

**240 CORRINA DRIVE
COLUMBUS, OHIO 43213**

**177,607 SF
INDUSTRIAL
AVAILABLE**



**PHASE TWO:
UNDER
CONSTRUCTION!**

CBRE TRIDENT



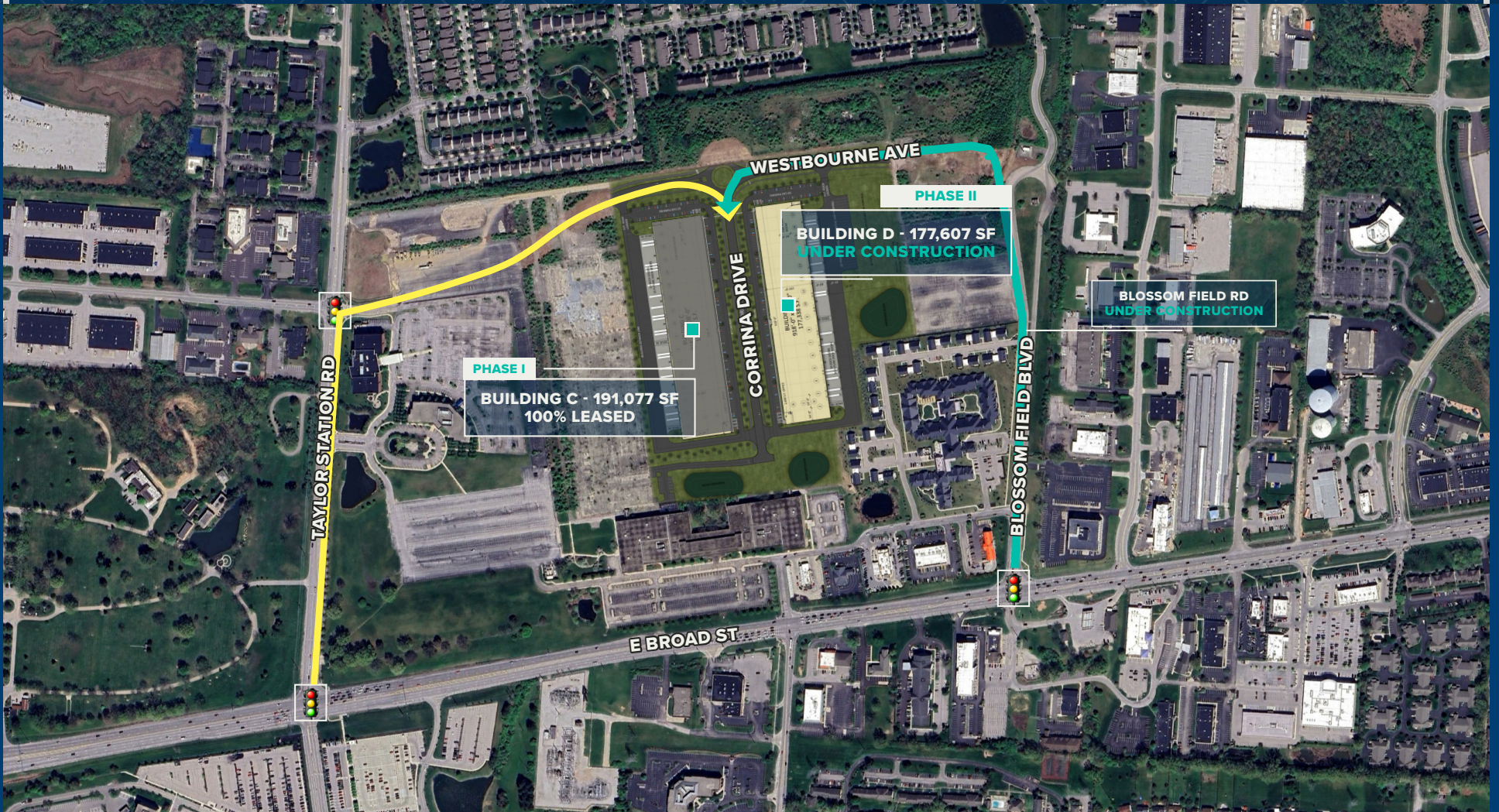
CWCC

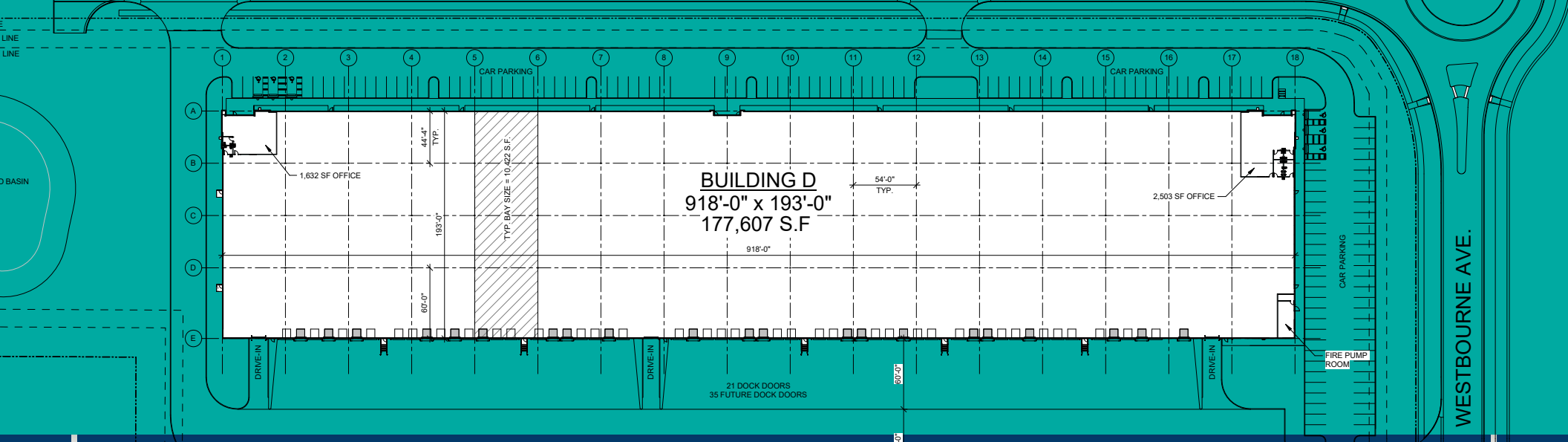
**COLUMBUS WORKS
COMMERCE CENTER**



WELCOME TO COLUMBUS WORKS COMMERCE CENTER

PHASE TWO





BUILDING SIZE
±177,607 SF
 PHASE TWO



PROPERTY SIZE
±16.50 AC



AVAILABLE SPACE
177,607 SF



AVAILABLE OFFICE
2,503 SF (N)
1,632 SF (S)



BUILDING DIMENSIONS
918' X 193'



CLEAR HEIGHT
32'

FIRE SUPPRESSION

ESFR K-17 heads

TAX ABATEMENT

10-year, 75%

COLUMN SPACING

54' 0" W x 44'- 4" D
 Speed bay 54'-0' W x 60-0" D

DOCK DOORS

21 Available
 (35 Future)

DOCK EQUIPMENT

40,000 lbs.
 mechanical levelers

DRIVE-IN DOORS

3 (12' x 14')

ROOF

60 mil Mechanically
 Fastened TPO

SIGNAGE

Potential roof marketing
 and logo signage

WALLS

8" precast R-13 insulated
 sandwich panels,
 interior warehouse walls
 painted white

