



CANAL CROSSING
COMMERCE CENTER

NOW UNDER CONSTRUCTION

Canal Crossing Commerce Center offers a premier Class A industrial opportunity strategically positioned along the US-33/Southeast Expressway corridor. Featuring immediate connectivity to I-270 and Rickenbacker International Airport, Building C will deliver 201,925 ± SF of modern bulk distribution space in Q2 2027.



201,925 ± SF
Available for Lease



Q2 2027
Delivery Date



32'
Clear Height

BUILDING SPECIFICATIONS

5855 Bixby Road, Canal Winchester, OH



CANAL CROSSING
COMMERCE CENTER

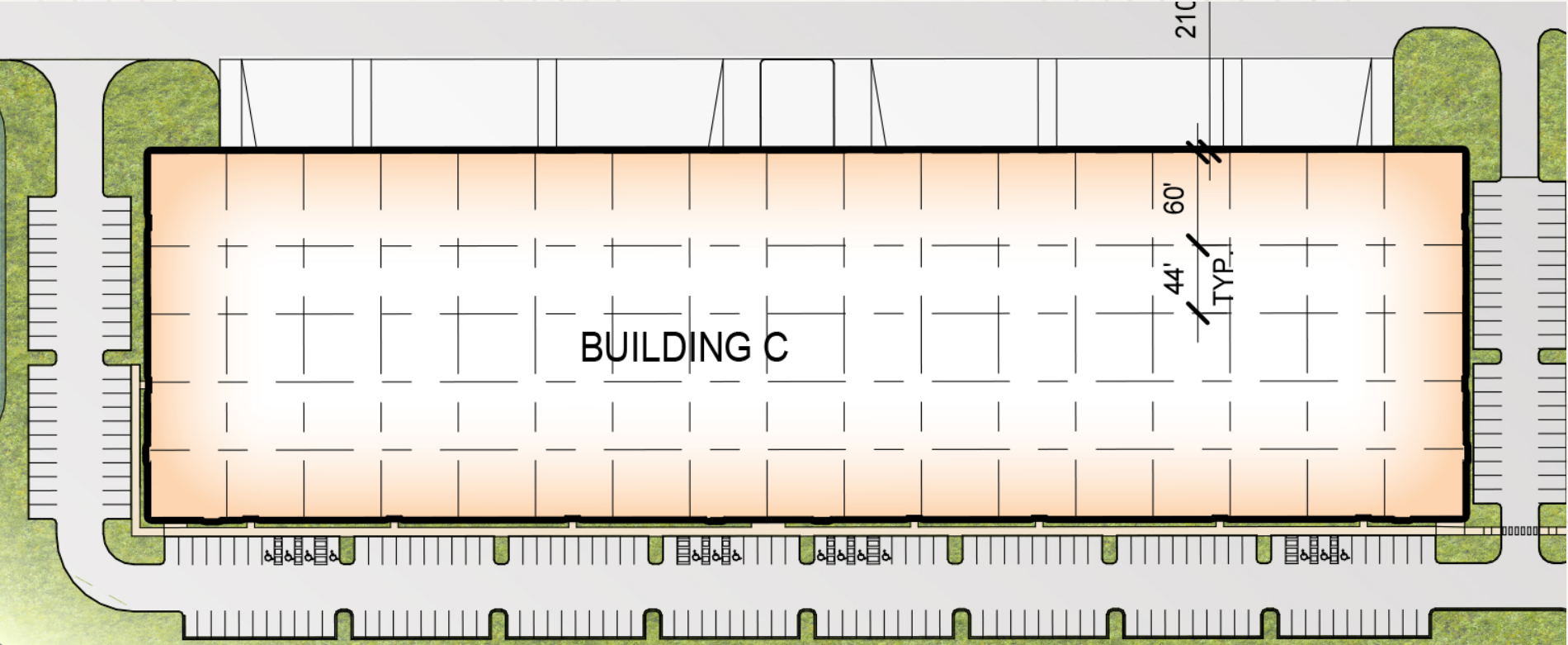
Total Building Size	201,925 ± SF	Lighting	LED with motions sensors throughout to achieve 30 foot-candles average lighting measured at 36" above finished floor based upon an open plan.
Available Space	201,925 ± SF	Roofing	45 mil white TPO Membrane with metal roof deck
Site Area	17.20 ± acres	Walls	Pre-cast concrete panels
Building Dimensions	237' D x 852' L	Warehouse Floors	7" non-reinforced concrete slab on grade (4,000 PSI minimum)
Office Area	2,765 ± SF speculative office	Sprinkler	ESFR (K-17 heads)
Clear Height	32' minimum at first interior column from dock wall	Heating	Direct gas fired roof top mounted MUA units (55 degrees indoor temperature at 0 degrees outdoor temperature)
Column Spacing	50' x 44' with 60' speed bay	Power	1,600 amps, 277/480V, 3 Phase service
Typical Bays	11,800 ± SF (50' x 236')	County	Franklin
Dock Doors	48 - 20 (Equipped) & 28 (Unequipped) 9' wide x 10' high insulated, manually operated overhead doors	Utility Providers	Electric: AEP Gas: Columbia Gas Water/Sewer: Canal Winchester
Dock Equipment	40,000 lb. mechanical pit levelers, vision windows, seals, bumpers, LED dock light, 110V outlet.	Zoning	LM- Limited Manufacturing (City of Canal Winchester)
Drive-in Doors	4 (12' W x 14'H) insulated and powered overhead doors with the ability to add more in the future	Real Estate Tax Incentive	15-year, 75% tax abatement (City of Canal Winchester)
Configuration	Rear Load	Lease Rate	Market Rents
Truck Court	210' depth shared truck court / 60' concrete pad	Delivery Date	Q2 2027
Trailer Parking	Build-to-suit		
Car Parking	247 spaces		

