



BUILDING 1: 1401 JOYCE AVENUE COLUMBUS, OH
BUILDING 2: 1285 JOYCE AVENUE, COLUMBUS, OH

**UP TO 624,004 SF
AVAILABLE**

**TWO-BUILDING
CLASS A LOGISTICS CENTER**

Central Columbus Commerce 71 is a Class A industrial development located in the rapidly growing business hub of Columbus, OH. The two-building development can accommodate up to 624,004 SF of industrial space in an advantageous, central location less than 10 minutes from Downtown Columbus' labor pool. Tenants will benefit from ease of access to a variety of domestic and international markets, as the site is seven minutes from John Glenn Columbus International Airport, 25 minutes from cargo-focused Rickenbacker International Airport, and is well-connected to I-670, I-70, and I-71.

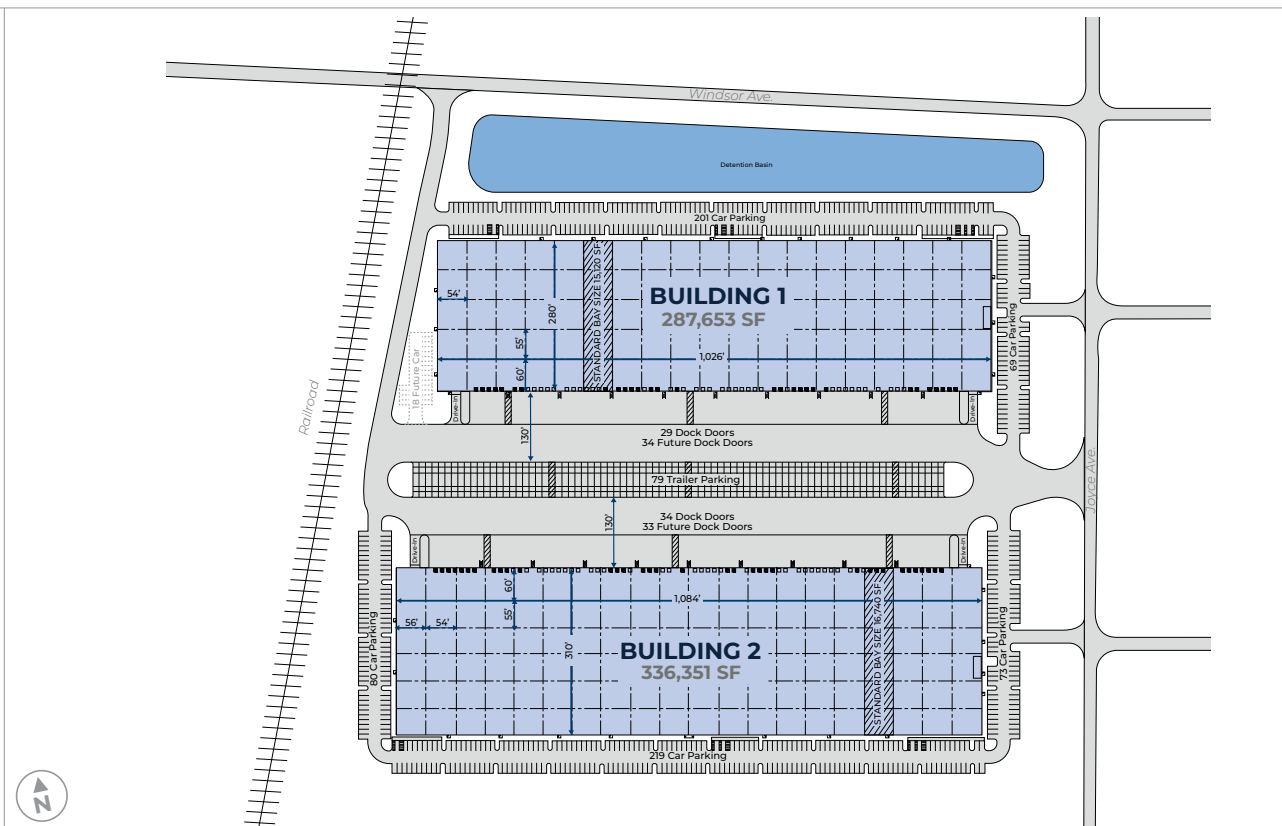




CENTRAL COLUMBUS COMMERCE 71

1401 & 1285 JOYCE AVENUE, COLUMBUS, OH

PROPERTY OVERVIEW



Building 1: 60,480 - 287,653 SF
Building 2: 84,320 - 336,351 SF



Build-to-suit opportunities



Building 1: 270 auto spaces (18 future)
Building 2: 372 auto spaces



79 - trailer parking spaces



130' truck court



Building 1: 29 dock doors (34 future)
Building 2: 34 dock doors (33 future)



