



THE
RMR
GROUP



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:

Michael Linder, SIOR

614.410.5628

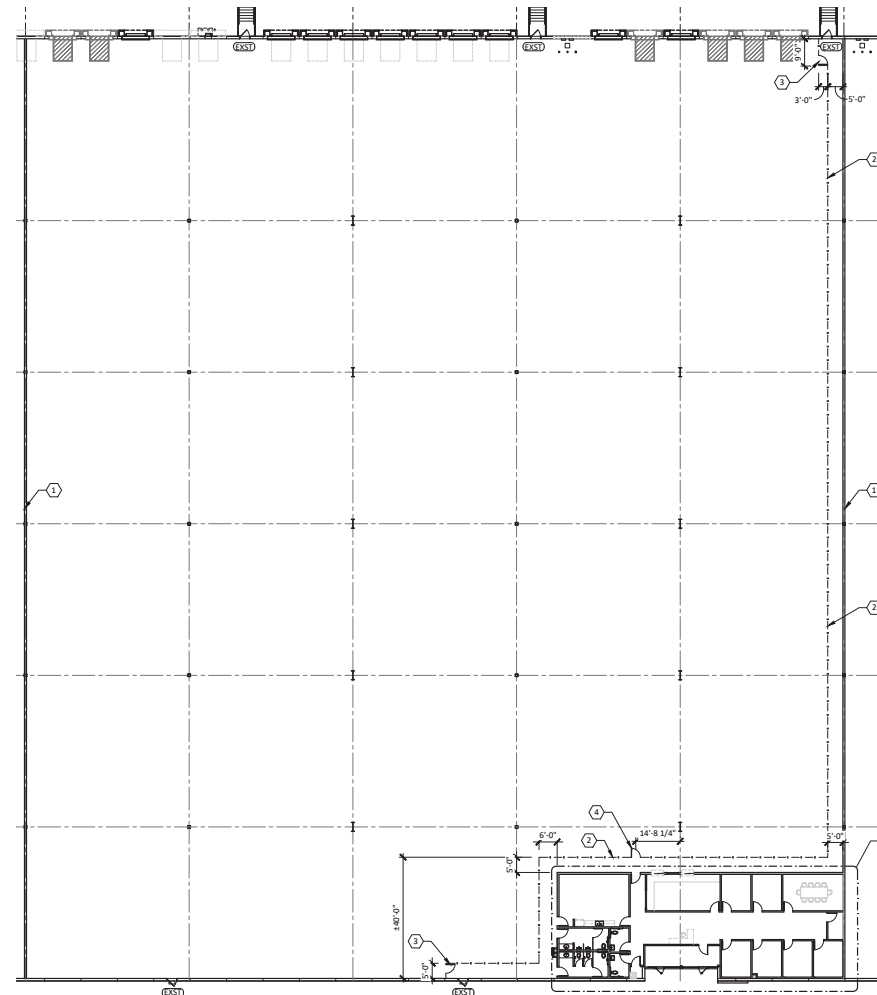
Columbus, OH

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 service
- 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	Availability Date
300	84,239 ± SF	3,300 ± SF	Negotiable	\$1.09/SF	16 (9' x 10')	Immediate



