



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 B will deliver 297,975 ± SF of modern bulk distribution space in Q2 2027.



297,975 ± SF  
Available for Lease



Q2 2027  
Delivery Date



32'  
Clear Height

# BUILDING SPECIFICATIONS

5775 Bixby Road, Canal Winchester, OH



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|                            |                                                                                                              |
|----------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Total Building Size</b> | 297,975 ± SF                                                                                                 |
| <b>Available Space</b>     | 297,975 ± SF                                                                                                 |
| <b>Site Area</b>           | 15.60 ± acres                                                                                                |
| <b>Building Dimensions</b> | 282' D x 1,052' L                                                                                            |
| <b>Office Area</b>         | 2,765 ± SF speculative office                                                                                |
| <b>Clear Height</b>        | 32' minimum at first interior column from dock wall                                                          |
| <b>Column Spacing</b>      | 50' x 55' with 60' speed bay                                                                                 |
| <b>Typical Bays</b>        | 14,100 ± SF (50' x 282')                                                                                     |
| <b>Dock Doors</b>          | 60 total - 26 (Equipped) & 34 (Unequipped)<br>9' wide x 10' high insulated, manually operated overhead doors |
| <b>Dock Equipment</b>      | 40,000 lb. mechanical pit levelers, vision windows, seals, bumpers, LED dock light, 110V outlet.             |
| <b>Drive-in Doors</b>      | 4 (12' W x 14'H) insulated and powered overhead doors with the ability to add more in the future             |
| <b>Configuration</b>       | Rear Load                                                                                                    |
| <b>Truck Court</b>         | 210' depth shared truck court / 60' concrete pad                                                             |
| <b>Trailer Parking</b>     | Build-to-suit                                                                                                |
| <b>Car Parking</b>         | 301 spaces                                                                                                   |

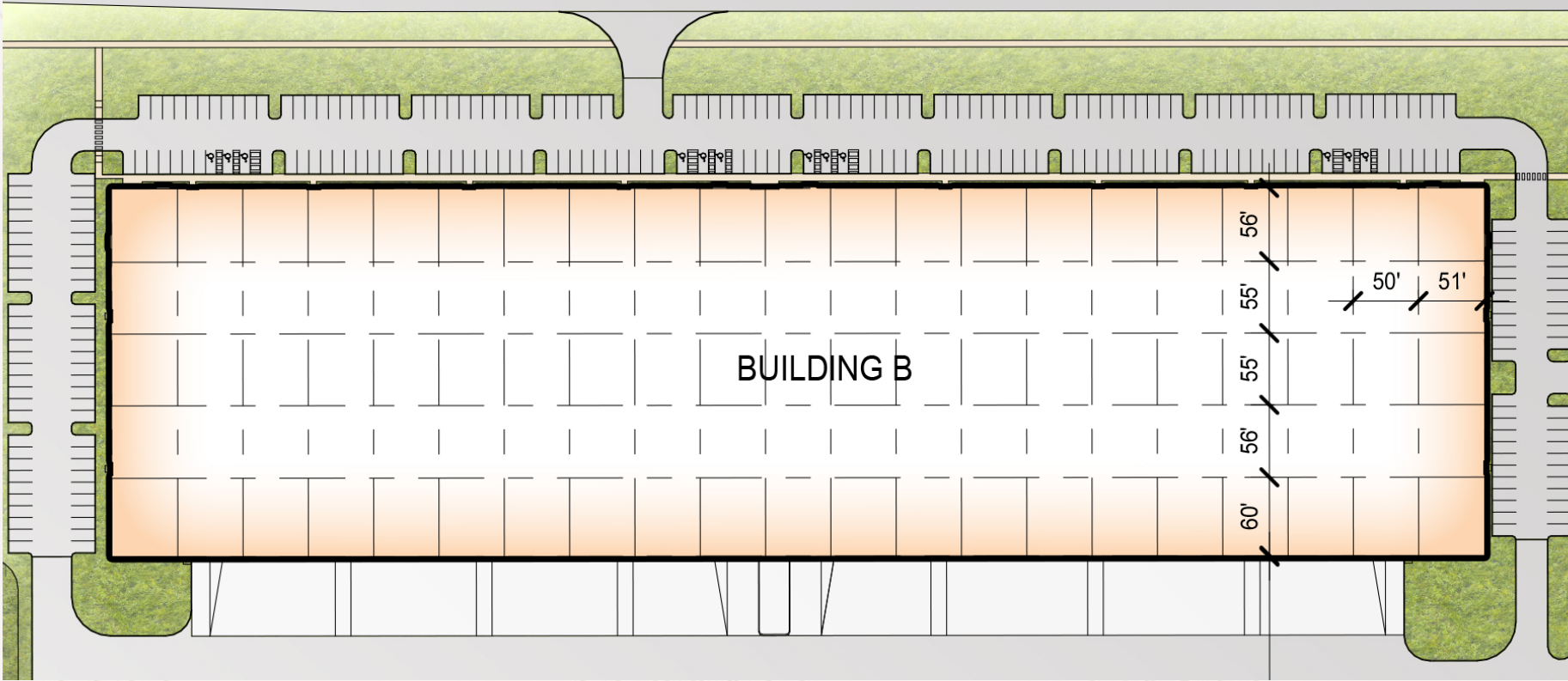
|                                  |                                                                                                                                               |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lighting</b>                  | LED with motions sensors throughout to achieve 30 foot-candles average lighting measured at 36" above finished floor based upon an open plan. |
| <b>Roofing</b>                   | 45 mil white TPO Membrane with metal roof deck                                                                                                |
| <b>Walls</b>                     | Pre-cast concrete panels                                                                                                                      |
| <b>Warehouse Floors</b>          | 7" non-reinforced concrete slab on grade (4,000 PSI minimum)                                                                                  |
| <b>Sprinkler</b>                 | ESFR (K-17 heads)                                                                                                                             |
| <b>Heating</b>                   | Direct gas fired roof top mounted MUA units (55 degrees indoor temperature at 0 degrees outdoor temperature)                                  |
| <b>Power</b>                     | 2,400 amps, 277/480V, 3 Phase service                                                                                                         |
| <b>County</b>                    | Franklin                                                                                                                                      |
| <b>Utility Providers</b>         | Electric: AEP Gas: Columbia Gas Water/ Sewer: Canal Winchester                                                                                |
| <b>Zoning</b>                    | LM- Limited Manufacturing (City of Canal Winchester)                                                                                          |
| <b>Real Estate Tax Incentive</b> | 15-year, 75% tax abatement (City of Canal Winchester)                                                                                         |
| <b>Lease Rate</b>                | Market Rents                                                                                                                                  |
| <b>Delivery Date</b>             | Q2 2027                                                                                                                                       |

