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 Q3 2027.

OPUS | Colliers

201,925 ± SF
Available for Lease

Q3 2027
Delivery Date

32'
Clear Height

BUILDING SPECIFICATIONS

5855 Bixby Road, Canal Winchester, OH

CANAL CROSSING
COMMERCE CENTER

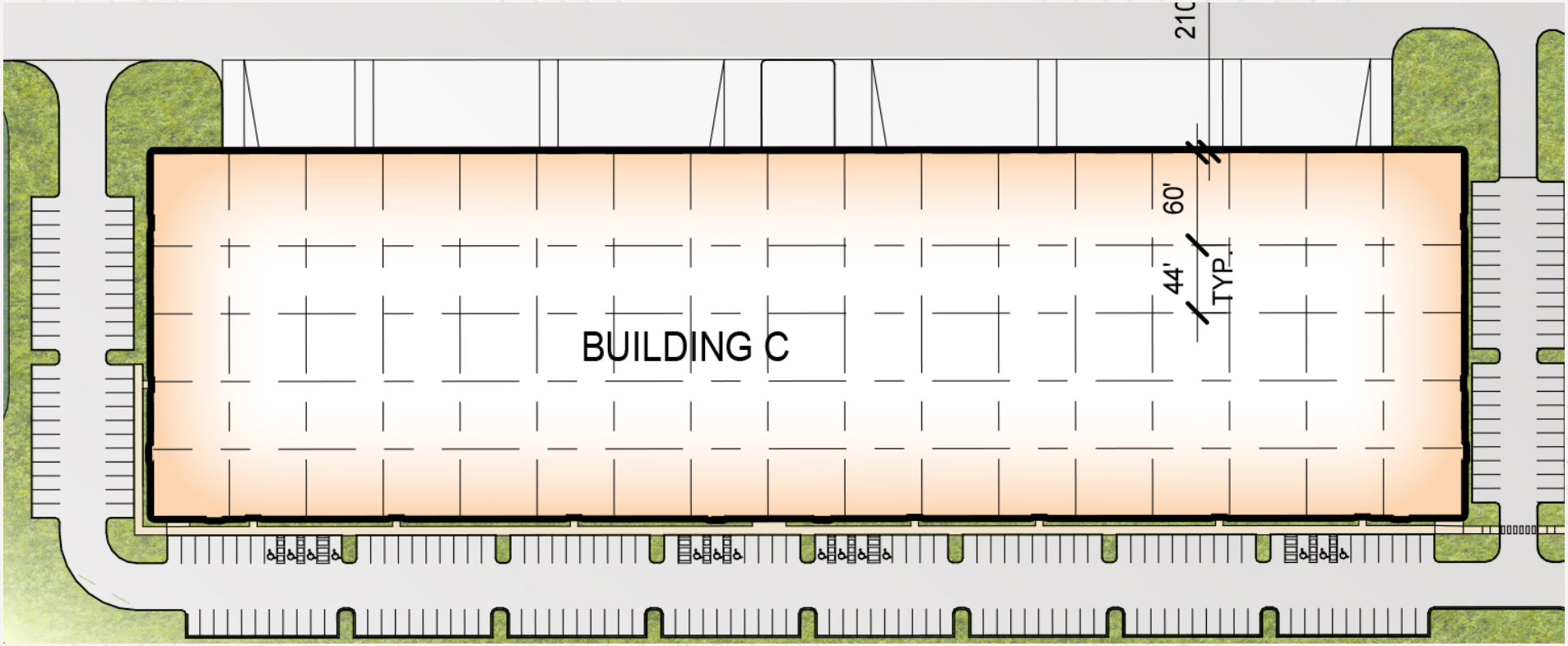
Total Building Size	201,925 ± SF
Available Space	201,925 ± SF
Site Area	17.20 ± acres
Building Dimensions	237' D x 852' L
Office Area	2,765 ± SF speculative office
Clear Height	32' minimum at first interior column from dock wall
Column Spacing	50' x 44' with 60' speed bay
Typical Bays	11,800 ± SF (50' x 236')
Dock Doors	48 - 20 (Equipped) & 28 (Unequipped) 9' wide x 10' high insulated, manually operated overhead doors
Dock Equipment	40,000 lb. mechanical pit levelers, vision windows, seals, bumpers, LED dock light, 110V outlet.
Drive-in Doors	4 (12' W x 14'H) insulated and powered overhead doors with the ability to add more in the future
Configuration	Rear Load
Truck Court	210' depth shared truck court / 60' concrete pad
Trailer Parking	Build-to-suit
Car Parking	247 spaces