2353 Global Drive, Groveport, OH

Building Photos



THE
RMR
GROUP

Office Space
3,300 ± SF



2353 Global Drive, Groveport, OH

Building Photos



THE
RMR
GROUP

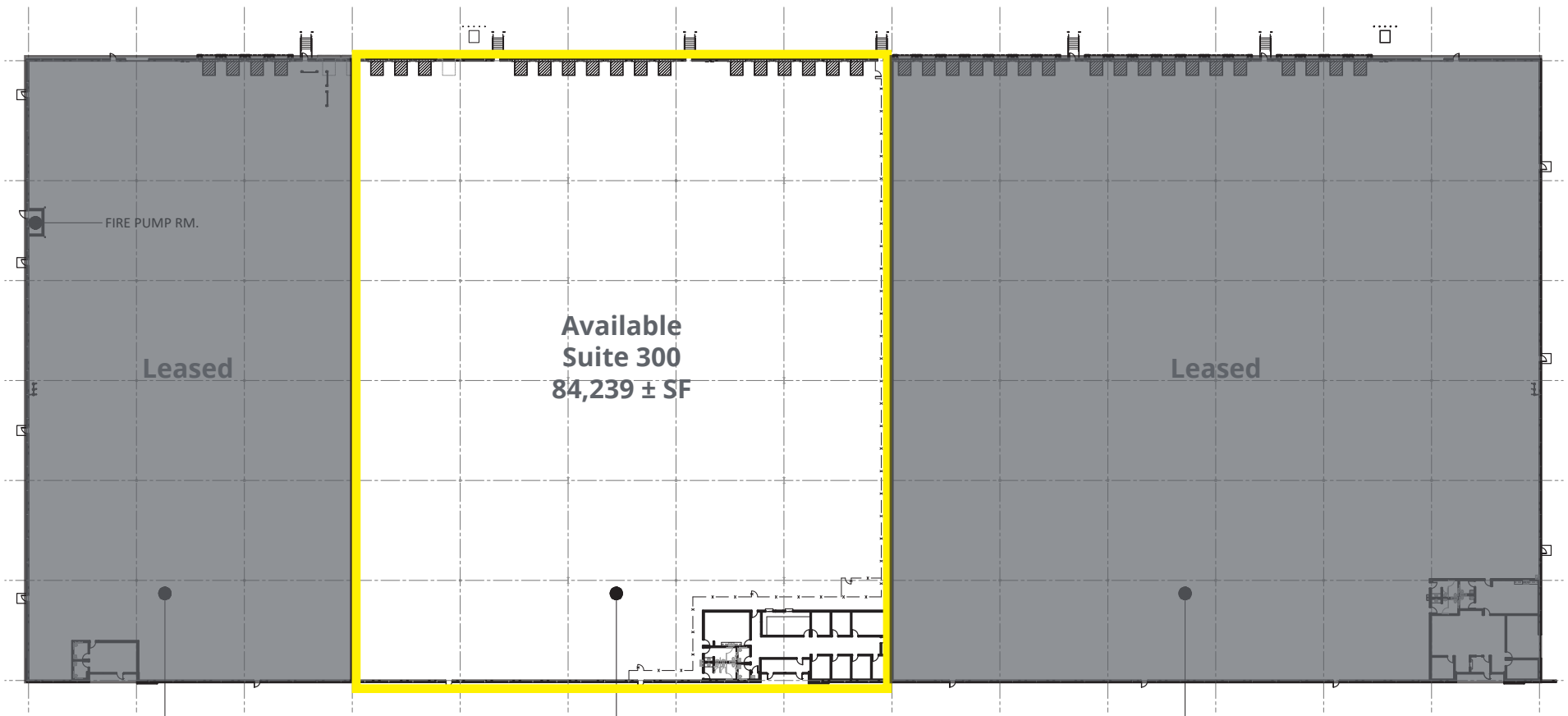
Warehouse Space
80,939 ± SF



Floor Plan



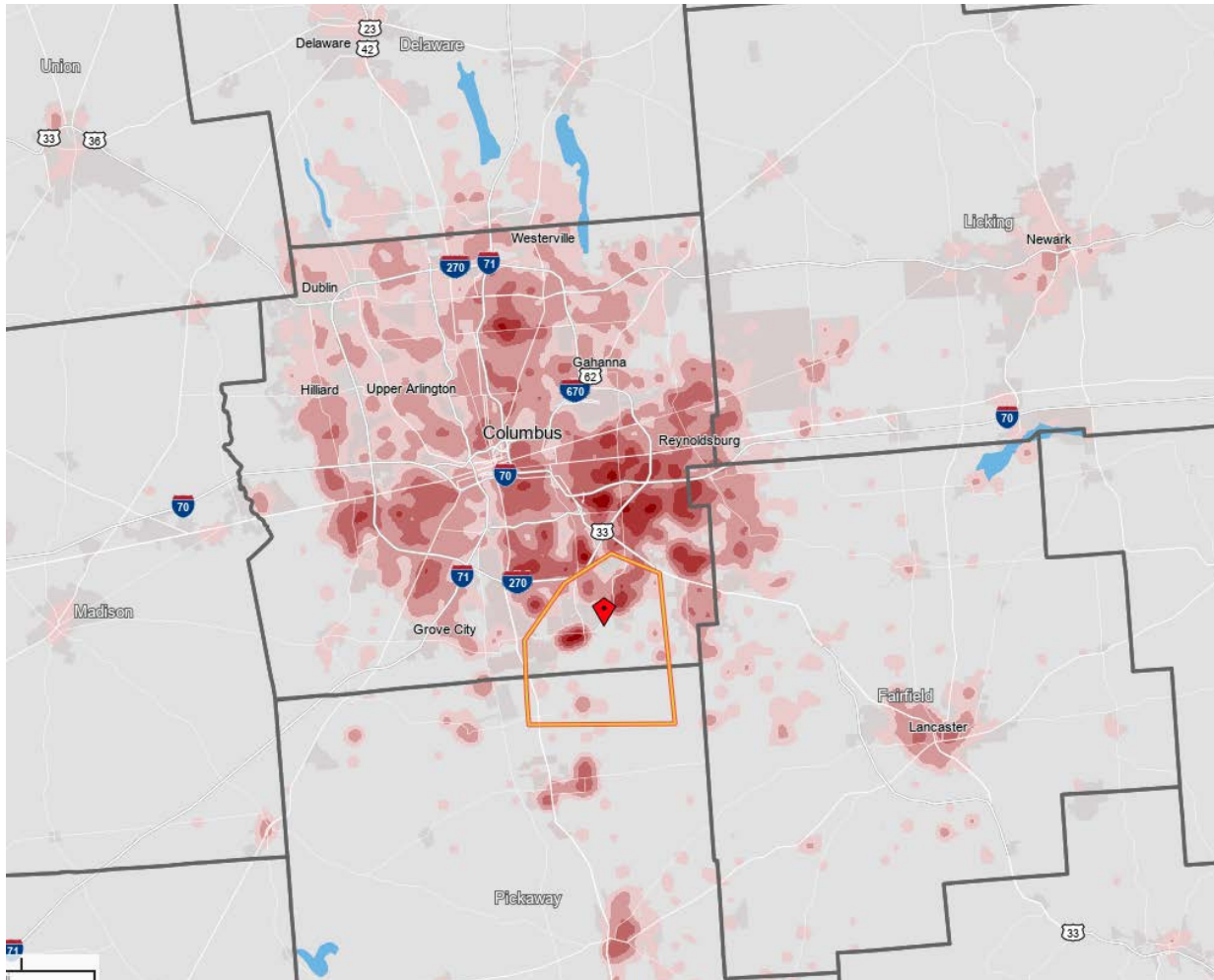
