



# Industrial Space For Lease

## 3657 Tradeport Court, Columbus, Ohio 43137

3657 Tradeport Court is a Class A warehouse in Lockbourne, OH located just 15 minutes from downtown Columbus with immediate access to US 23. Built in 2019, this building offers 36' minimum clear height as well as 3,120 ± SF of office. This property is ideal for logistics and regional distribution users.

### Primary Contact

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3657 Tradeport Court, Columbus, OH



# Building Specifications

|                             |              |
|-----------------------------|--------------|
| <b>Total Building Space</b> | 356,518 ± SF |
|-----------------------------|--------------|

|                        |              |
|------------------------|--------------|
| <b>Available Space</b> | 133,555 ± SF |
|------------------------|--------------|

|                       |        |
|-----------------------|--------|
| <b>Available Date</b> | 9/1/26 |
|-----------------------|--------|

|                    |            |
|--------------------|------------|
| <b>Office Area</b> | 3,120 ± SF |
|--------------------|------------|

|                         |                       |
|-------------------------|-----------------------|
| <b>Space Dimensions</b> | 420' deep x 318' long |
|-------------------------|-----------------------|

|                   |      |
|-------------------|------|
| <b>Year Built</b> | 2019 |
|-------------------|------|

|                     |             |
|---------------------|-------------|
| <b>Clear Height</b> | 36' minimum |
|---------------------|-------------|

|                   |                                                      |
|-------------------|------------------------------------------------------|
| <b>Dock Doors</b> | 10 - with 45,000# mechanical pit leveler (18 future) |
|-------------------|------------------------------------------------------|

|                   |          |
|-------------------|----------|
| <b>Dock Apron</b> | 60' deep |
|-------------------|----------|

|                       |               |
|-----------------------|---------------|
| <b>Drive-in Doors</b> | 2 - 12' x 14' |
|-----------------------|---------------|

|                    |                          |
|--------------------|--------------------------|
| <b>Truck Court</b> | 130' (west); 185' (east) |
|--------------------|--------------------------|

|                        |                  |
|------------------------|------------------|
| <b>Trailer Parking</b> | Approximately 18 |
|------------------------|------------------|

|                     |                   |
|---------------------|-------------------|
| <b>Auto Parking</b> | Approximately 129 |
|---------------------|-------------------|

|                      |                                |
|----------------------|--------------------------------|
| <b>Slab on Grade</b> | 7" thick unreinforced concrete |
|----------------------|--------------------------------|

|                 |                     |
|-----------------|---------------------|
| <b>Lighting</b> | LED (30 FC average) |
|-----------------|---------------------|

|                |                                                         |
|----------------|---------------------------------------------------------|
| <b>Roofing</b> | Mechanically fastened, 45-mil white single-ply TPO roof |
|----------------|---------------------------------------------------------|

|                  |      |
|------------------|------|
| <b>Sprinkler</b> | ESFR |
|------------------|------|

|             |                  |
|-------------|------------------|
| <b>HVAC</b> | Heated warehouse |
|-------------|------------------|