FLOOR PLAN

5855 Bixby Road, Canal Winchester, OH



CANAL CROSSING
COMMERCE CENTER



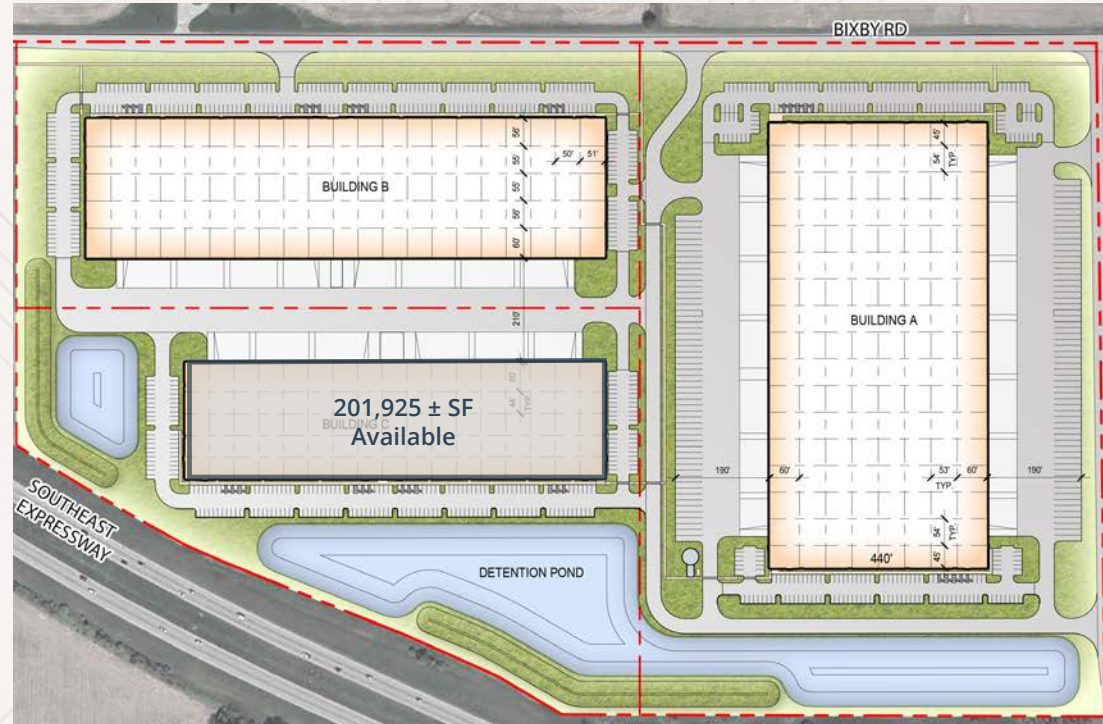
SITE OVERVIEW

5855 Bixby Road, Canal Winchester, OH



CANAL CROSSING
COMMERCE CENTER

Building	A	B	C
Address	5901 Bixby Road	5775 Bixby Road	5855 Bixby Road
Total Building Size	398,700 ± SF	297,975 ± SF	201,925 ± SF
Total Acres	29.20 ± acres	15.60 ± acres	17.20 ± acres
Office Space	2,820 ± SF	2,765 ± SF	2,765 ± SF
Docks	105 total (40 Equipped & 65 Unequipped)	60 total (26 Equipped & 34 Unequipped)	48 total (20 Equipped & 28 Unequipped)
Drive-in Doors	4	4	4
Car Parking Spaces	266 spaces	301 spaces	247 spaces
Trailer/Truck Parking	114 spaces	Build-to-suit	Build-to-suit
Ceiling Height	36'	32'	32'
Lighting	LED	LED	LED
Typical Bays	23,760 ± SF (54' x 440')	14,100 ± SF (50' x 282')	11,800 ± SF (50' x 236')
Power	4,000 amps, 277/480V, 3 Phase service	2,400 amps, 277/480V, 3 Phase service	1,600 amps, 277/480V, 3 Phase service



