

Industrial Space

705,600 ± SF | For Lease



STOCKBRIDGE

Primary Contact

Michael Linder, SIOR

DIR +1 614 410 5628

Columbus, OH

michael.linder@colliers.com

Columbus Industrial Team

Shane Woloshan, SIOR

Joel Yakovac, SIOR

Jonathan Schuen, SIOR

Kyle Ghiloni, SIOR

3880 Groveport Road, Columbus, Ohio 43207

Strategically positioned in the heart of Southeast Columbus, 3880 Groveport Road offers a premier industrial opportunity designed for today's distribution and logistics users. The property's highly accessible location places tenants just minutes from Rickenbacker International Airport and major interstate highways, providing efficient connections to local, regional, and national markets. With a large-scale warehouse footprint on over 43 acres, this facility is well suited for warehousing, manufacturing, fulfillment, and supply chain operations seeking a competitive advantage in one of Central Ohio's strongest industrial submarkets.

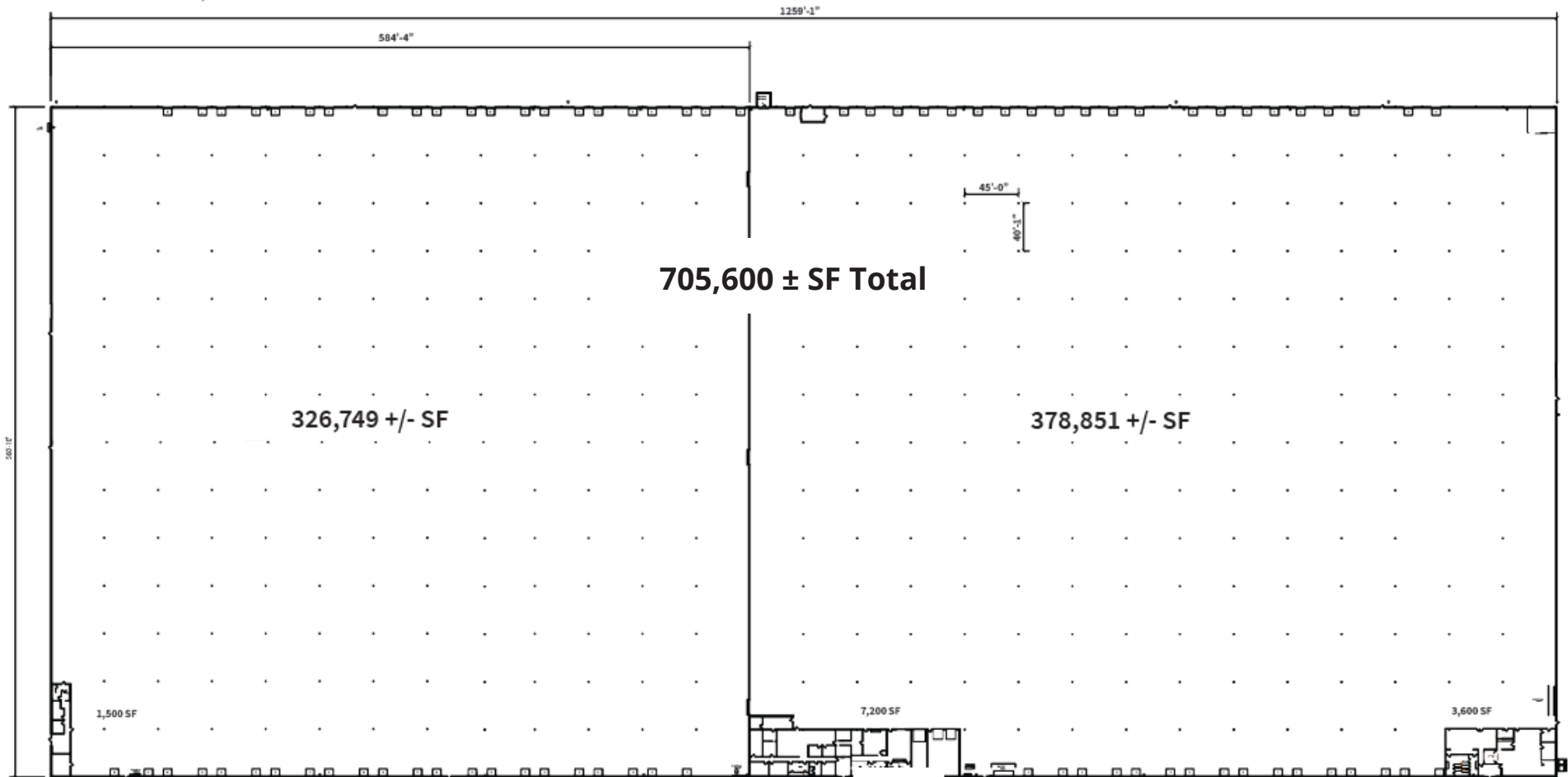
Building Specifications

Total Building Area	705,600 ± SF
Available Area	325,000 ± SF - 705,600 ± SF
Office Area	7,200 ± SF, 3,600 ± SF & 1,500 ± SF
Availability	03/01/2027
Column Spacing	40' X 45'
Building Depth	560' deep cross-docked
Ceiling Height	20' - 22'
Dock Doors	82
Drive-in Doors	2
Auto Parking	150 spaces
Trailer Parking	Approx. 125 spaces
Sprinkler	Wet
Lighting	Modern T5 lighting
Power	480V, 1,200 amps / 3-phase