32' clear heights



ESFR sprinkler system



Building 1: 2 drive-in doors
Building 2: 2 drive-in doors

Development



RACHEL AGBA-NOVAK

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Leasing

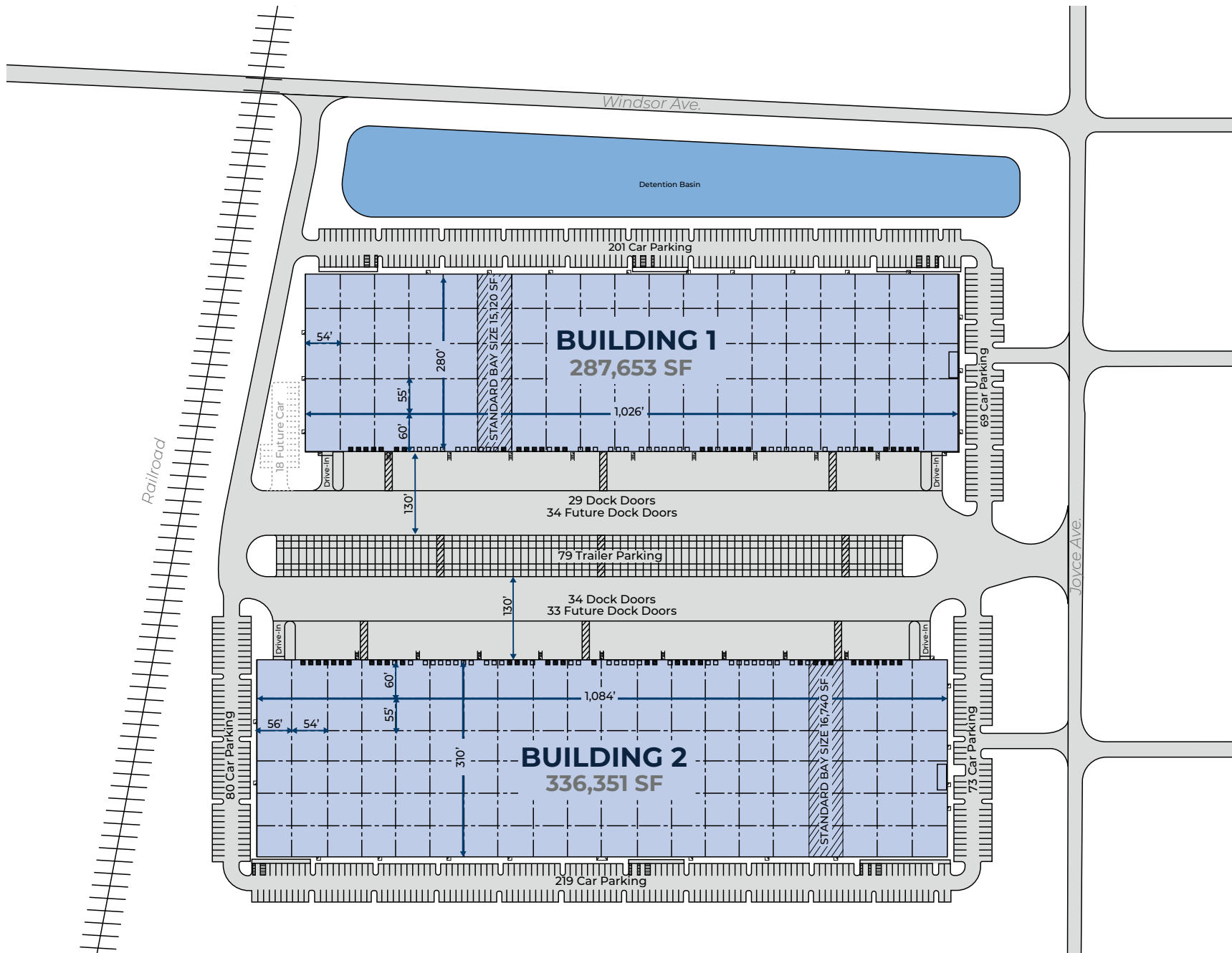


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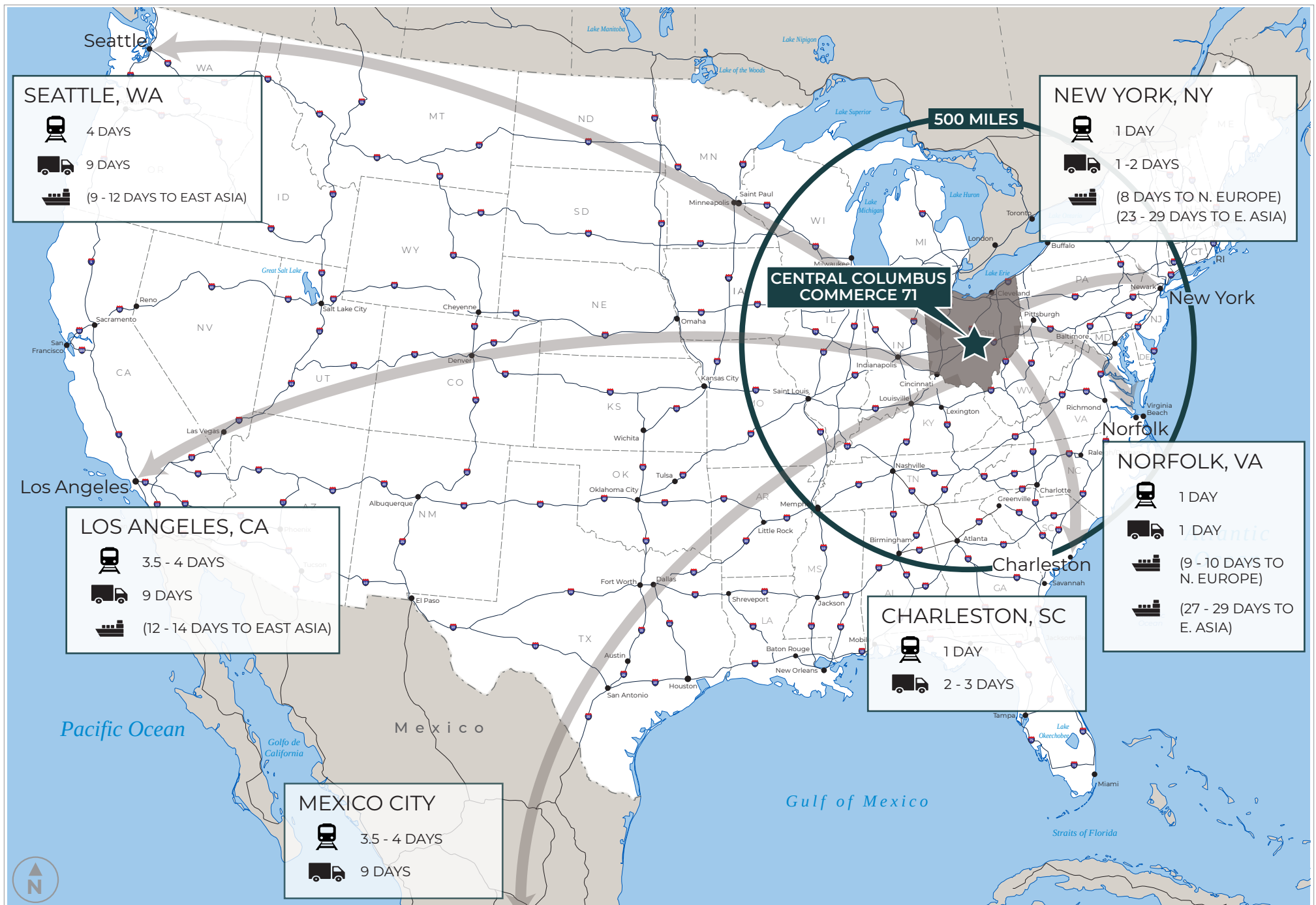
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SITE PLAN