FLOOR PLAN

5775 Bixby Road, Canal Winchester, OH



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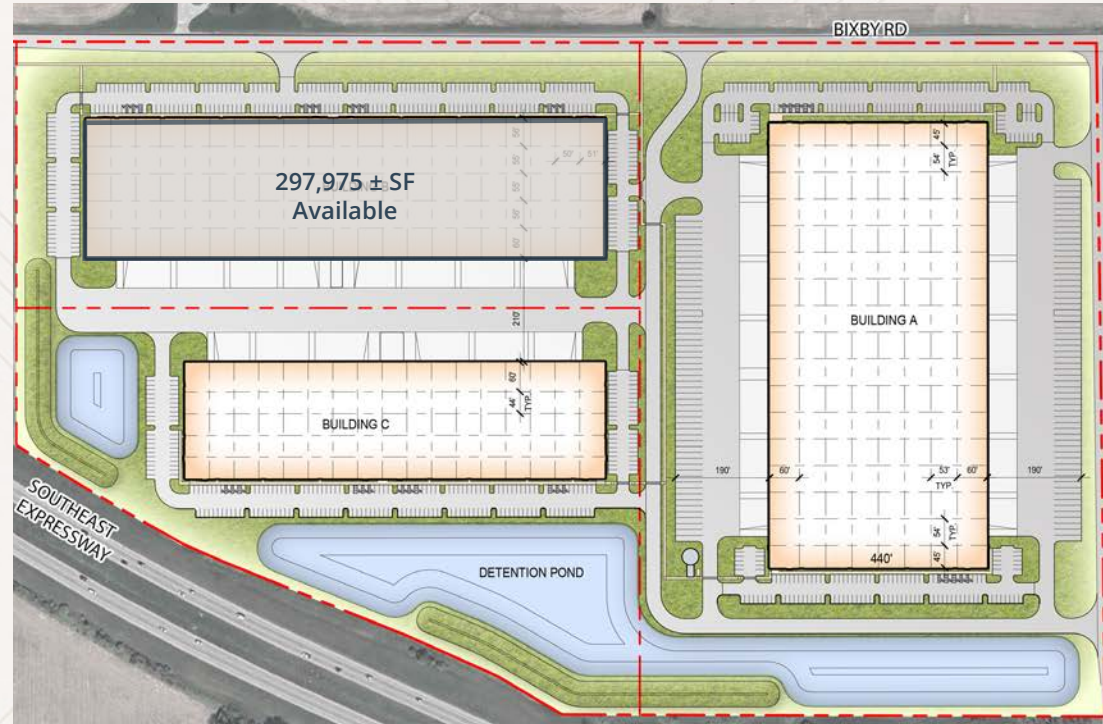
# SITE OVERVIEW

