

1580 Williams Rd



Building Specifications



1590 Williams Rd

SF Available: 279,400 SF ± SF

Office SF: Total Office Space: 3,479 ± SF

Building Dimensions: 900' x 320'

Dock Doors: 26

Drive-in Doors: 1

Parking Spaces: 145

Clear Height: 22' minimum

Column Spacing: 40' x 50'

Lighting: LED

Sprinkler System: Wet

Power: 1,200 amps, 480/277 volts, three-phase

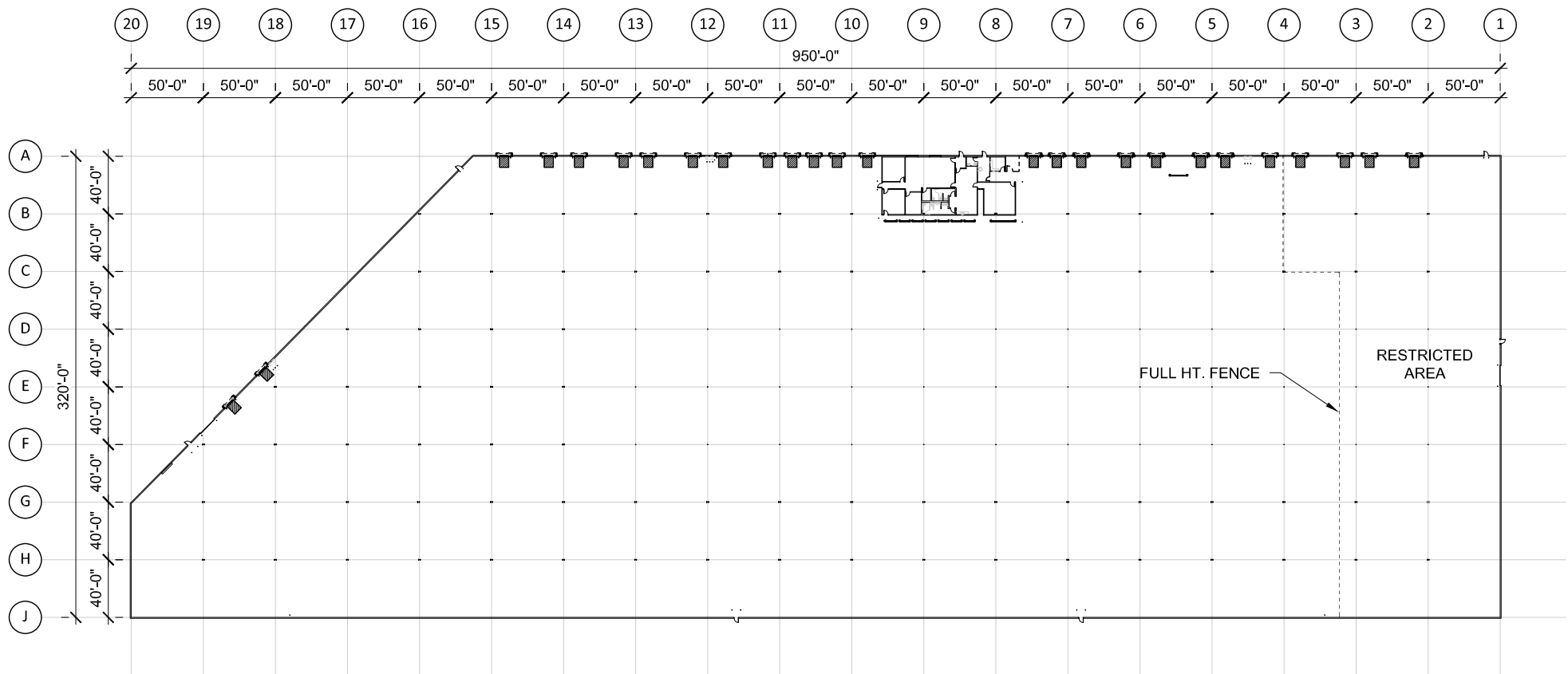
Warehouse Heat: Cambridge air rotation units

Lease Rate: Market Rents

Operating Expenses: TBD

Floor Plan

1590 Williams Rd



Building Specifications



1600 Williams Rd

SF Available: 235,750 SF $\pm$ SF

Office SF: First Floor Office: 4,450 $\pm$ SF
Second Floor Office: 1,803 $\pm$ SF
Total Office Space: 6,253 $\pm$ SF

Building Dimensions: 870' x 275'

Dock Doors: 24

Drive-in Doors: 1

Parking Spaces: 25

Clear Height: 24' minimum

Column Spacing: 40' x 50'