Lighting	LED with motions sensors throughout to achieve 30 foot-candles average lighting measured at 36" above finished floor based upon an open plan.
Roofing	45 mil white TPO Membrane with metal roof deck
Walls	Pre-cast concrete panels
Warehouse Floors	7" non-reinforced concrete slab on grade (4,000 PSI minimum)
Sprinkler	ESFR (K-17 heads)
Heating	Direct gas fired roof top mounted MUA units (55 degrees indoor temperature at 0 degrees outdoor temperature)
Power	1,600 amps, 277/480V, 3 Phase service
County	Franklin
Utility Providers	Electric: AEP Gas: Columbia Gas Water/ Sewer: Canal Winchester
Zoning	LM- Limited Manufacturing (City of Canal Winchester)
Real Estate Tax Incentive	15-year, 75% tax abatement (City of Canal Winchester)
Lease Rate	Market Rents
Delivery Date	Q3 2027

FLOOR PLAN

5855 Bixby Road, Canal Winchester, OH

CANAL CROSSING
COMMERCE CENTER

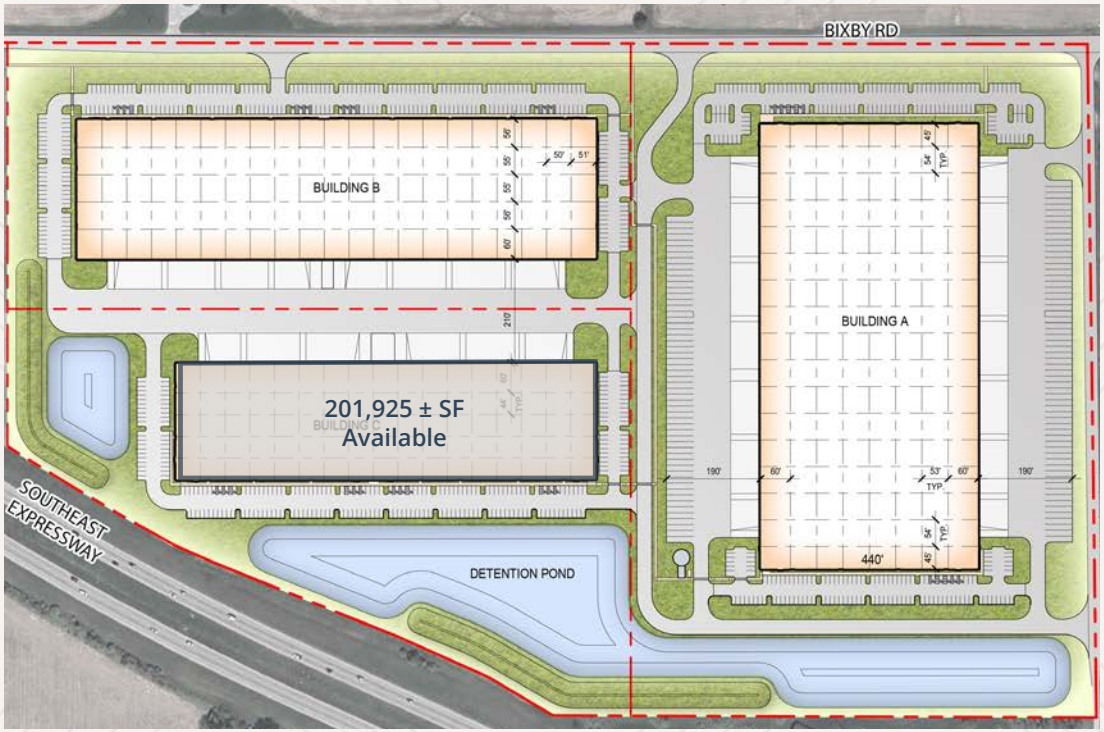


SITE OVERVIEW

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
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Highway