TRUCK COURT

125' D

LIGHTING

LED 30 FC on motion
 sensors

POWER

2,000 Amp 277/480V
 3-Phase

PARKING

144 cars / configurable
 trailer parking

SLAB DESIGN

7" slab on grade

ZONING

LM, City of Columbus

TELECOM

AT&T, Verizon Fiber
 available

EST. OPEX

\$1.30 PSF





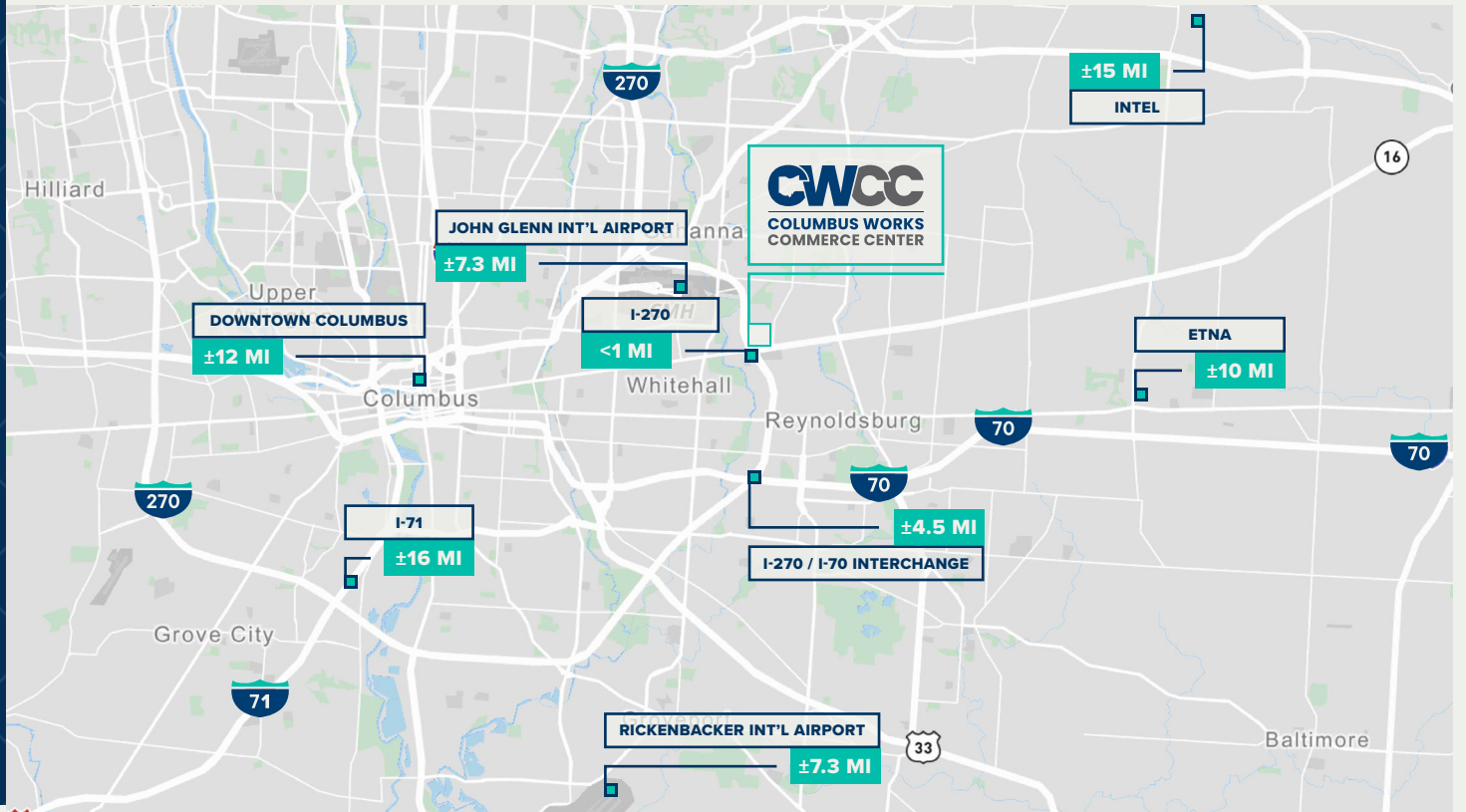
UNDER CONSTRUCTION!

PHASE TWO





UNBEATABLE ACCESS





AMENITIES TO ELEVATE YOUR EVERYDAY

OTHER AMENITIES WITHIN ±3.5 MILES OF CWCC

- Target
- Penn Station
- Bibibop
- Panera Bread
- Moo-Moo Express Car Wash
- FedEx
- The Goddard School of Reynoldsburg
- Waffle House
- The Primrose School of Reynoldsburg
- Five Guys
- Sonic
- Krispy Kreme Donuts