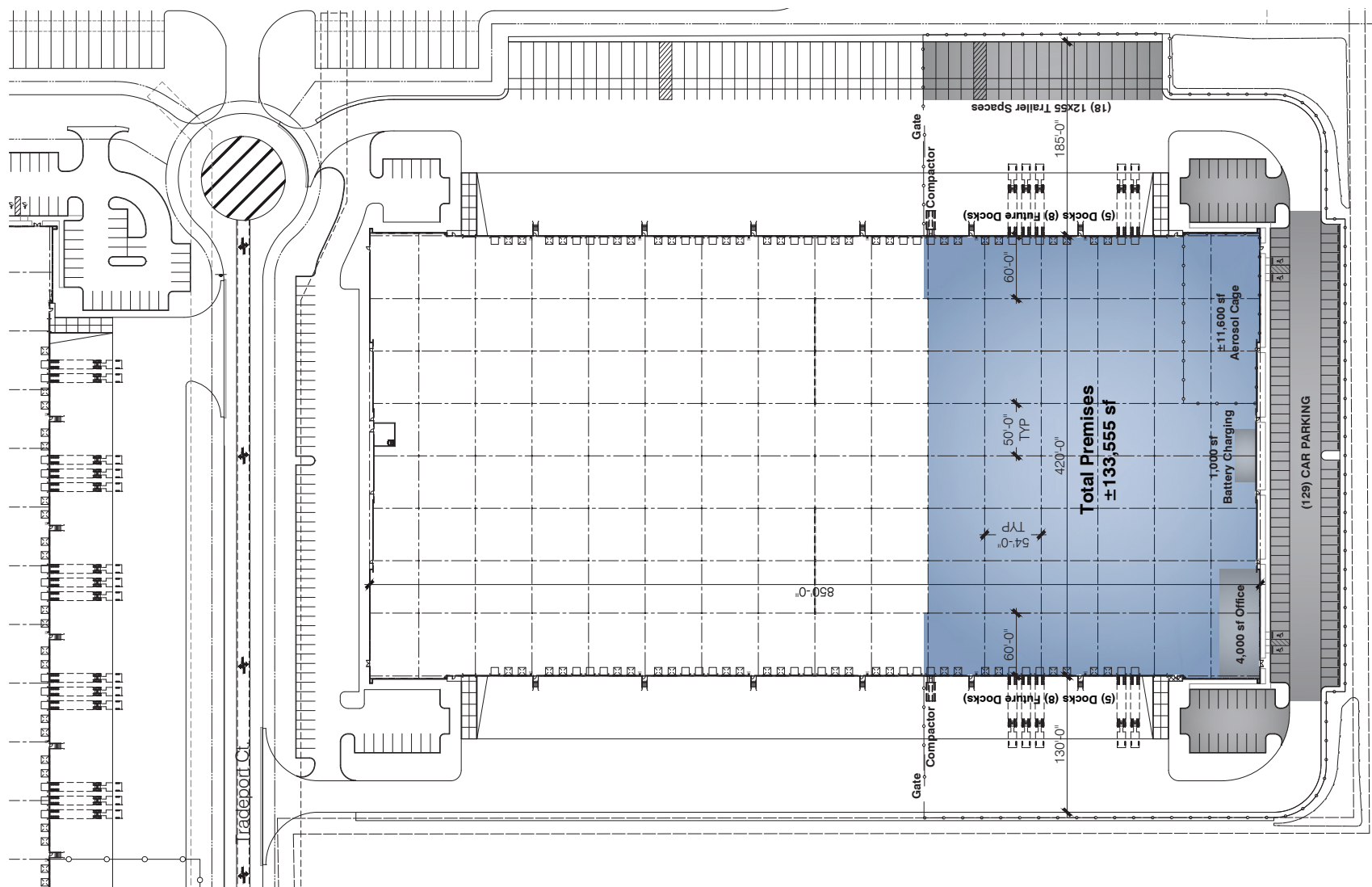
|              |                           |
|--------------|---------------------------|
| <b>Power</b> | 2,000 amps, 480V, 3-phase |
|--------------|---------------------------|

|                   |              |
|-------------------|--------------|
| <b>Lease Rate</b> | Market Rents |
|-------------------|--------------|

|                           |           |
|---------------------------|-----------|
| <b>Operating Expenses</b> | \$1.10/SF |
|---------------------------|-----------|

|                      |               |
|----------------------|---------------|
| <b>Tax Abatement</b> | 15-year, 100% |
|----------------------|---------------|

