



# Industrial Spaces For Lease

## 1580 & 1600 Williams Rd, Columbus, OH

Fantastic opportunity to have a “campus like” setting. This two-building portfolio is available from 235,750 ± SF up to 480,550 ± 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:

**Michael Linder, SIOR**

614.410.5628

Columbus, OH

[michael.linder@colliers.com](mailto:michael.linder@colliers.com)

1580 & 1600 Williams Rd, Columbus, OH



THE  
RMR  
GROUP

# Area Overview



# Area Access



# Building Specifications



## 1580 Williams Rd

**SF Available:** 244,800 ± SF

**Office SF:** First Floor Office: 3,930 ± SF  
Second Floor Office: 3,372 ± SF

**Building Dimensions:** 816' x 300'

**Dock Doors:** 36

**Drive-in Doors:** 2

**Parking Spaces:** 85

**Trailer Parking:** Available; number of spots TBD

**Clear Height:** 24' minimum

**Column Spacing:** 48' x 48'

**Lighting:** LED

**Sprinkler System:** ESFR

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

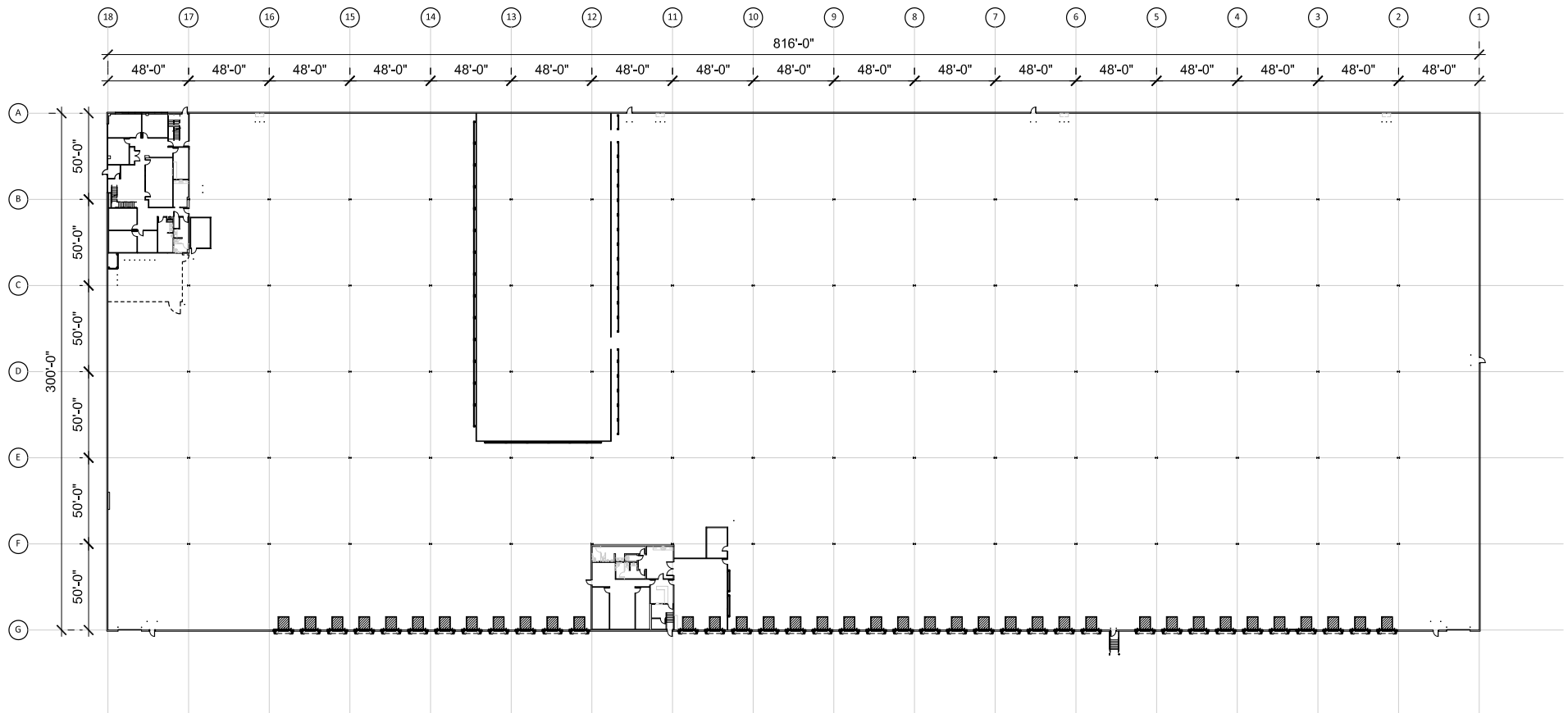
**HVAC:** 24,000 SF of climate-controlled space  
Gas-fired forced-air unit heaters