STRONG LABOR POOL



2024 POPULATION CURRENT YEAR ESTIMATE

WITHIN A 15 MIN DRIVE

400,132

WITHIN A 30 MIN DRIVE

1,603,389



2024 EMPLOYED CIVILIAN POPULATION 16+

WITHIN A 15 MIN DRIVE

209,630 100%

WITHIN A 30 MIN DRIVE

858,046 100%



TRANSPORTATION/MATERIAL MOVING WORKERS WITHIN THE EMPLOYED POPULATION

WITHIN A 15 MIN DRIVE

24,058 11.5%

WITHIN A 30 MIN DRIVE

69,632 8.1%



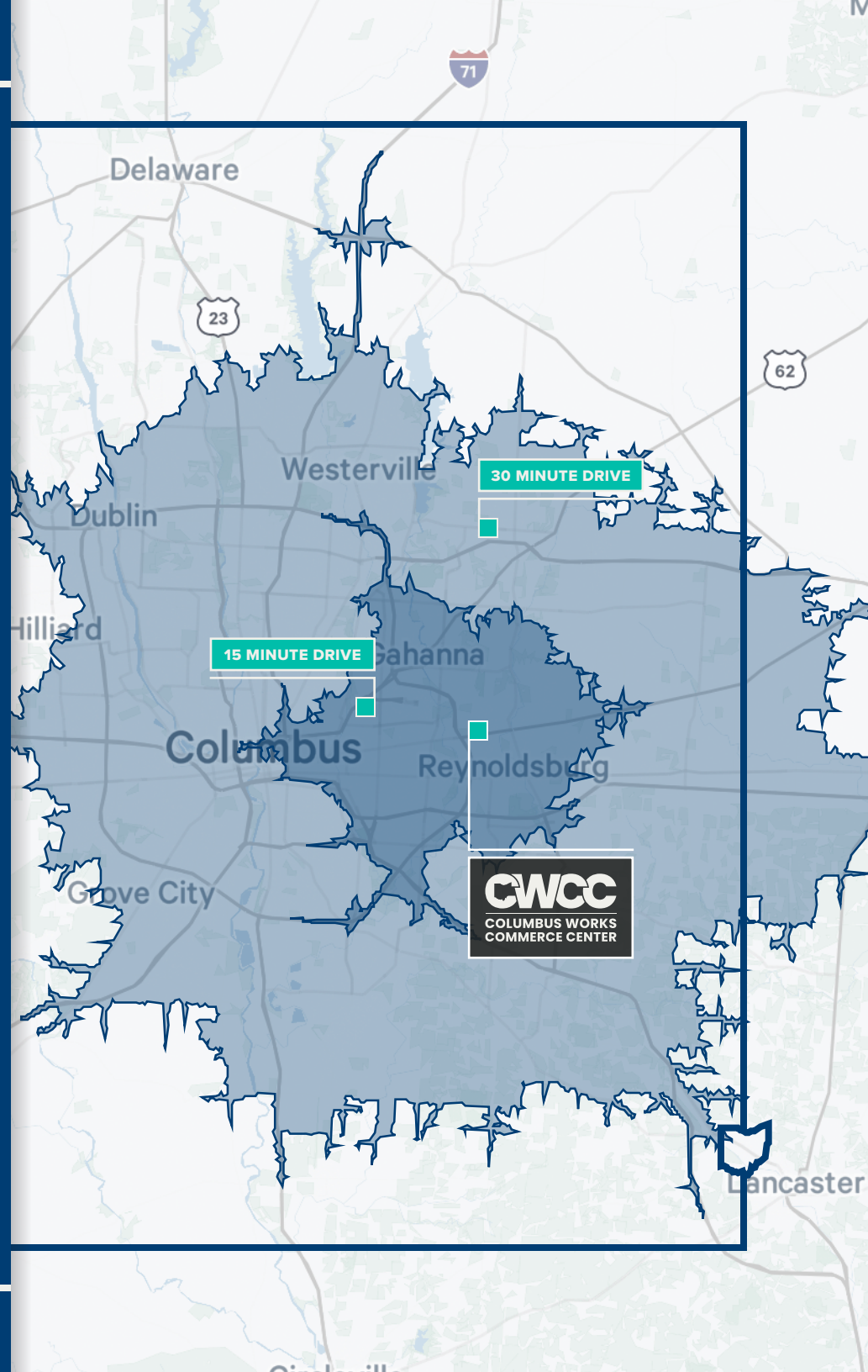
MANUFACTURING WORKERS WITHIN THE EMPLOYED POPULATION

WITHIN A 15 MIN DRIVE

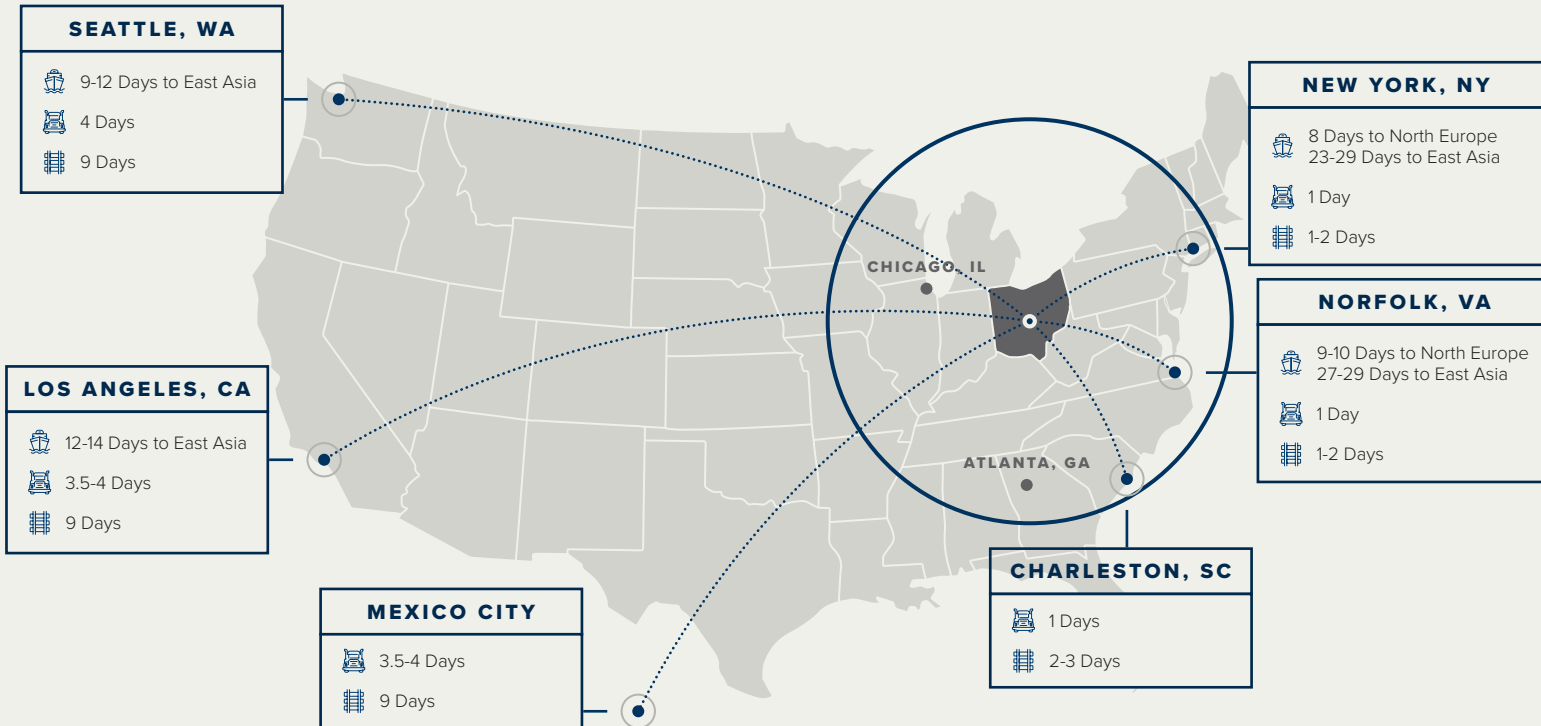
15,944 7.6%

WITHIN A 30 MIN DRIVE

65,517 7.6%



THE NATION WITHIN REACH



The Columbus Region has 2 international airports: John Glenn Columbus International Airport (CMH) and Rickenbacker International Airport (LCK). Rickenbacker International Airport is one of the nation's only cargo-focused airports, with onsite warehouses and distribution spaces and no nighttime noise restrictions.

Columbus is a prime location within a one-day truck drive or one-hour flight of 41 percent of the U.S. population, 80 percent of U.S. corporate headquarters and 43 percent of U.S. manufacturing capacity.

Norfolk Southern and CSX, 2 of the nation's largest rail providers, provide coast-to-coast rail service for double-stacked freight trains via the Heartland and Gateway corridors. 4 intermodal terminals handle 800,000 container lifts annually as they make their way to world markets and seaports.





**COLUMBUS WORKS
COMMERCE CENTER**

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TRIDENT