SITE ACCESS

5855 Bixby Road, Canal Winchester, OH



CANAL CROSSING
COMMERCE CENTER



**Access to
US-33**

1 minute
0.5 miles

**Access to
I-270**

6 minutes
3.7 miles

**Access to
I-70**

10 minutes
6.8 miles

**Downtown
Columbus**

20 minutes
16 miles



**Rickenbacker
Int'l (LCK)**

16 minutes
8.1 miles



**CSX
Intermodal**

18 minutes
9.8 miles

Highway

Airport

Intermodal



CORPORATE NEIGHBORS

CANAL CROSSING

COMMERCE CENTER



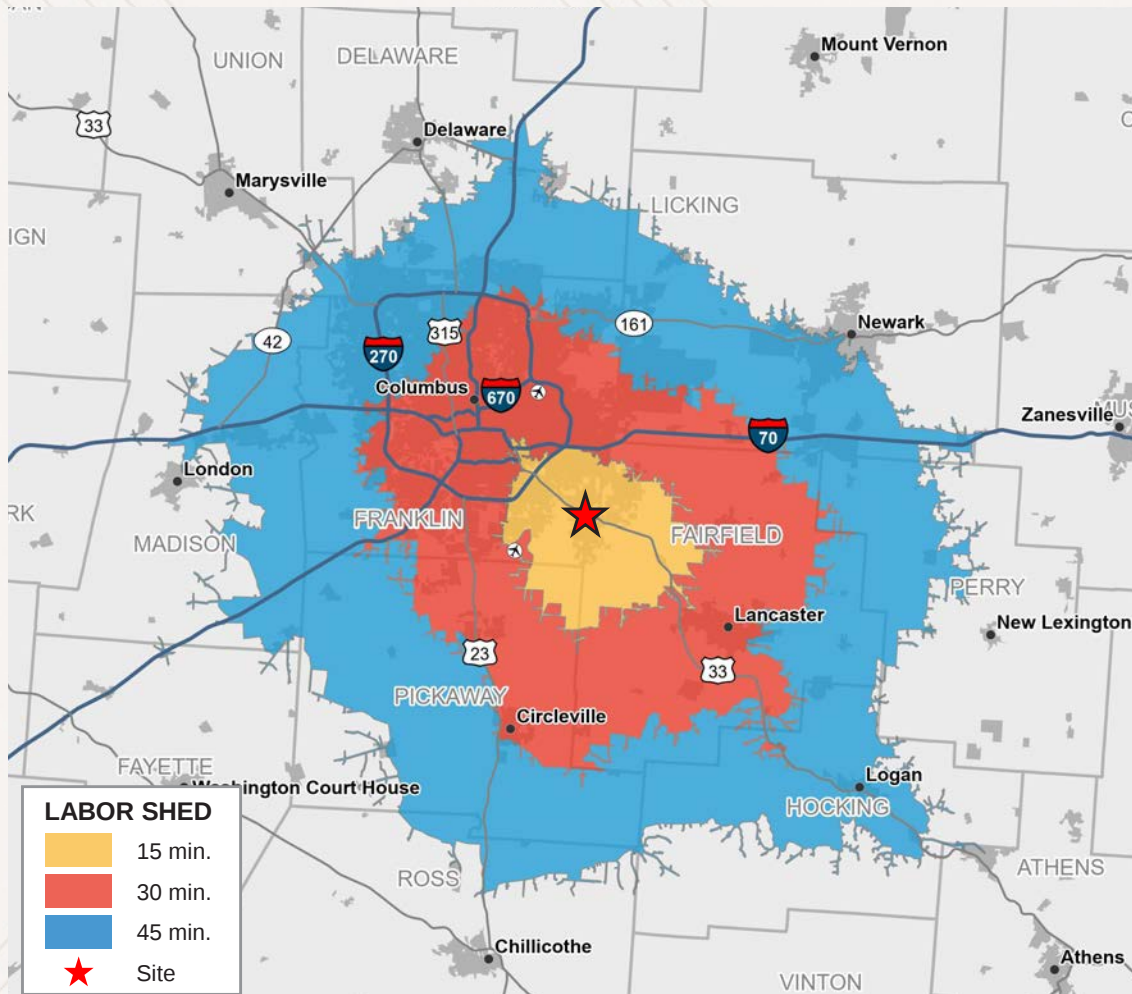
LABOR FORCE

5855 Bixby Road, Canal Winchester, OH



CANAL CROSSING
COMMERCE CENTER

Commute Shed: Canal Winchester Area



15	30	45
145,270 Population	1,197,971 Population	1,878,439 Population
77,732 Employed	622,841 Employed	995,667 Employed
80,560 Total Labor Force	649,428 Total Labor Force	1,031,247 Total Labor Force
3,786 Production Workers	29,874 Production Workers	41,250 Production Workers
10,876 Transportation/ Material Moving Workers	66,891 Transportation/ Material Moving Workers	88,687 Transportation/ Material Moving Workers

Within
30 MINUTES
there are over
**649,428 RESIDENTS
EMPLOYED**



CANAL CROSSING
COMMERCE CENTER

CONTACT US

PRIMARY CONTACTS

Jonathan Schuen, SIOR
+1 614 437 4495
Columbus, OH
jonathan.schuen@colliers.com

Michael Linder, SIOR
+1 614 410 5628
Columbus, OH
michael.linder@colliers.com



Columbus Industrial Team

Shane Woloshan, SIOR
Joel Yakovac, SIOR
Kyle Ghiloni, SIOR

Colliers | Greater Columbus Region

2 Miranova Place
Suite 900
Columbus, OH 43215