**Lease Rate:** Market Rents

**Operating Expenses:** \$1.84/SF (estimated 2026)

# Floor Plan

## 1580 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

**Building Dimensions:** 870' x 275

**Dock Doors:** 24

**Drive-in Doors:** 1

**Parking Spaces:** 25

**Trailer Parking:** Available; number of spots TBD

**Clear Height:** 24' minimum

**Column Spacing:** 40' x 50'

**Lighting:** LED

**Sprinkler System:** Wet

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

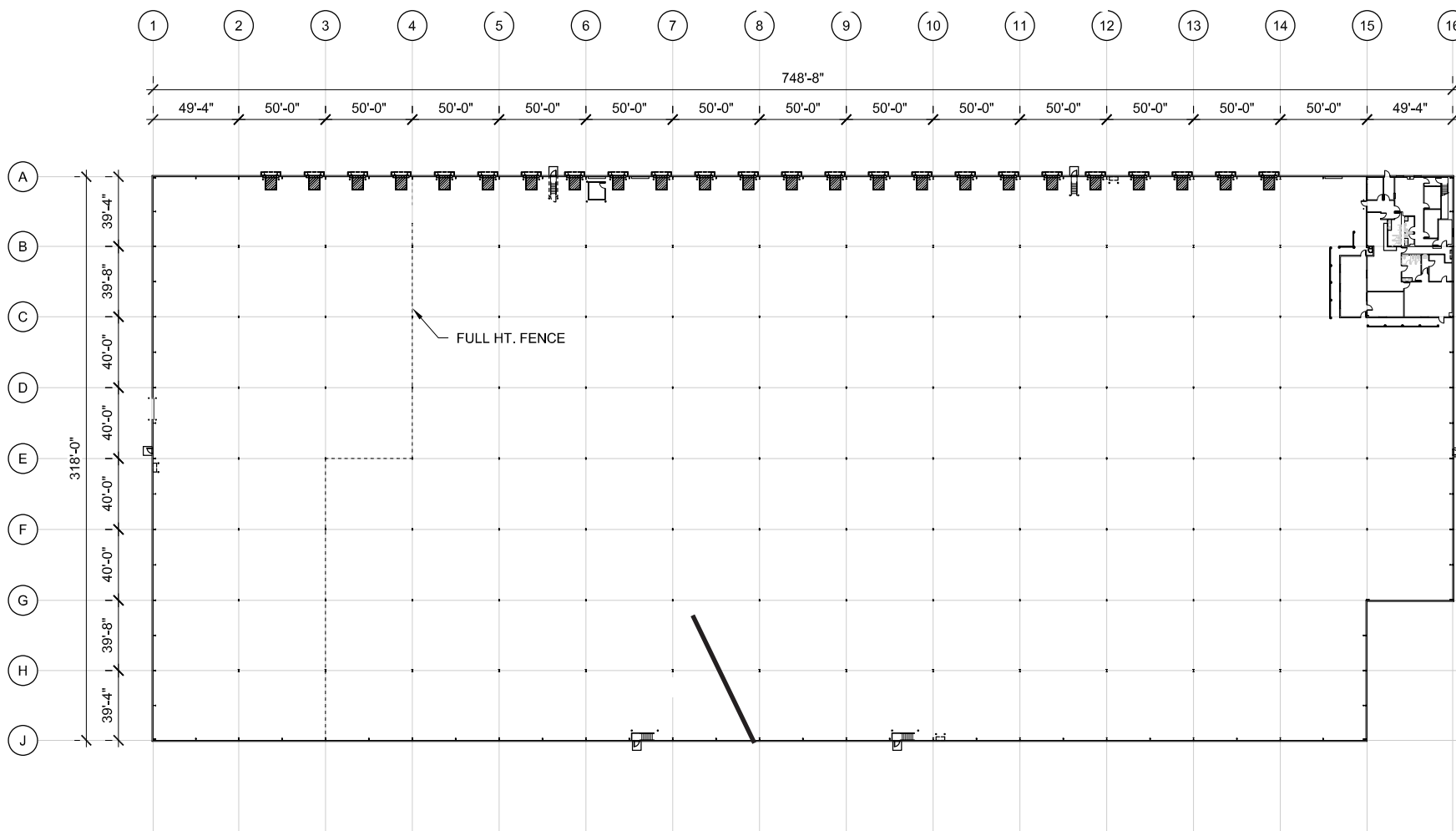
**HVAC:** Radiant (natural gas)