Lease Rate	Market Rents
Operating Expenses	\$1.68/SF (est. 2026)



Floor Plan



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Property Photos

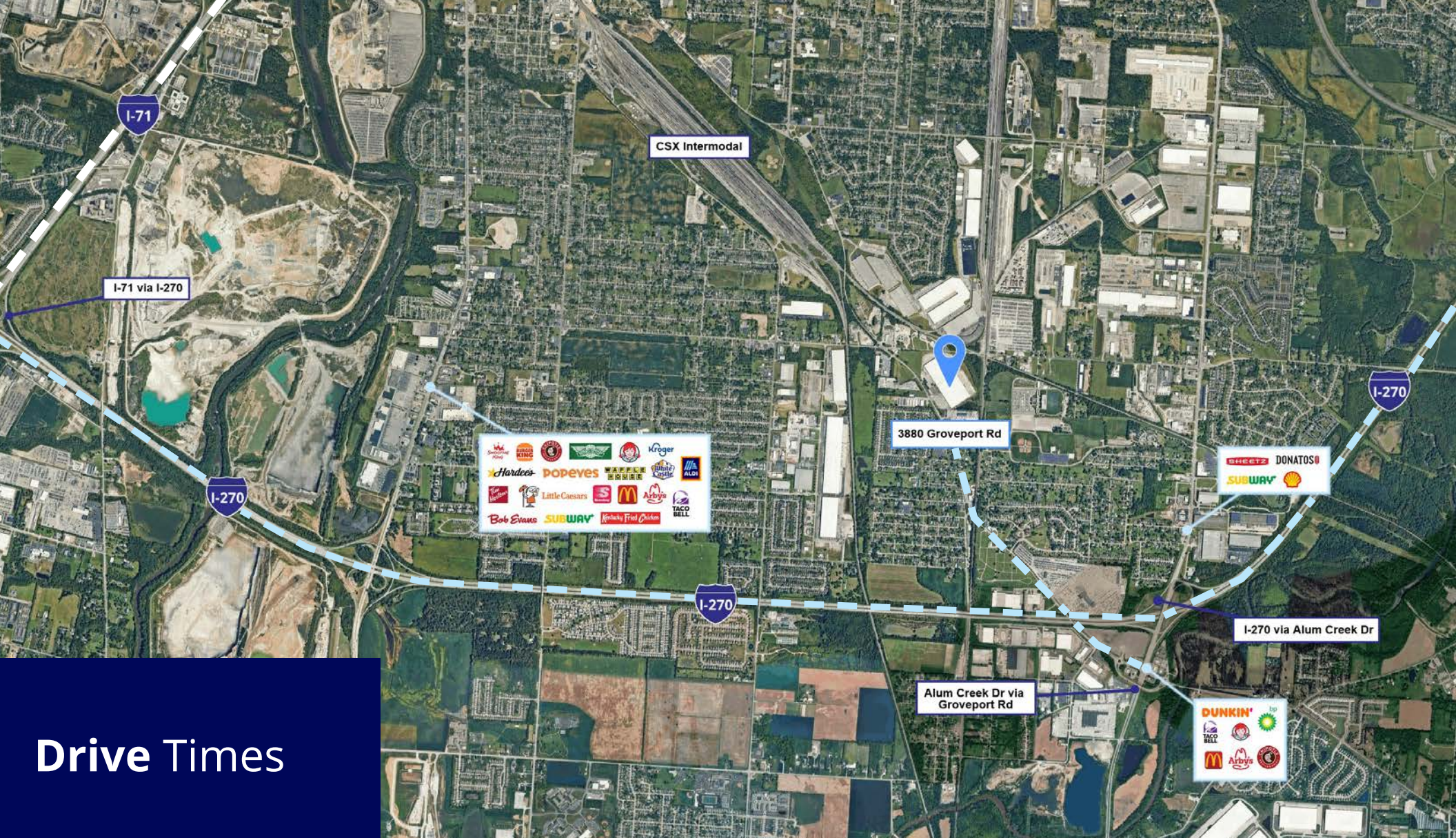


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Corporate Neighbors





Drive Times

Positioned in one of Central Ohio's premier logistics corridors, this industrial property provides quick access to major highways, intermodal rail, and Downtown Columbus.