5775 Bixby Road, Canal Winchester, OH



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



## SITE ACCESS

5775 Bixby Road, Canal Winchester, OH



**CANAL CROSSING**  
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**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

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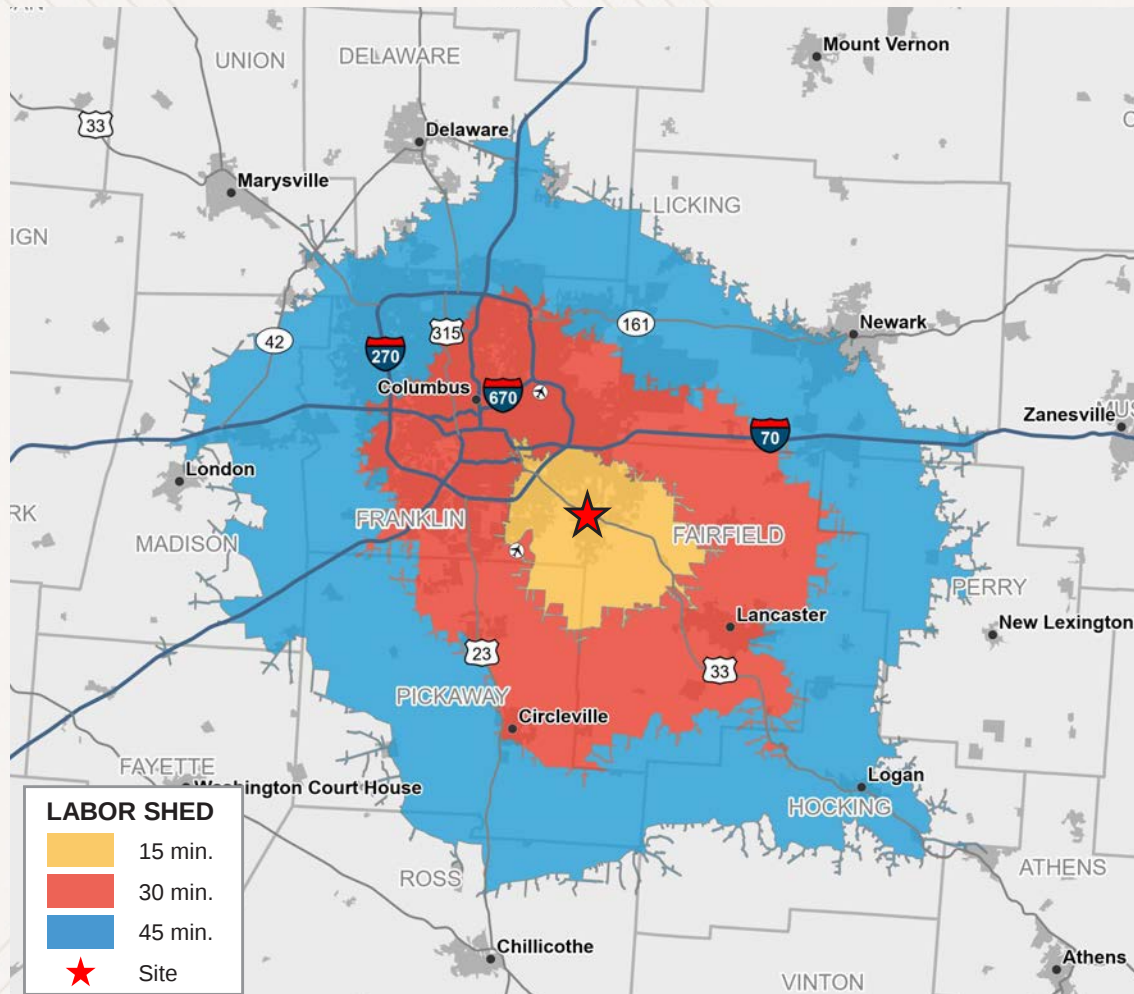
# LABOR FORCE

5775 Bixby Road, Canal Winchester, OH



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## Commute Shed: Canal Winchester Area



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

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



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# CONTACT US

## PRIMARY CONTACTS

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