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

Airport

Rickenbacker Int'l (LCK)	16 minutes 8.1 miles

Intermodal

CSX Intermodal	18 minutes 9.8 miles



CORPORATE NEIGHBORS

5855 Bixby Road, Canal Winchester, OH

CANAL CROSSING
COMMERCE CENTER



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LABOR FORCE

5855 Bixby Road, Canal Winchester, OH

CANAL CROSSING
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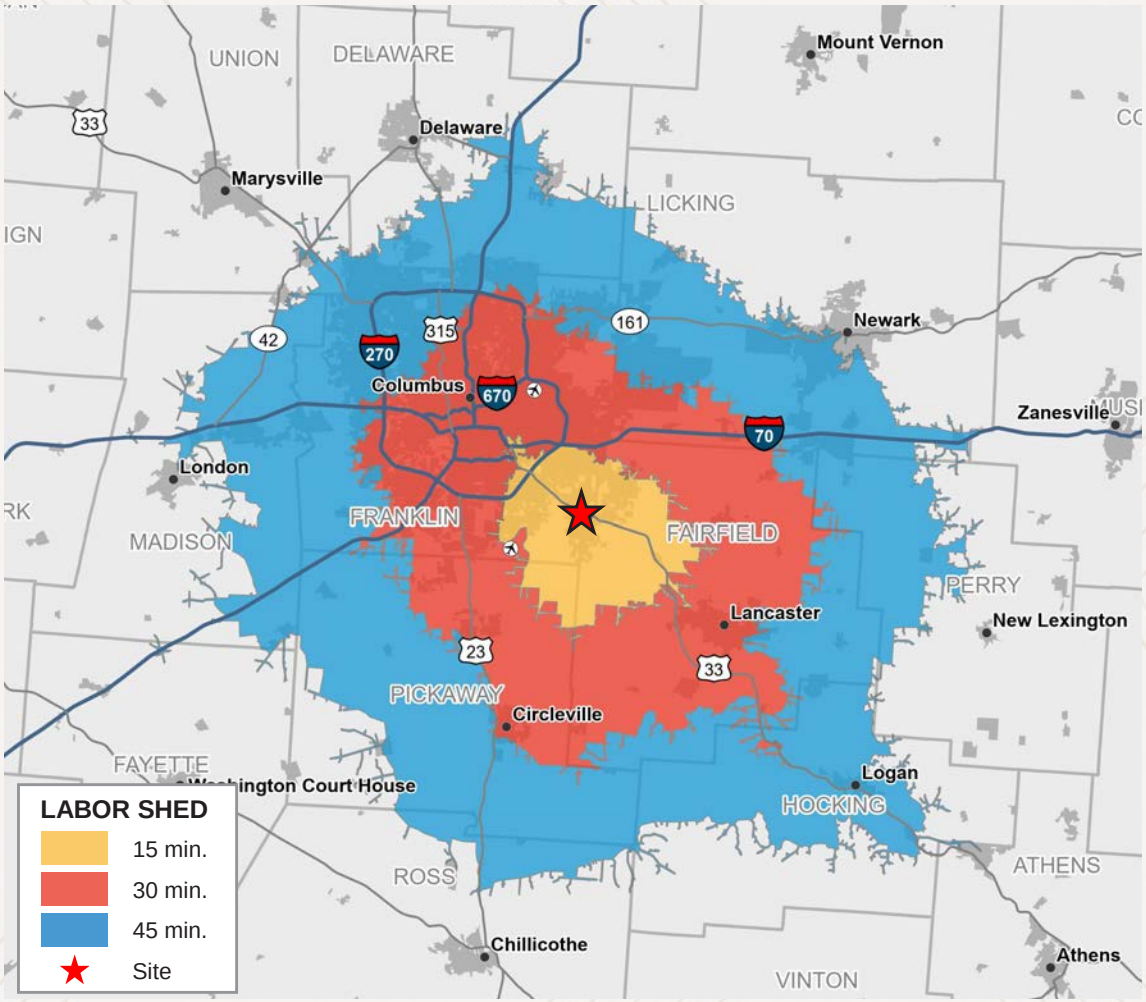
Commute Shed: Canal Winchester Area



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



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