Highway

Access to I-270

7 minutes
2.5 miles



Highway

Access to I-71

13 minutes
6.0 miles



Intermodal

CSX Intermodal Yard

7 minutes
2.8 miles

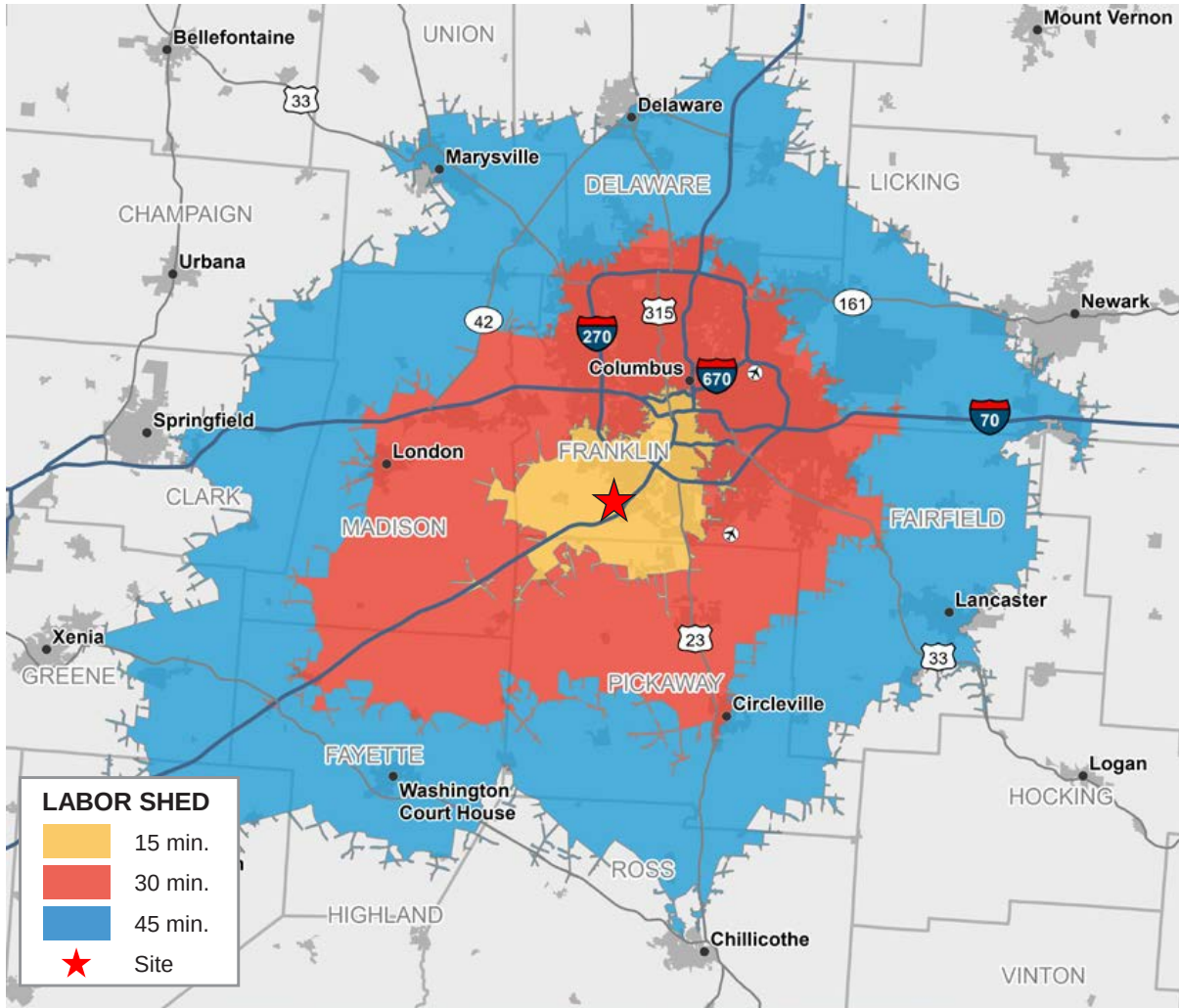


Downtown

Downtown Columbus

16 minutes
10.2 miles

Labor Map



Access to Talent

15 MILES	30 MILES	45 MILES
196,852	1,409,335	1,977,883
Population	Population	Population
107,785	773,084	1,061,973
Total Labor Force	Total Labor Force	Total Labor Force
5,174	34,789	48,851
Production Workers	Production Workers	Production Workers
9,270	68,031	84,751
Transportation/ Material Moving	Transportation/ Material Moving	Transportation/ Material Moving Workers

Commute Shed: Grove City Area



Contact Us

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Colliers | Greater Columbus Region

2 Miranova Place
Suite 900
Columbus, OH 43215

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