THE
RMR
GROUP



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%

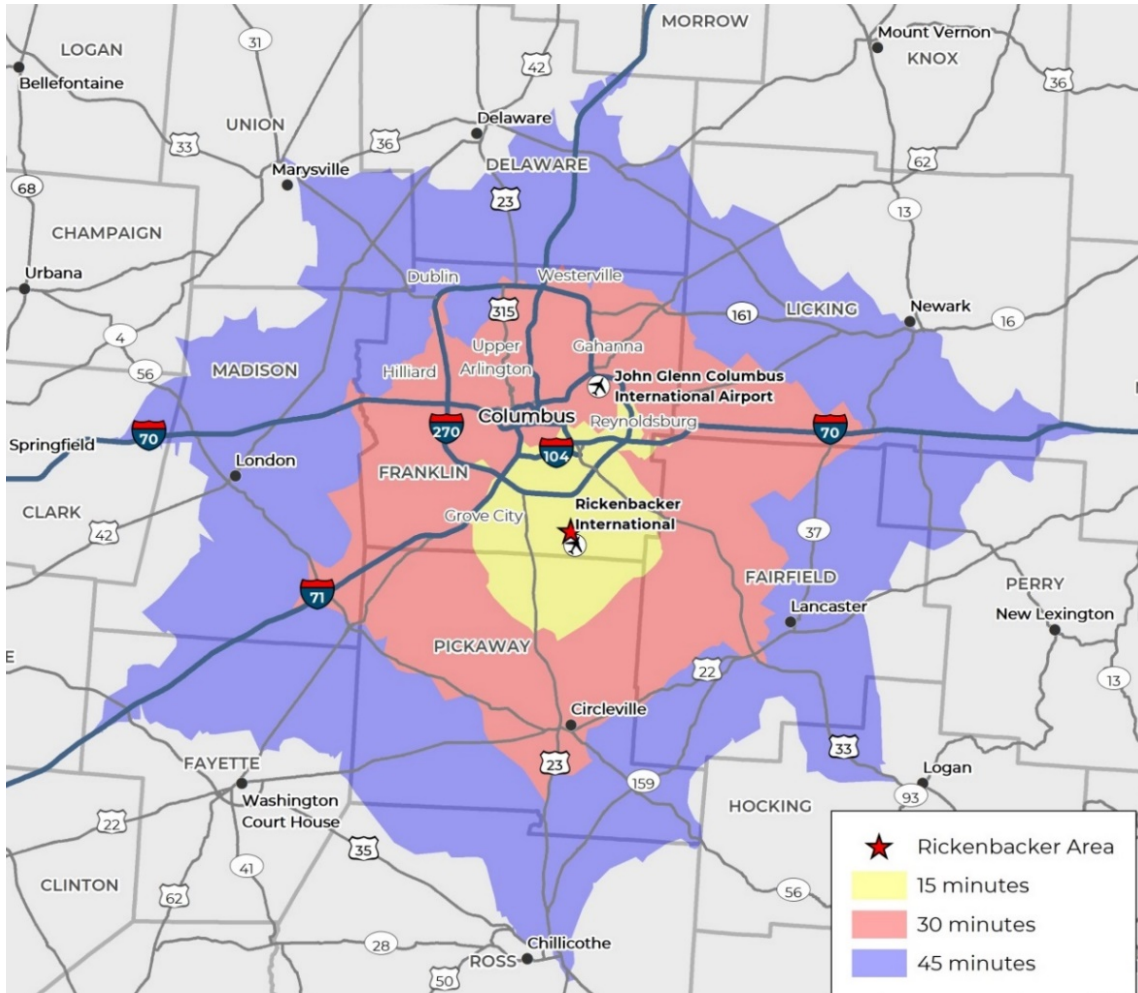
Source:



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

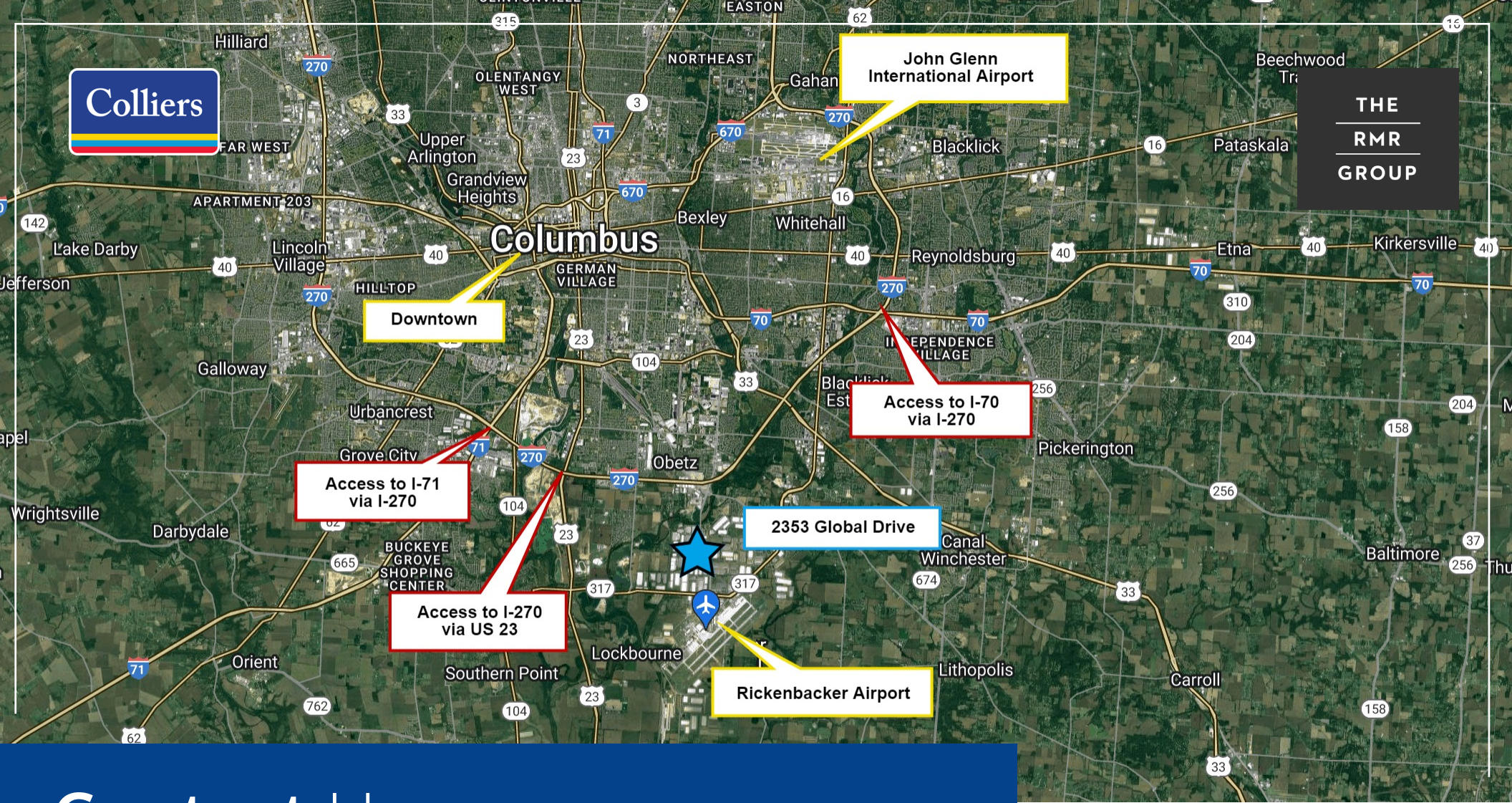
- **Transportation/Material Moving: 63,227**
- **Production: 32,319**

45 MINUTES

Population: 1,905,175
Employed Population: 1,008,726

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

Source:



Contact Us

Michael R. Linder, SIOR

614.410.5628

Columbus, OH

michael.linder@colliers.com

Shane E. Woloshan, SIOR

614.410.5624

Columbus, OH

shane.woloshan@colliers.com

Joel R. Yakovac, SIOR

614.410.5654

Columbus, OH

joel.yakovac@colliers.com

Jonathan R. Schuen, SIOR

614.437.4495

Columbus, OH

jonathan.schuen@colliers.com

Kyle M. Ghiloni

614.437.4515

Columbus, OH

kyle.ghiloni@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