**Lease Rate:** Market Rents

**Operating Expenses:** \$1.94/SF (estimated 2026)

# Floor Plan

## 1600 Williams Rd



# Corporate Neighbors



## Rail Access

CSX  
Railway

7 minutes  
2.6 miles



Norfolk  
Southern

19 minutes  
9.4 miles



## Airport

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

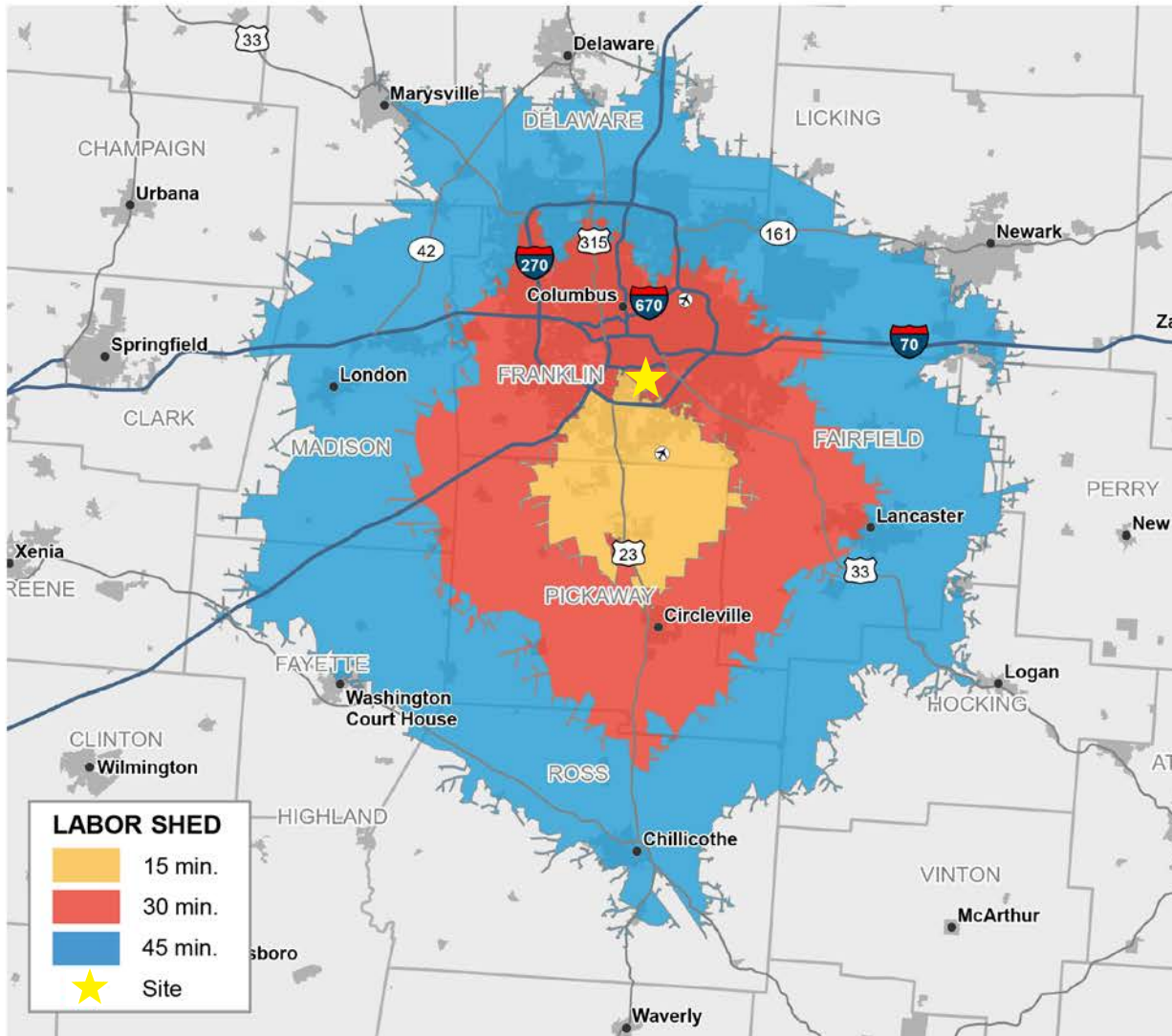
## I-70

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



# Contact Us

**Michael Linder, SIOR**

DIR +1 614 410 5628  
Columbus, OH

[michael.linder@colliers.com](mailto:michael.linder@colliers.com)

**Shane Woloshan, SIOR**

DIR +1 614 410 5624  
Columbus, OH

[shane.woloshan@colliers.com](mailto:shane.woloshan@colliers.com)

**Joel Yakovac, SIOR**

DIR +1 614 410 5654  
Columbus, OH

[joel.yakovac@colliers.com](mailto:joel.yakovac@colliers.com)

**Jonathan Schuen, SIOR**

DIR +1 614 437 4495  
Columbus, OH

[jonathan.schuen@colliers.com](mailto:jonathan.schuen@colliers.com)

**Kyle M. Ghiloni, SIOR**

DIR +1 614 437 4515  
Columbus, OH

[kyle.ghiloni@colliers.com](mailto:kyle.ghiloni@colliers.com)

**Nash Linder**

DIR +1 614 410 5199  
Columbus, OH

[nash.linder@colliers.com](mailto:nash.linder@colliers.com)

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

**Colliers | Greater Columbus Region**  
Two Miranova Place | Suite 900  
Columbus, OH 43215  
+1 614 436 9800