



Industrial Space For Lease

3657 Tradeport Court, Columbus, Ohio 43137

3657 Tradeport Court is a Class A warehouse in Lockbourne, OH located just 15 minutes from downtown Columbus with immediate access to US 23. Built in 2019, this building offers 36' minimum clear height as well as 3,120 ± SF of office. This property is ideal for logistics and regional distribution users.

Primary Contact

Michael Linder, SIOR
DIR +1 614 410 5628
Columbus, OH
michael.linder@colliers.com

3657 Tradeport Court, Columbus, OH



Building Specifications

Total Building Space	356,518 ± SF
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Available Space	133,555 ± SF
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Available Date	9/1/26
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Office Area	3,120 ± SF
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Space Dimensions	420' deep x 318' long
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Year Built	2019
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Clear Height	36' minimum
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Dock Doors	10 - with 45,000# mechanical pit leveler (18 future)
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Dock Apron	60' deep
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Drive-in Doors	2 - 12' x 14'
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Truck Court	130' (west); 185' (east)
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Trailer Parking	Approximately 18
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Auto Parking	Approximately 129
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Slab on Grade	7" thick unreinforced concrete
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Lighting	LED (30 FC average)
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Roofing	Mechanically fastened, 45-mil white single-ply TPO roof
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Sprinkler	ESFR
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HVAC	Heated warehouse
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Power	2,000 amps, 480V, 3-phase
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Lease Rate	Market Rents
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Operating Expenses	\$1.10/SF
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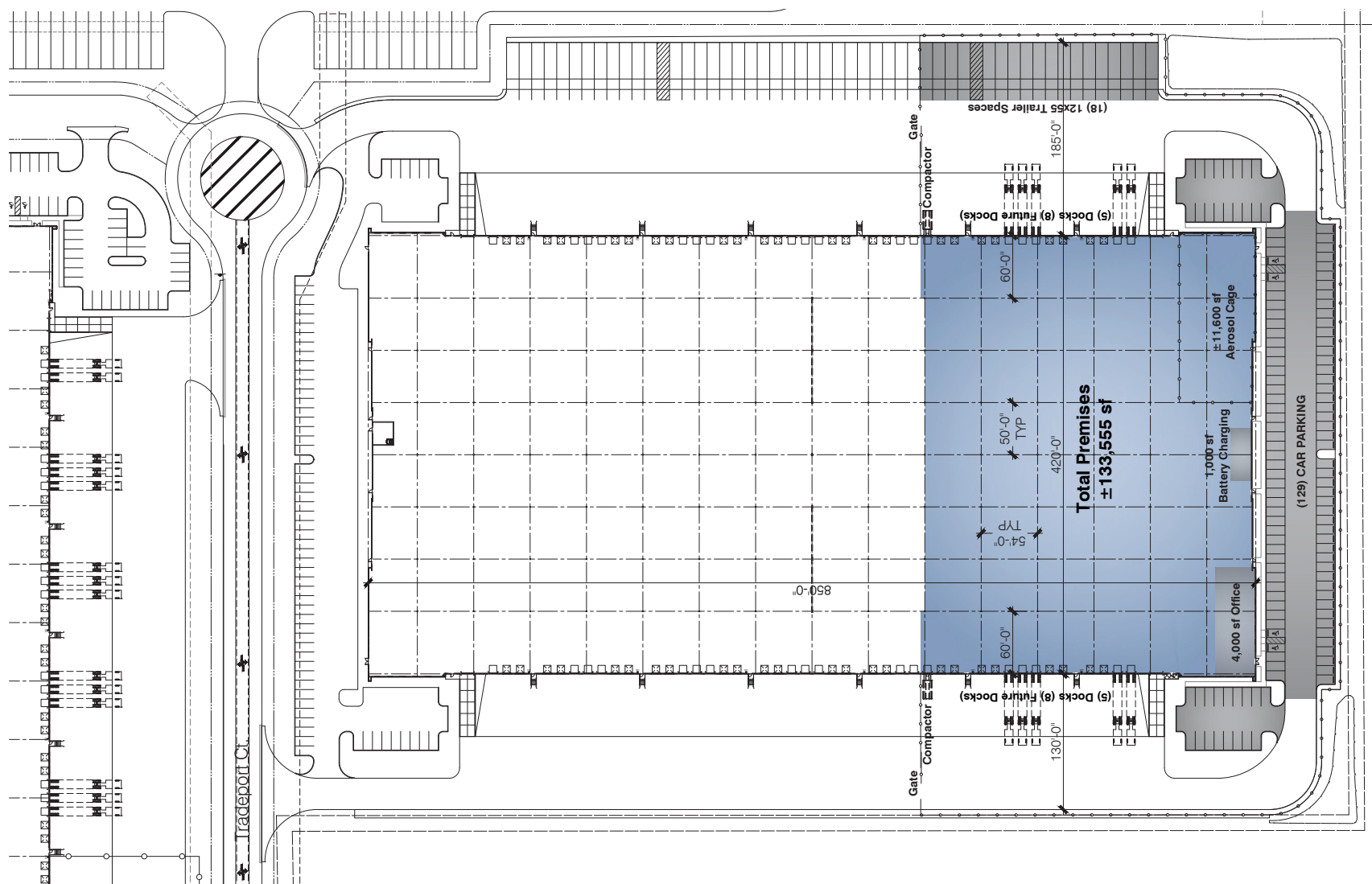
Tax Abatement	15-year, 100%
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3657 Tradeport Court, Columbus, OH