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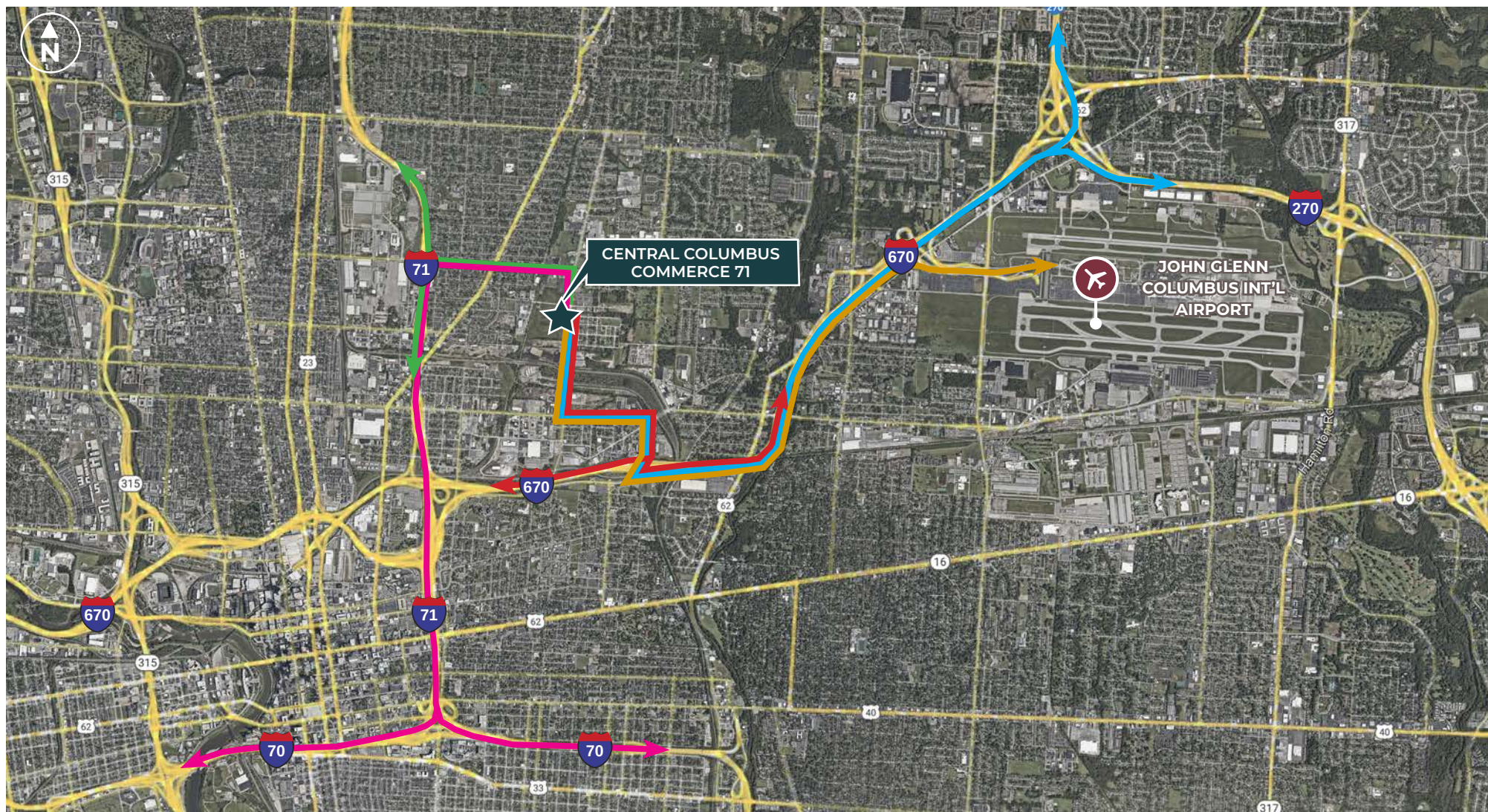
MARKET ACCESS



