



Industrial Space For Lease

3500 Centerpoint Drive, Grove City, OH 43123

3500 Centerpoint Drive is a Class-A distribution warehouse located in Grove City, Ohio. Located just 10 minutes from downtown Columbus with immediate access to I-270. Built in 2006, this building offers cross-dock loading and 32' minimum clear height as well as 13,603 SF of office space.

For leasing information, contact:

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Building Specifications

Building SF: 488,750 SF

Square Footage Available: 242,560 SF

Office SF: 13,603 ± SF
(remote restrooms in the warehouse)

Space Dimensions: Approximately 400' x 600'

Building Configuration: Cross Dock

Column Spacing: 50' x 43'; 50' speed bay

Dock Doors: 42 (14 more can be added) each equipped with a mechanical leveler, shelter, bumpers,

Drive-in Doors: One (1) 12' x 14'

Parking Spaces: 200

Clear Height: 32' clear min.

Lighting: LED

Sprinkler System: ESFR

Power: 3,000 amps, 480-volts

Signage: Freeway visibility to over 100,000 cars per day

HVAC: Warehouse air conditioned

Lease Rate: Market Rents

Operating Expenses: \$2.48/SF (estimated 2026)

Drive Times



**I-70
Interchange**

Highway Access

9 minutes
6.9 miles



**I-71
Interchange**

Highway Access

12 minutes
9.2 miles



**Downtown
Columbus**

Columbus

16 minutes
9.9 miles



**Rickenbacker
Int'l Airport**

Airport

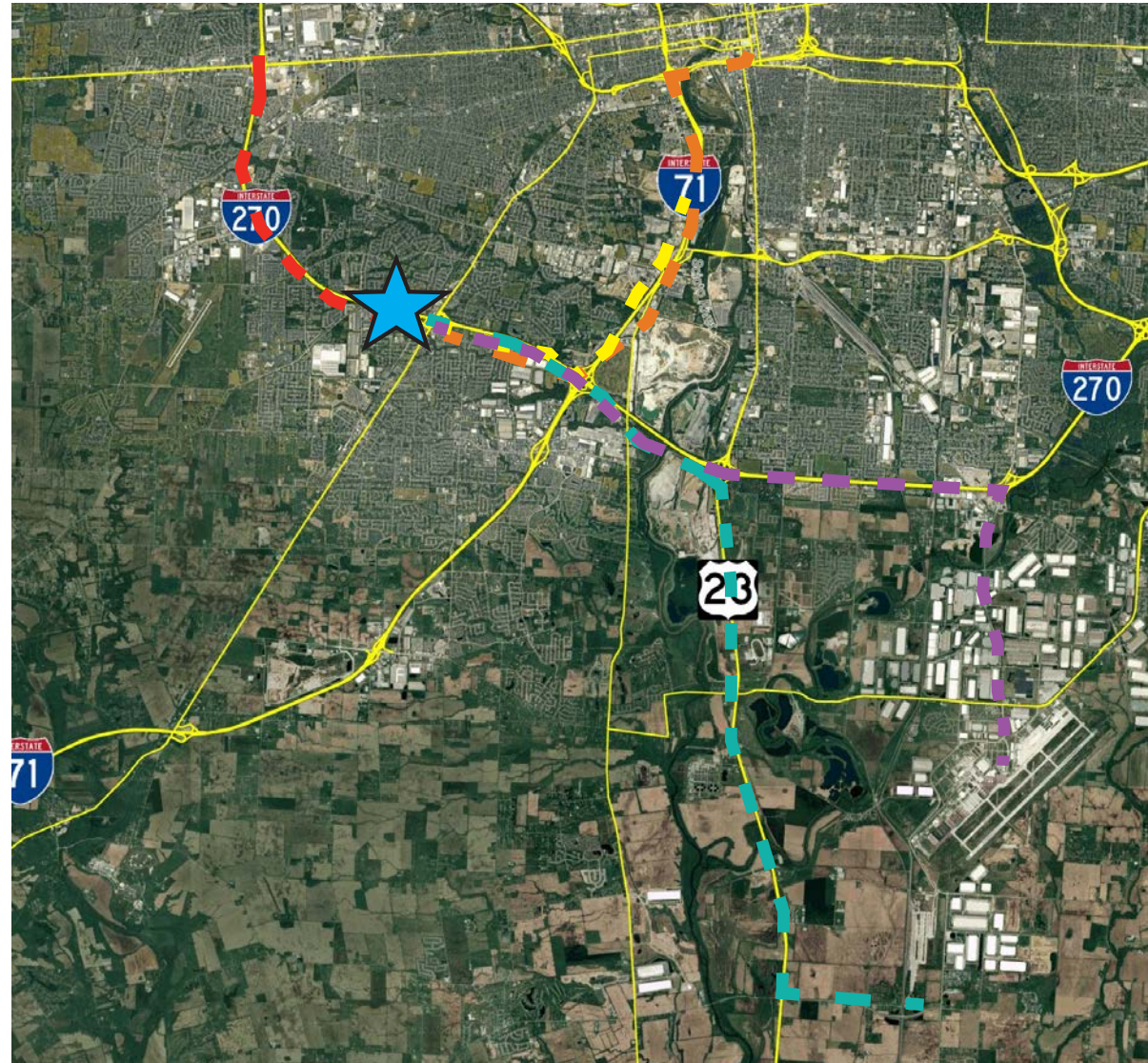
19 minutes
13.0 miles



**Norfolk
Southern
Intermodal**

Rail

22 minutes
15.9 miles

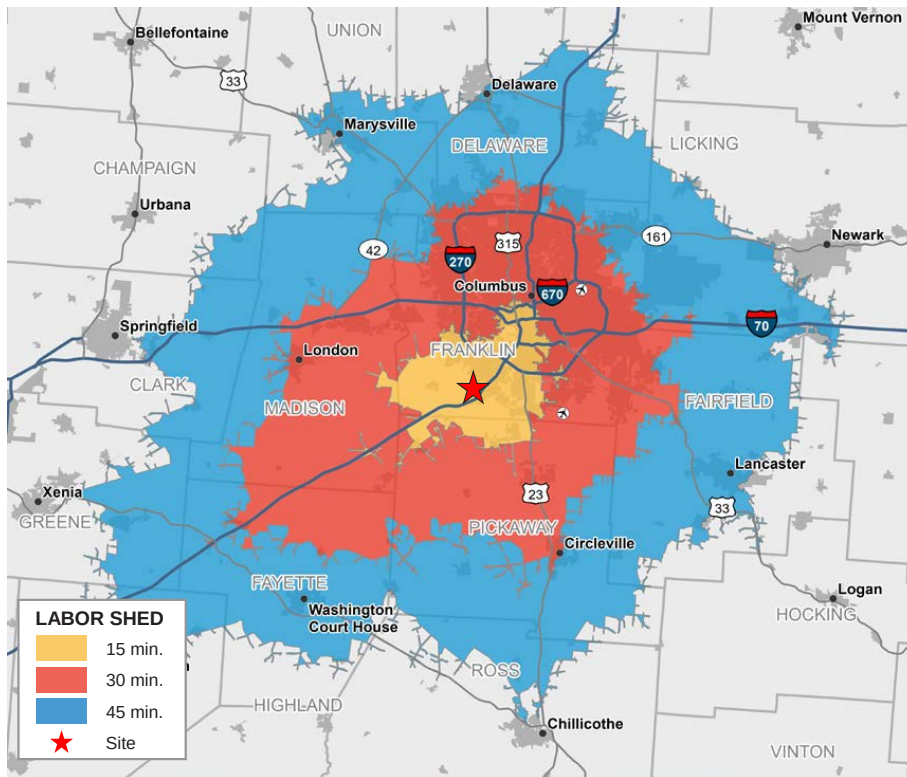


Area Access



Labor Force

Commute Shed: Grove City Area



Drivetime (minutes)

15

196,852
Population
105,150
Employed
107,785
Total Labor Force
5,174
Production
Workers
9,270
Transportation/
Material Moving
Workers

