



Industrial Space For Lease

2353 Global Drive, Groveport, OH 43125

2353 Global Drive is a Class A warehouse for lease in the desirable Southeast Submarket near Rickenbacker International Airport. This 236,145 ± SF building boasts unmatched access to area highways with a full service light at Alum Creek Drive. Completed in 2018, this building offers updated amenities with office/warehouse space as well as fenced outdoor trailer parking/storage for lease.

For lease information, contact:

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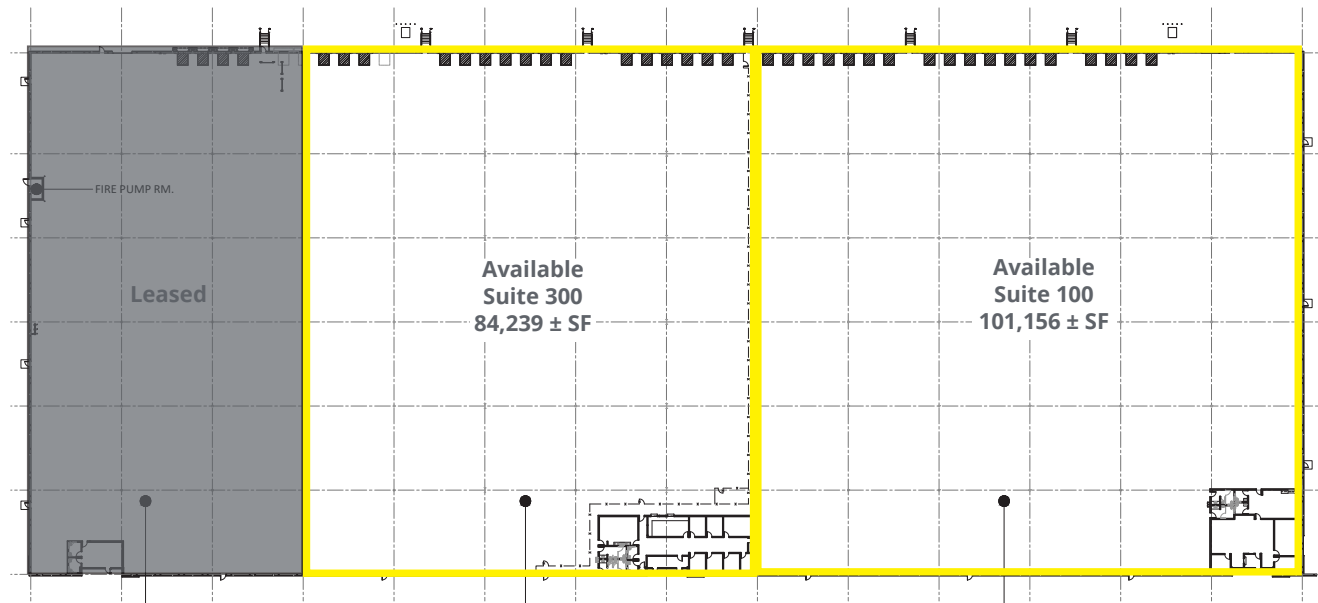
Columbus, OH