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STOCKBRIDGE

Floor Plan



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Drive Times



**Norfolk
Southern
Intermodal**

Intermodal

4 minutes
1 mile



**Rickenbacker
Int'l Airport**

Airport

8 minutes
4 miles



**Access to
I-270 via US-23**

Highway

17 minutes
10.9 miles



**Access to
I-71 via I-270**

Highway

18 minutes
11.5 miles



**Downtown
Columbus**

Columbus

24 minutes
18.3 miles



3657 Tradeport Court, Columbus, OH

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STOCKBRIDGE

Corporate Neighbors



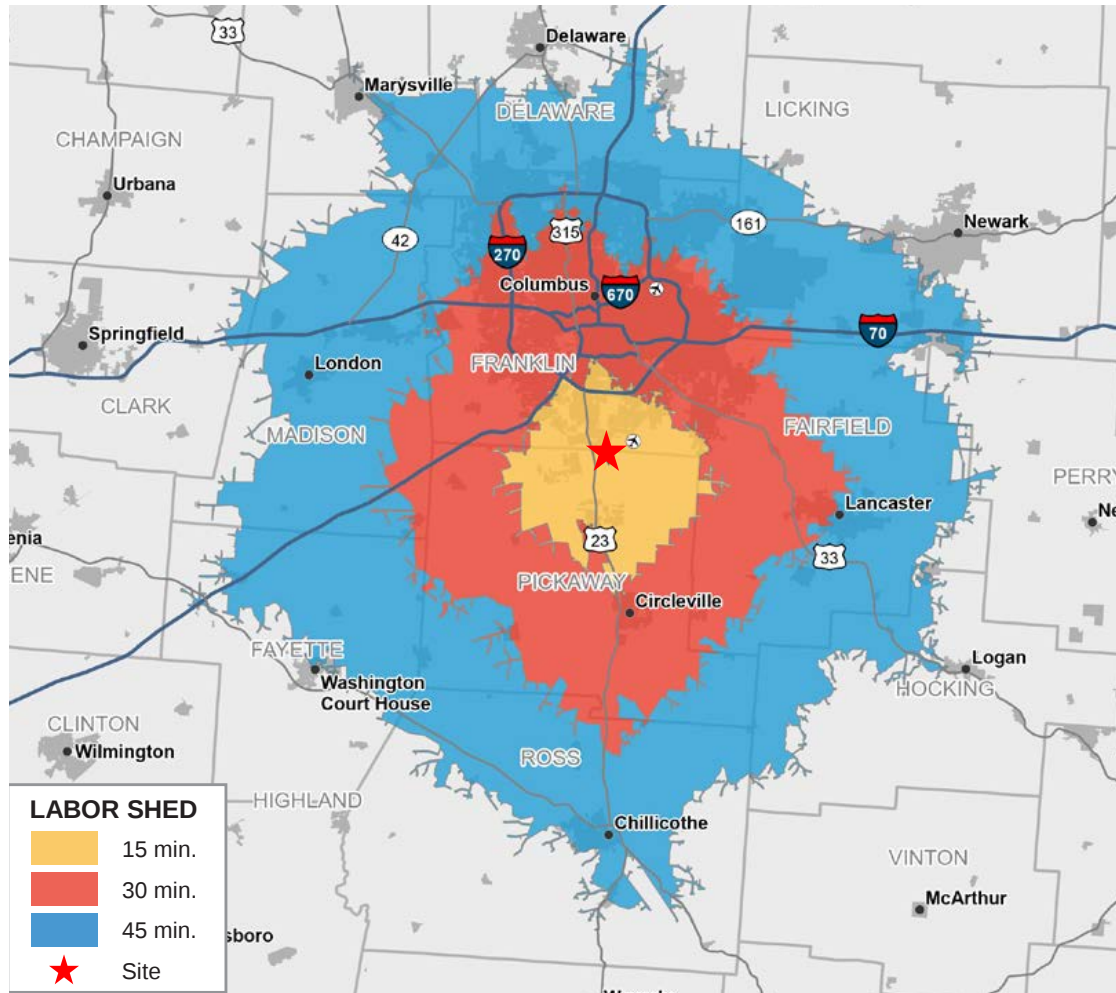
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STOCKBRIDGE