CENTRAL COLUMBUS COMMERCE 71

1401 & 1285 JOYCE AVENUE, COLUMBUS, OH

AREA INFORMATION



DRIVE TIMES

I-71 via E 17th Ave 
 1.4 mi.  4 min.

I-670 via Joyce Ave and E 5th Ave 
 2.0 mi.  4 min.

I-70 via I-71 S 
 4.1 mi.  6 min.

I-270 via I-670 E 
 6.0 mi.  8 min.

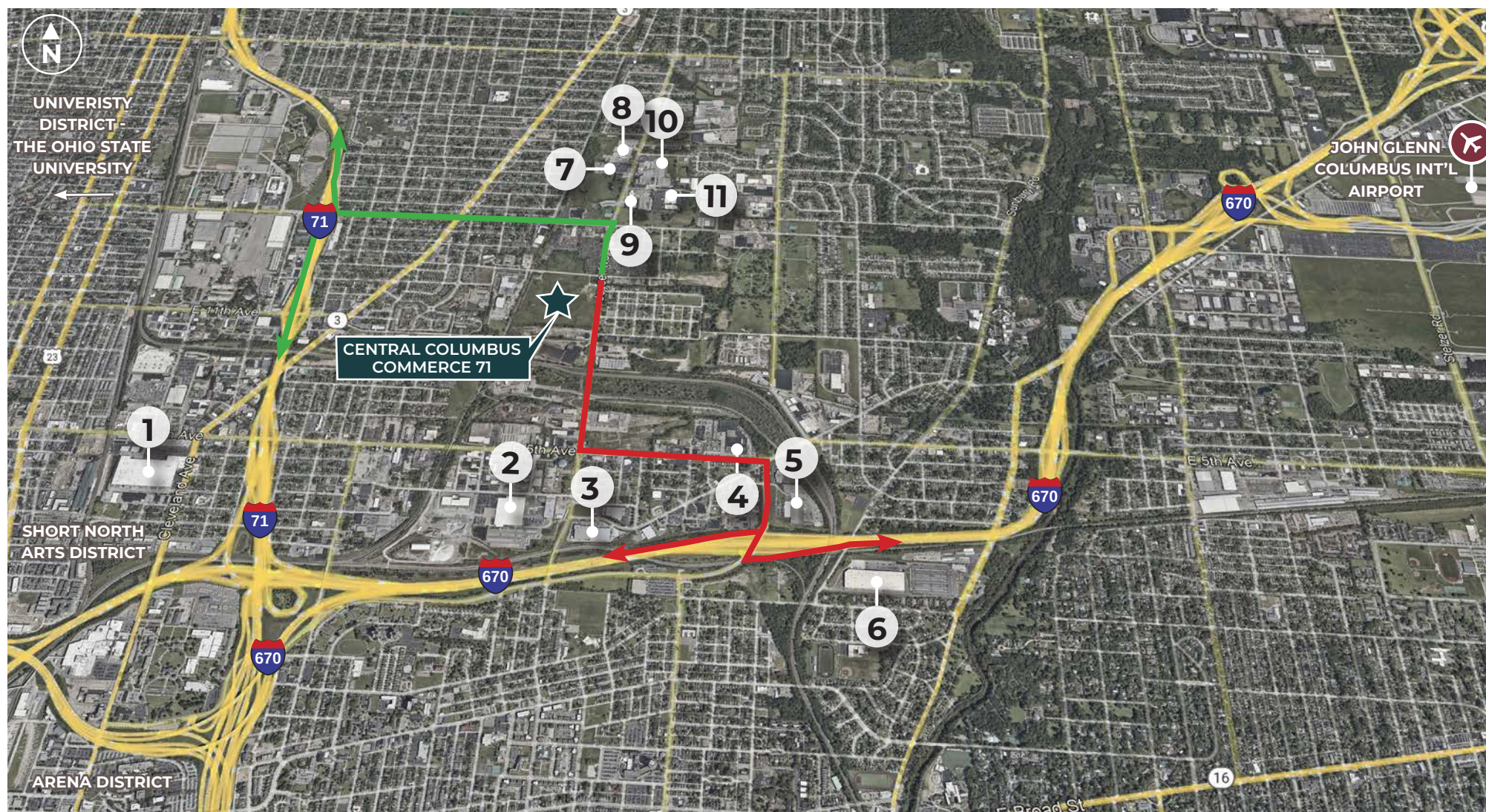
John Glenn Columbus Int'l Airport via I-670 E 
 4.7 mi.  7 min.