michael.linder@colliers.com

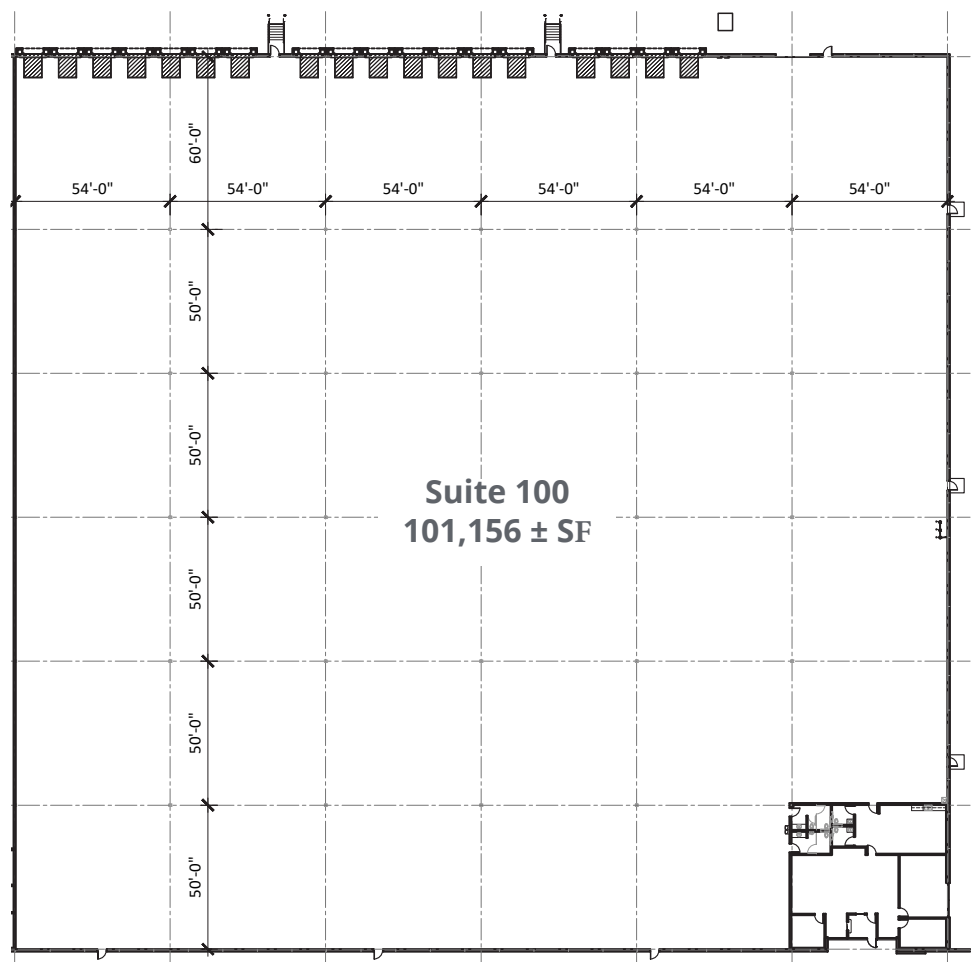
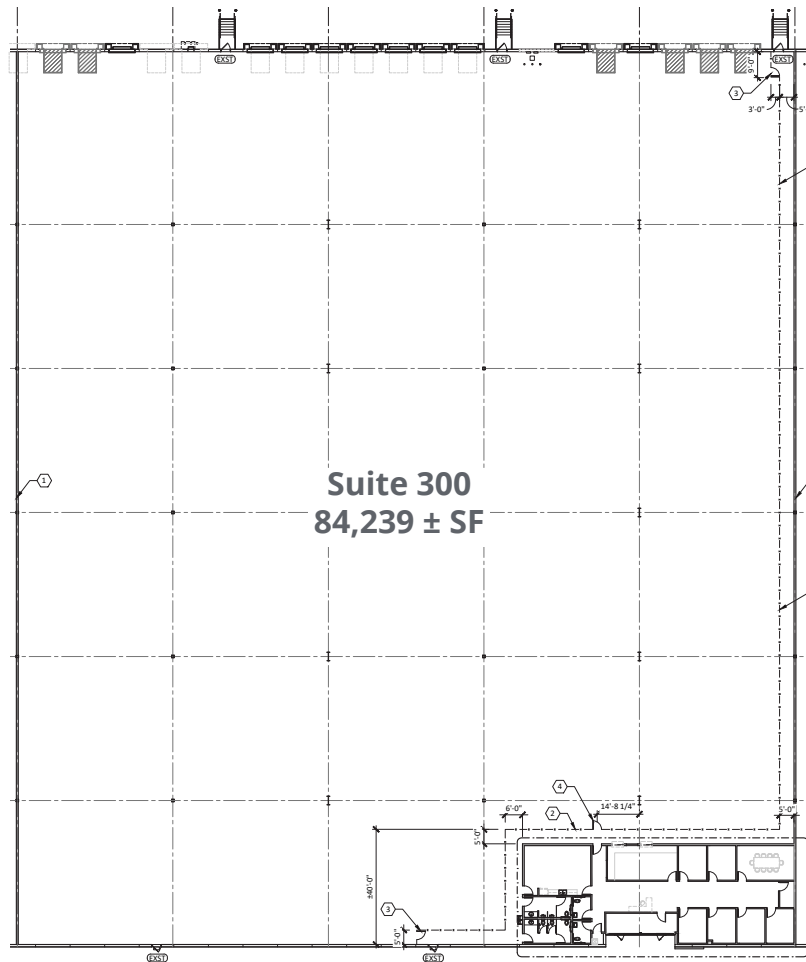
Building Specifications