Labor Force

Commute Shed: Rickenbacker Area



columbusregion.com

THE COLUMBUS
REGION

71,556
Population
36,261
Employed
37,144
Total Labor Force
1,783
Production
Workers
3,900
Transportation/
Material Moving
Workers

15

1,098,543
Population
577,629
Employed
594,618
Total Labor Force
27,947
Production
Workers
55,299
Transportation/
Material Moving
Workers

30

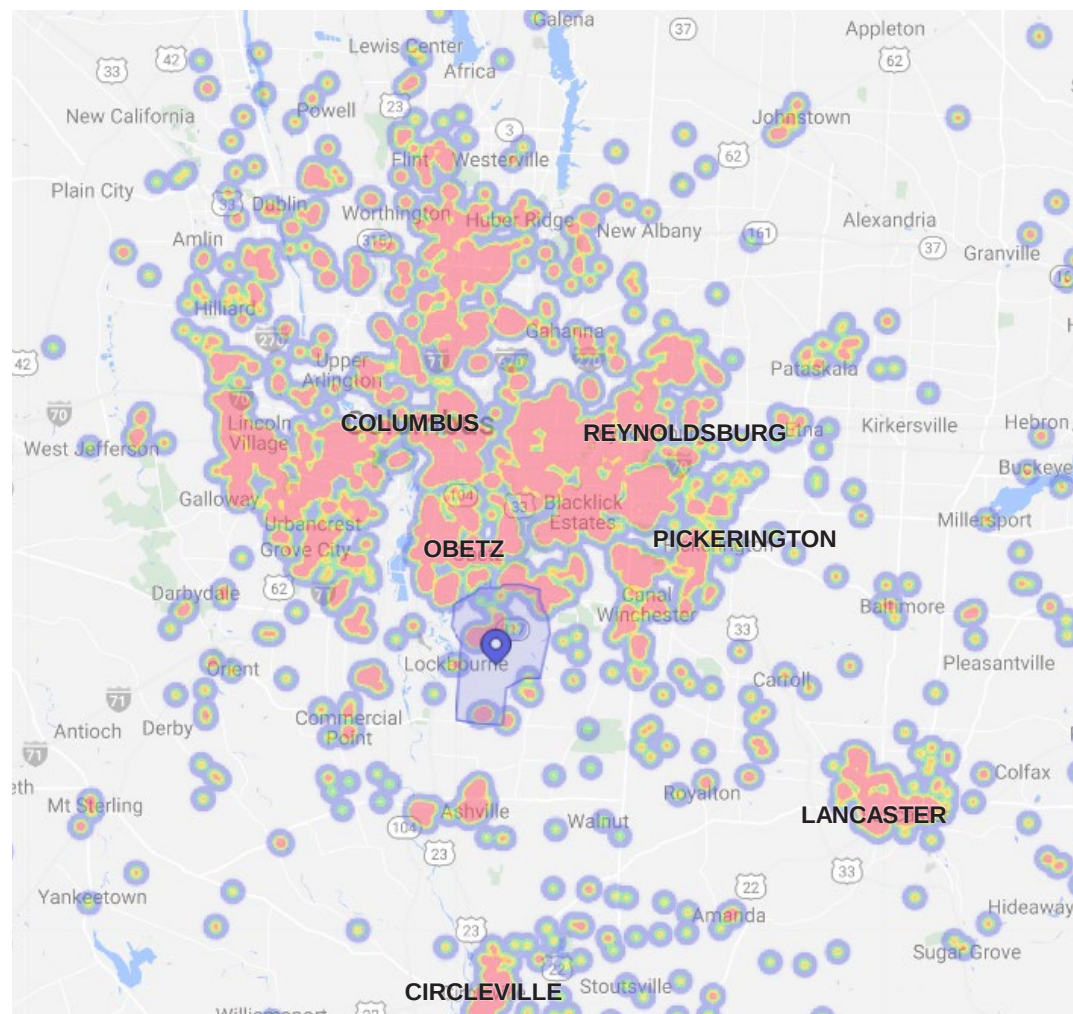
1,927,371
Population
1,006,588
Employed
1,033,551
Total Labor Force
46,510
Production
Workers
84,751
Transportation/
Material Moving
Workers

45

Within
30 MINUTES
there are over
577,629 RESIDENTS
EMPLOYED

Labor Force

Commute Shed: Rickenbacker Area



About **45%** of Rickenbacker workers commute less than ten miles from their place of employment and 30 miles captures more than three-fourths of employee home locations.

of Visitors





Contact Us

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

Colliers | Greater Columbus Region

2 Miranova Place
Suite 900
Columbus, OH 43215

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