# Floor Plan



3657 Tradeport Court, Columbus, OH

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STOCKBRIDGE

# Drive Times



**Norfolk  
Southern  
Intermodal**

## Intermodal

4 minutes  
1 mile



**Rickenbacker  
Int'l Airport**

## Airport

8 minutes  
4 miles



**Access to  
I-270 via US-23**

## Highway

17 minutes  
10.9 miles



**Access to  
I-71 via I-270**

## Highway

18 minutes  
11.5 miles



**Downtown  
Columbus**

## Columbus

24 minutes  
18.3 miles



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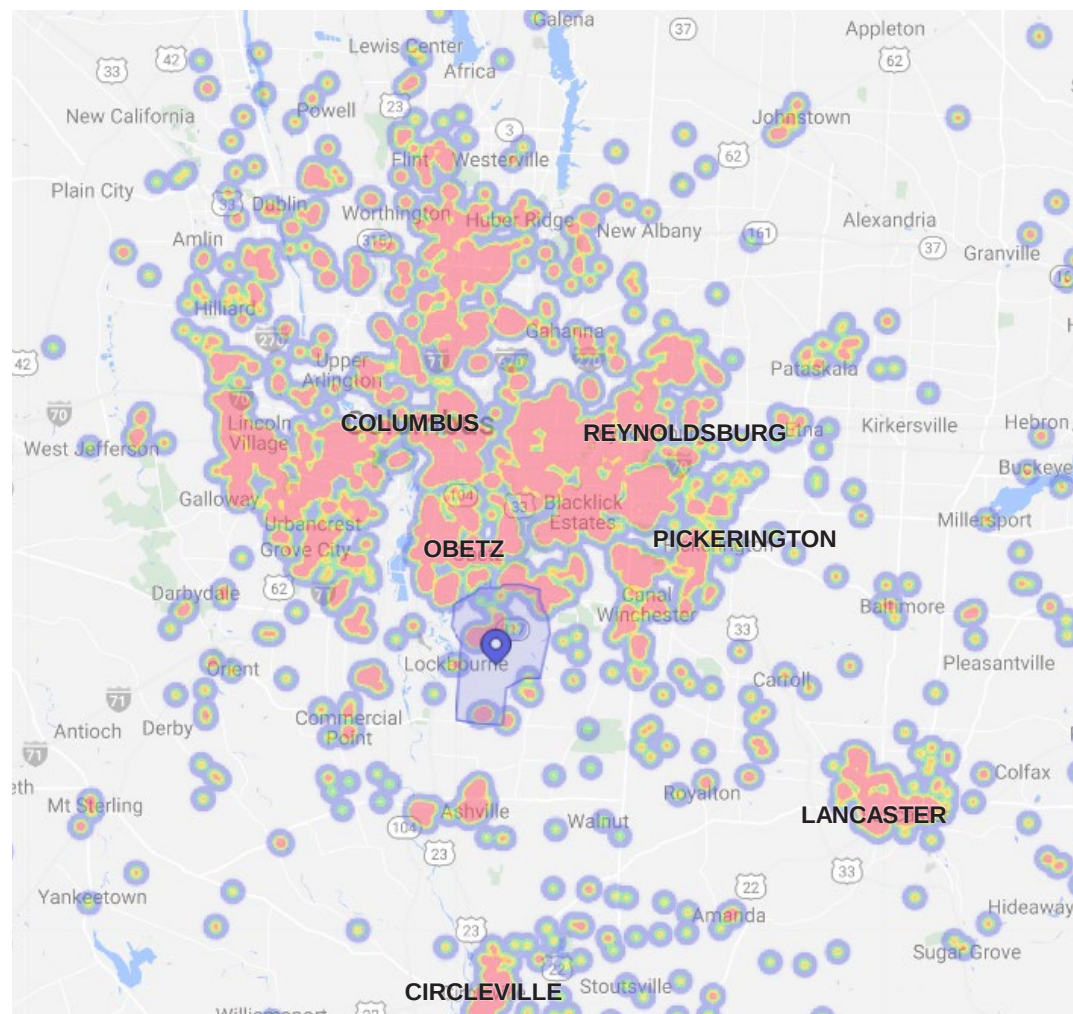
# Corporate Neighbors





# Labor Force

## Commute Shed: Rickenbacker Area



About **45%** of Rickenbacker workers commute less than ten miles from their place of employment and 30 miles captures more than three-fourths of employee home locations.

# of Visitors





# Contact Us

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