Lighting: LED

Sprinkler System: Wet

Power: 1,200 amps, 480/277 volts, three-phase

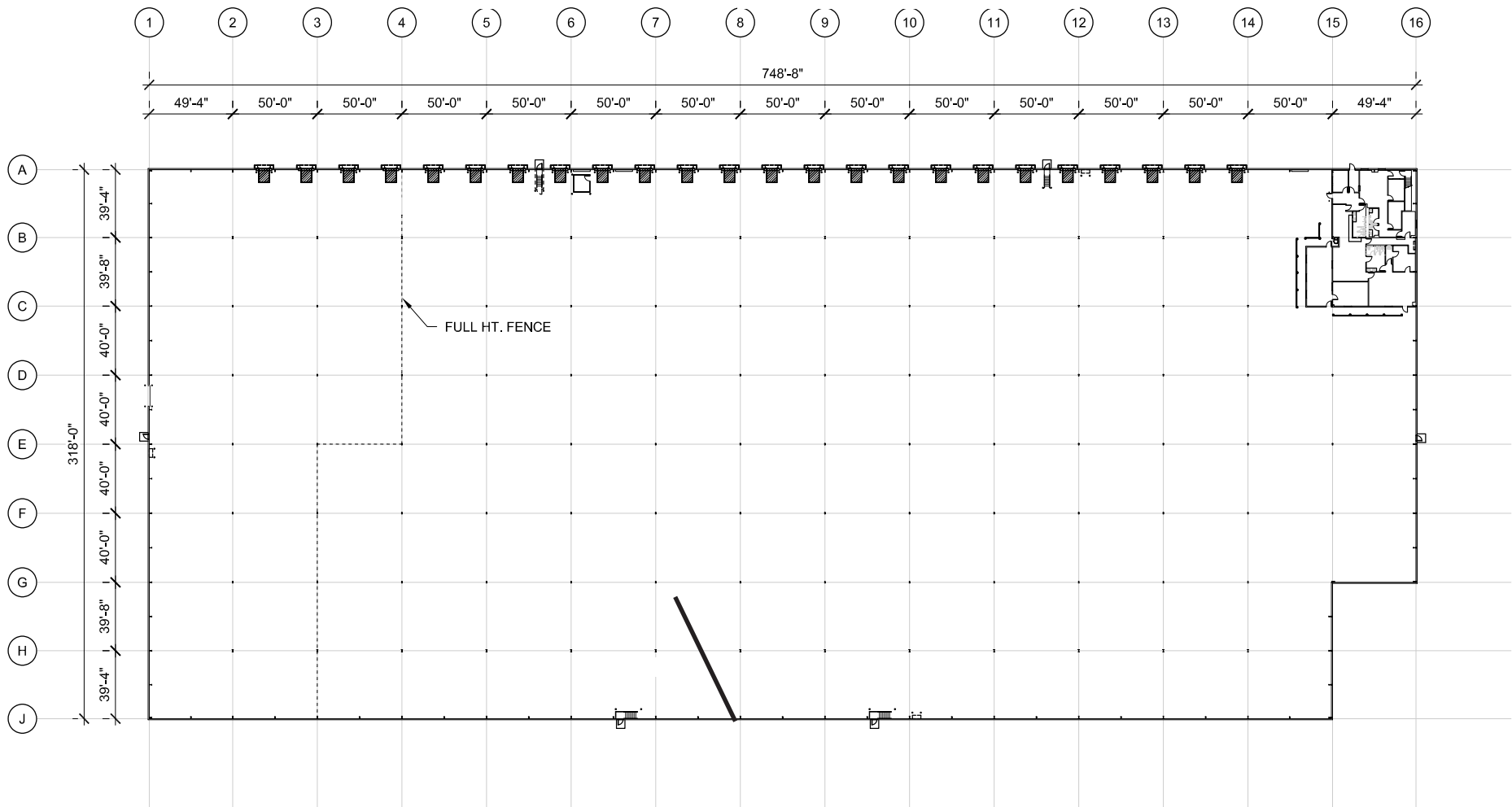
HVAC: Radiant (natural gas)