- Class A
- Built in 2018
- 32' clear height
- LED lighting
- ESFR sprinklers
- 50' x 54' column spacing
- 60' speed bays
- 15 year, 100% tax abatement
- Fenced outdoor trailer parking/ storage available for lease
- Three 600-amp, 277/480 volt electric services
- Located one mile from Alum Creek Drive & I-270 interchange and minutes from I-70 & I-71
- Located three miles from Norfolk-Southern Intermodal

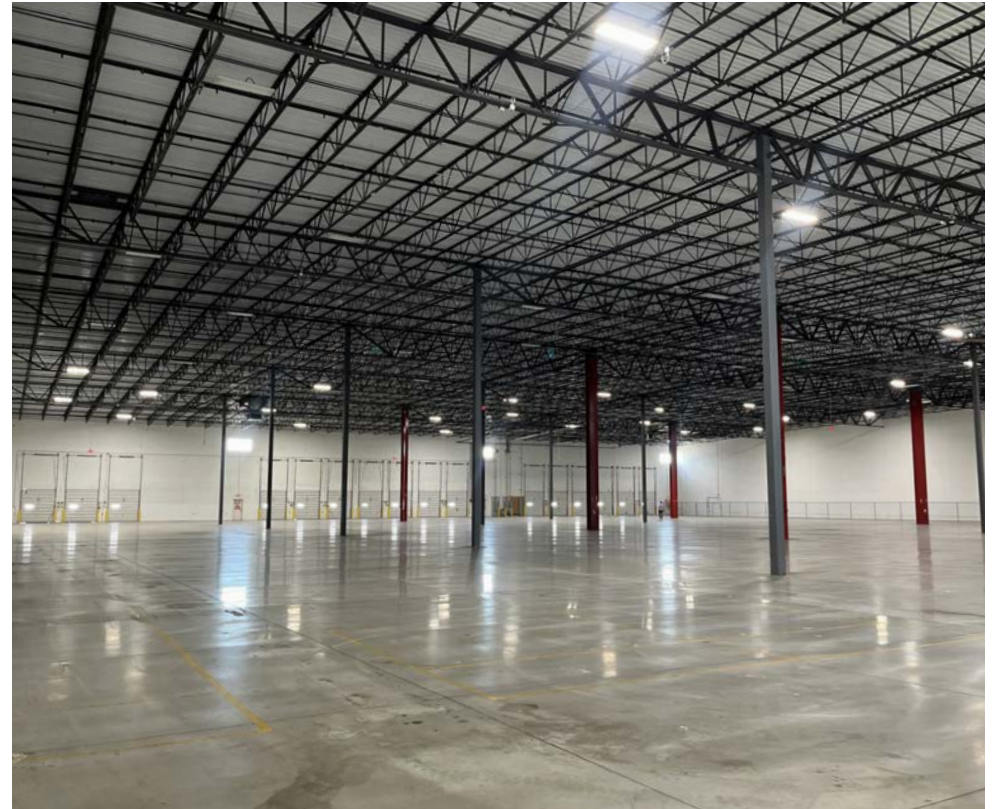
Suite	Total SF	Office SF	Lease Rate	Op. Ex.	Docks / Drive-Ins	Availability
100	101,156 ± SF	2,692 ± SF	Negotiable	\$0.98/SF	18 (9' x 10') / 1 (14' x 16')	11/1/26
300	84,239 ± SF	3,300 ± SF	Negotiable	\$0.98/SF	16 (9' x 10')	Immediate