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AREA INFORMATION



BUSINESSES

- | | | |
|------------------|---------------------------------|---|
| 1. Rogue Fitness | 5. Hamilton Parker | 8. Magnetic Springs Bottled Water Corp. |
| 2. Pepsi | 6. Amazon | 9. ABF Freight |
| 3. Carr Supply | 7. Panacea Products Corporation | 10. Plaskolite |
| 4. Loeb Electric | | 11. Norse Dairy Systems |

DRIVE TIMES

I-670



1.6 mi.



4 min.

I-71



1.5 mi.



4 min.

John Glenn Columbus Int'l Airport



4.7 mi.



7 min.

Downtown Columbus



3.8 mi.



8 min.



CENTRAL COLUMBUS COMMERCE 71

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AREA INFORMATION

Columbus is the 14th largest city in the U.S. and is recognized as a very diverse economy, with no one industry representing more than 18% of employment. Over 50 foreign countries have business operations in the Columbus region due to competitively low startup and operating costs, as well as local and state pro-business tax policies. Columbus is an ideal place to conduct and expand business due to the region's convenient location, diverse work force, and flourishing economy.

*50-MILE RADIUS

2.6M

POPULATION

1.3M

EMPLOYEE
POPULATION

\$155B

TOTAL GROSS DOMESTIC
PRODUCT (2021)

SOURCE: ESRI



- The Columbus Regional Airport Authority is strategically managed with passenger-focused operations at John Glenn Columbus International Airport (CMH), and cargo-focused operations at Rickenbacker International Airport (LCK).
- The Columbus Regional Airport Authority and Foreign Trade Zone 138 contribute \$12.9 billion in annual economic activity to Ohio.
- The airports help fuel Ohio's economy, providing \$614M in state and local tax revenue.
- They supply over 58,780 jobs and \$3.1 billion in annual payroll, which is the equivalent of 1 in 25 jobs in the Columbus region.



DEVELOPMENT



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