Lease Rate: Market Rents

Operating Expenses: TBD

Floor Plan

1600 Williams Rd



Area Access



Corporate Neighbors



Rail Access

CSX
Railway

7 minutes
2.6 miles



Norfolk
Southern

19 minutes
9.4 miles



Rickenbacker
Int'l Airport

15 minutes
6.6 miles



Highway
Access

I-270

10 minutes
6.7 miles



Highway
Access

US-71

12 minutes
6.2 miles



Highway
Access

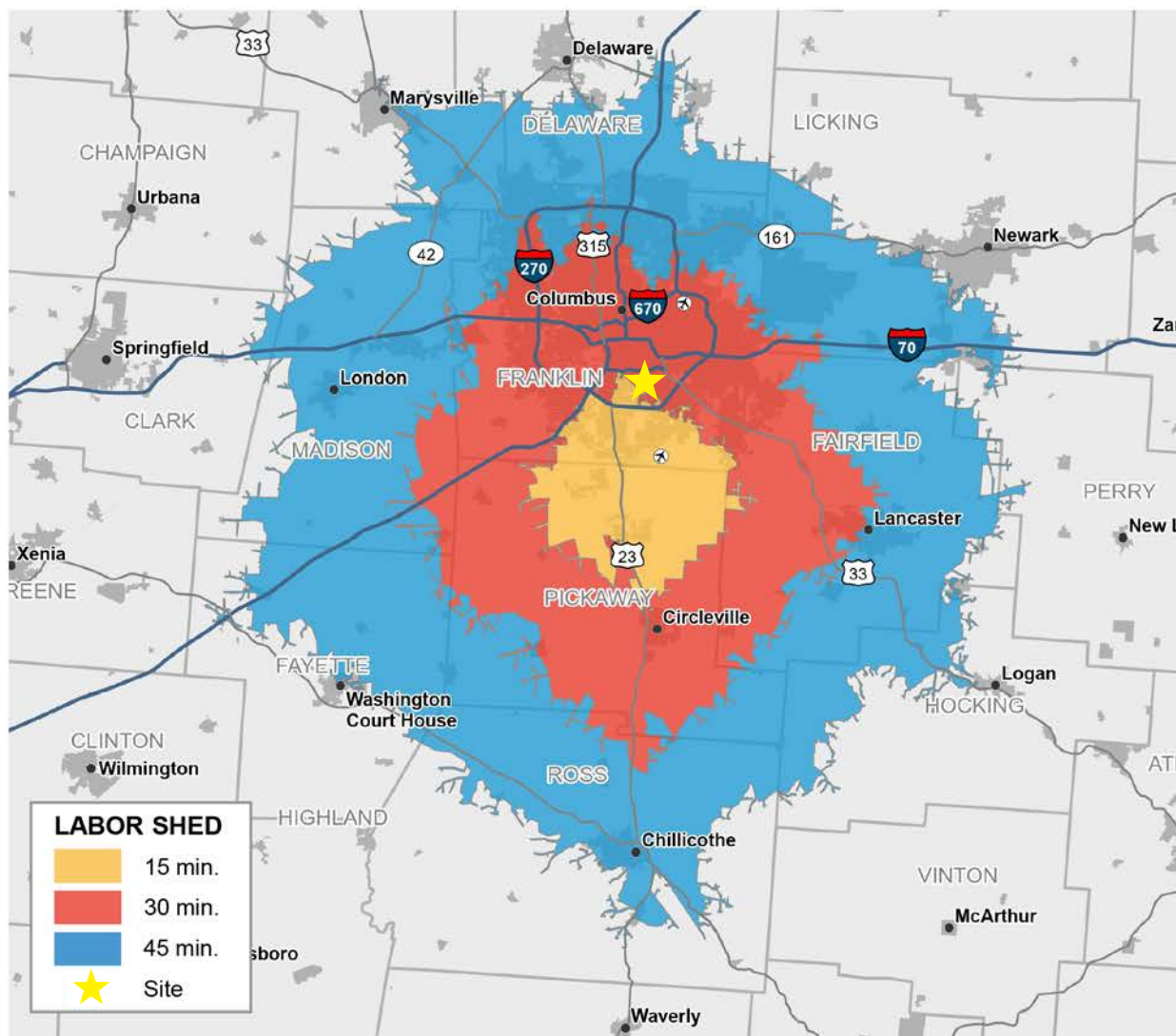
I-70

13 minutes
9.8 miles



Labor & Demographics

Commute Shed: Rickenbacker Area



Source: ESRI Business Analyst, 2023

69,404 Population
36,410 Labor Force (16+)
35,286 Employed



Production Workers:
4.6%
 of Labor Force (1,675)

15

1,093,234 Population
588,415 Labor Force (16+)
566,755 Employed



Production Workers:
4.5%
 of Labor Force (26,479)

30

1,919,563 Population
1,026,956 Labor Force (16+)
992,425 Employed



Production Workers:
4.3%
 of Labor Force (44,159)

45

Drive time



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