Floor Plans



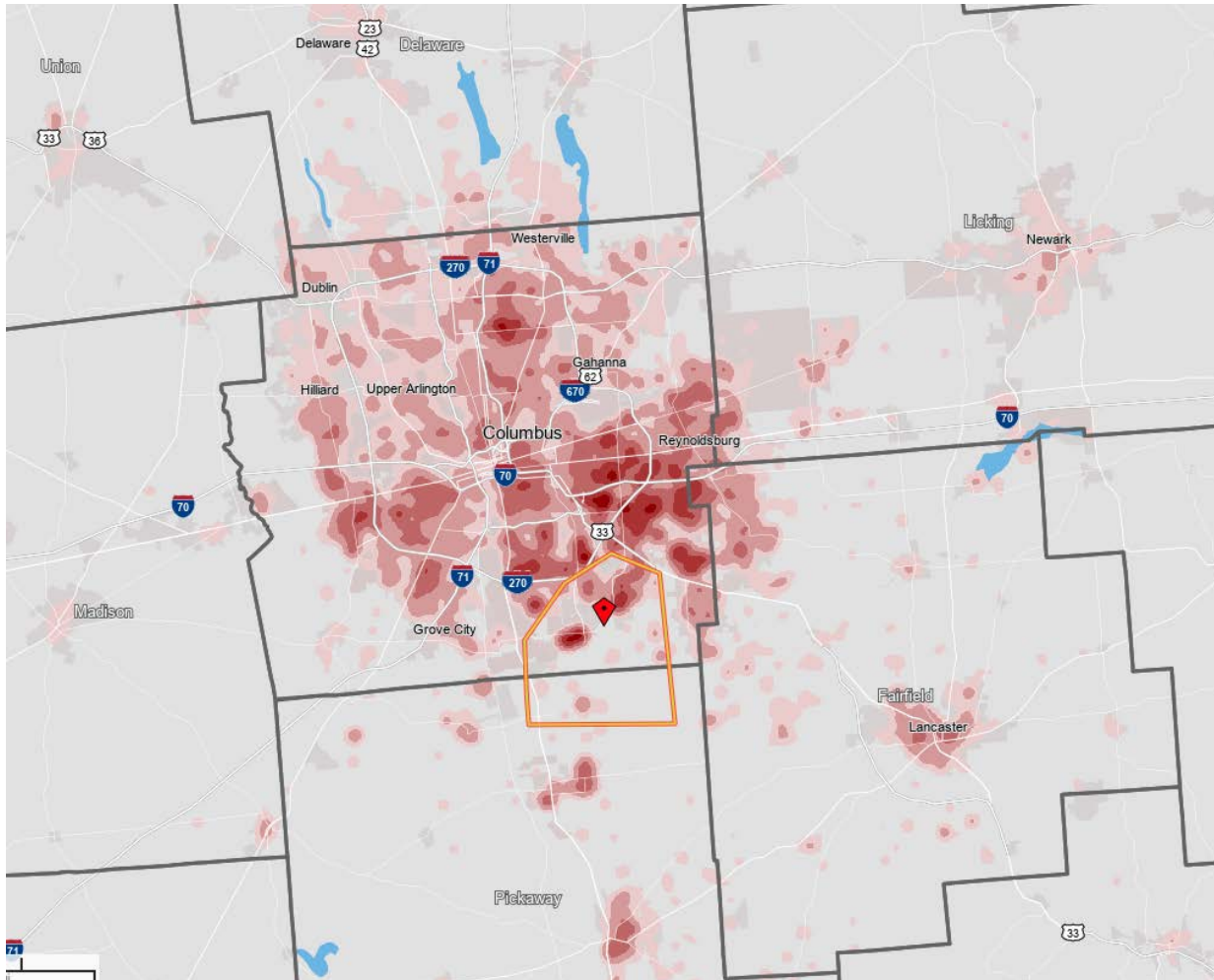
Building Photos



Labor & Demographics



There are 22,100 jobs being filled by employees living outside of the Rickenbacker area.