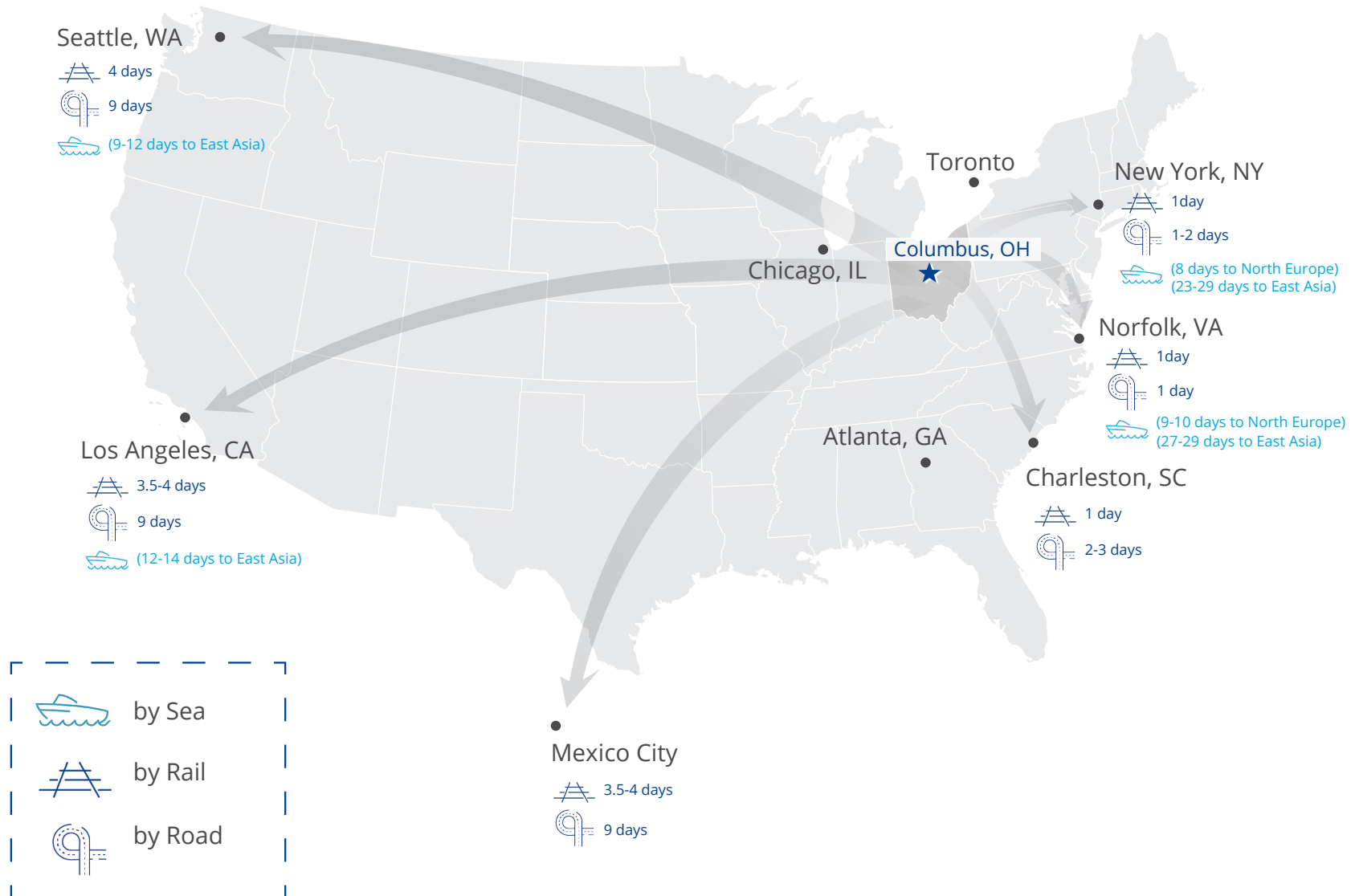
30

1,409,335
Population
751,592
Employed
773,084
Total Labor Force
34,789
Production
Workers
68,031
Transportation/
Material Moving
Workers

45

1,977,883
Population
1,034,599
Employed
1,061,973
Total Labor Force
48,851
Production
Workers
86,020
Transportation/
Material Moving
Workers

Market Access





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