INFLOW COMMUTERS

by Age

Age 29 or younger: 24.3%

Age 30 to 54: 58.3%

Age 55 or older: 17.3%

by Industry

Manufacturing: 11.4%

Trade, Transportation: 71.1%

All other services: 17.4%

TOP EMPLOYMENT DRAW AREAS

Columbus City, Reynoldsburg, Grove City, Lancaster, Whitehall, Groveport, Pickerington, Blacklick, Circleville, Gahanna

COMMUTE BY DISTANCE

Less than 10 miles: 39.2%

10 to 24 miles: 38.8%

25 to 50 miles: 7.30%

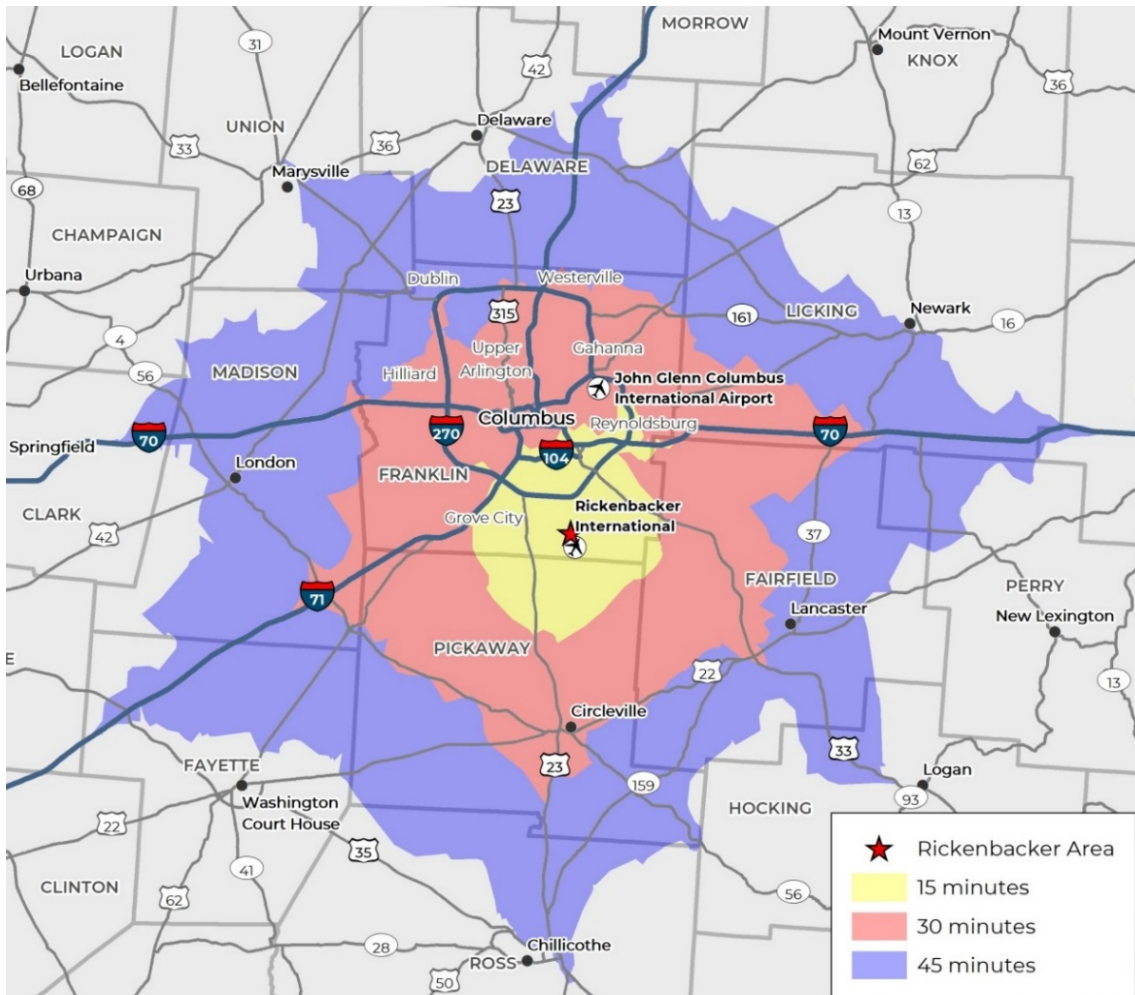
50+ miles: 14.70%

Source:



Labor & Demographics

Within 30 minutes there are over 63,200 residents employed in transportation and material moving occupations.



15 MINUTES

Population: 175,767

Employed Population: 88,265

- **Transportation/Material Moving: 11,648**
- **Production: 5,747**

30 MINUTES

Population: 1,335,805

Employed Population: 713,126

- **Transportation/Material Moving: 63,227**
- **Production: 32,319**

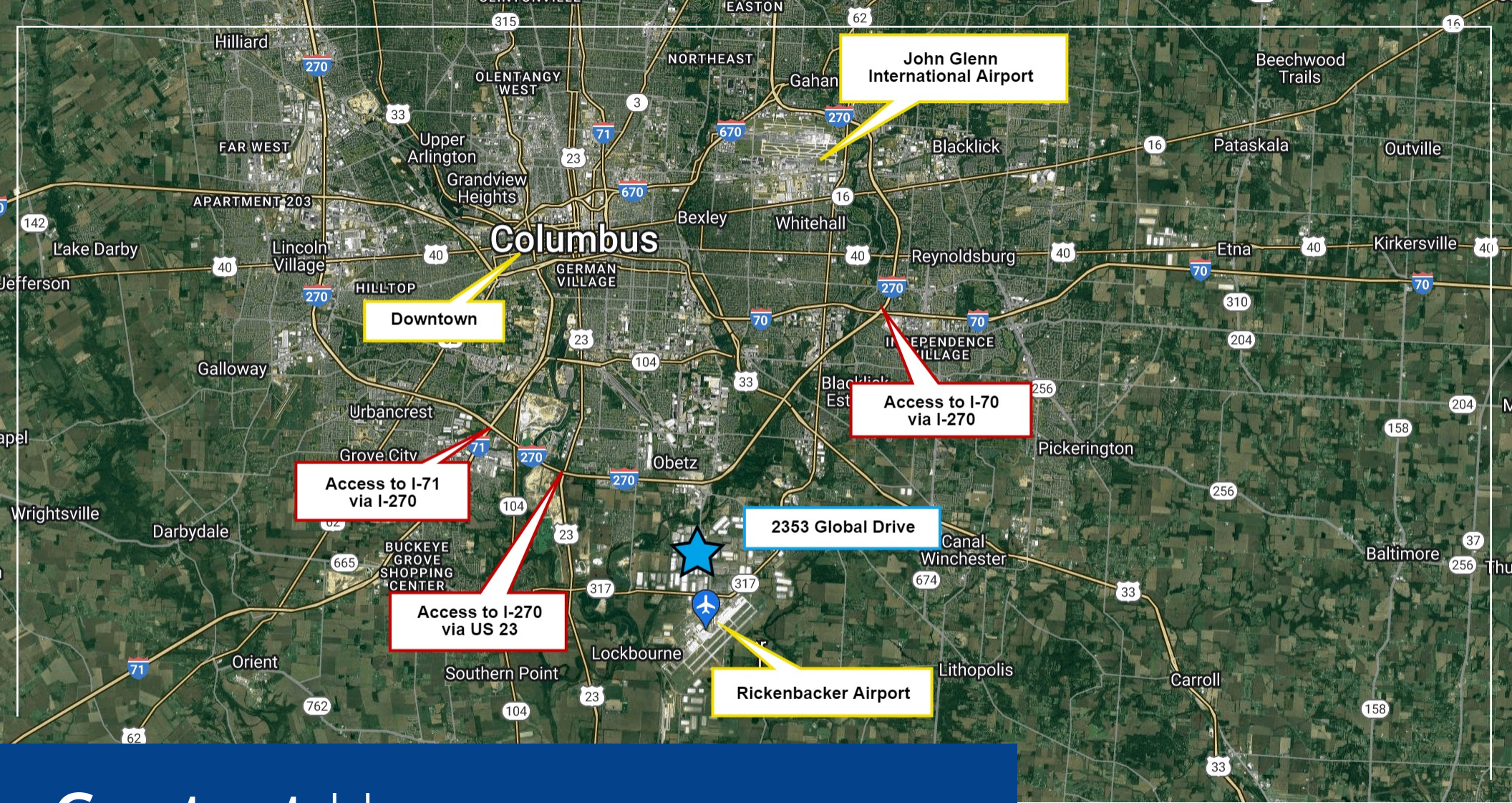
45 MINUTES

Population: 1,905,175

Employed Population: 1,008,726

- **Transportation/Material Moving: 79,833**
- **Production: 44,817**

Source:



Contact Us



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