



CASTINGS COMMERCE PARK

2215-2295 PARSONS AVE. COLUMBUS, OH 43207

FOR LEASE

> **15 Year 100% Tax Abatement**

> **Located in an Opportunity Zone**

> **369,335 SF Available**

- Construction Complete on Class A Industrial Park
- Buildings Ready for Occupancy
- 13.946 Acres Outside Storage Available

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2 Buildings Available
 Totaling 369,335 SF
 (369,335 SF & ±3 Acres of
 Outdoor Storage Available)



Rail Served



Located in Major
 Labor Pool



Strategically Located
 Convenient Access
 to Highways



Incentives Package
 Available



Located in an
 Opportunity Zone



Existing Large
 Scale Utility Services

OUTSIDE STORAGE
 ±13.946 ACRES
 AVAILABLE

BUILDING 1
 ±338,400 SF
 AVAILABLE

BUILDING 3
 30,935 SF
 AVAILABLE

BUILDING 2
 148,720 SF
 LEASED

Improved intersection with
 dedicated left turn lanes
 to/from the site



S I T E P L A N

BUILDING 1

2255 PARSONS AVE

599,040 SF
(338,400 SF Available)
BUILDING AREA

1,248' x 479' 11.5"
DIMENSIONS

Build-to-Suit
OFFICE SIZE

54' x 50'
(typical; 65' x 54' dock bays)
BAY SIZE

Cross Dock
CONFIGURATION

30 (62 Total Positions)
(9'x10' w/32 KO's)
DOCK DOORS

2 Doors (14' x 16")
DRIVE-IN DOORS

40'
CLEAR HEIGHT

96
CAR PARKING

95
TRAILER PARKING

ESFR
SPRINKLER SYSTEM

4,000 Amp 480/277 Volt,
3-Phase
TOTAL BUILDING POWER

±13,946 Acres
OUTSIDE STORAGE AREA
Total Building Outside Storage Area

BUILDING 3

2215 PARSONS AVE

114,400 SF
(30,935 SF Available)
BUILDING AREA

572' X 200'
DIMENSIONS

1,188 SF
OFFICE SUITE

52' x 50'
(typical; 60' x 52' dock bays)
BAY SIZE

Rear Load
CONFIGURATION

11 (28 Total Positions)
(9' x 10' w/ 17 KO's)
1 Dock Door Available for
Available space
DOCK DOORS

32'
CLEAR HEIGHT

115
TOTAL BUILDING CAR PARKING
Parking Available Upon Request

36
TOTAL BUILDING TRAILER PARKING
Parking Available Upon Request

ESFR
SPRINKLER SYSTEM

2,000 Amp 480/277 Volt,
3-Phase
TOTAL BUILDING POWER

±13,946 Acres
OUTSIDE STORAGE AREA
Total Building Outside Storage Area

OUTSIDE STORAGE AREA

±13.946 ACRES
AVAILABLE

OUTSIDE STORAGE AREA

±13.946 Acres
AVAILABLE

BUILDING 3

LEASED 30,935 SF AVAILABLE LEASED

BUILDING 1

338,400 SF
AVAILABLE

LEASED

BUILDING 2 LEASED

±148,720 SF

ACCESS

I-71

2 MILES | 3 MIN

I-270

3.5 MILES | 8 MIN

I-70

5 MILES | 7 MIN



CASTINGS
COMMERCE PARK



LOCATION



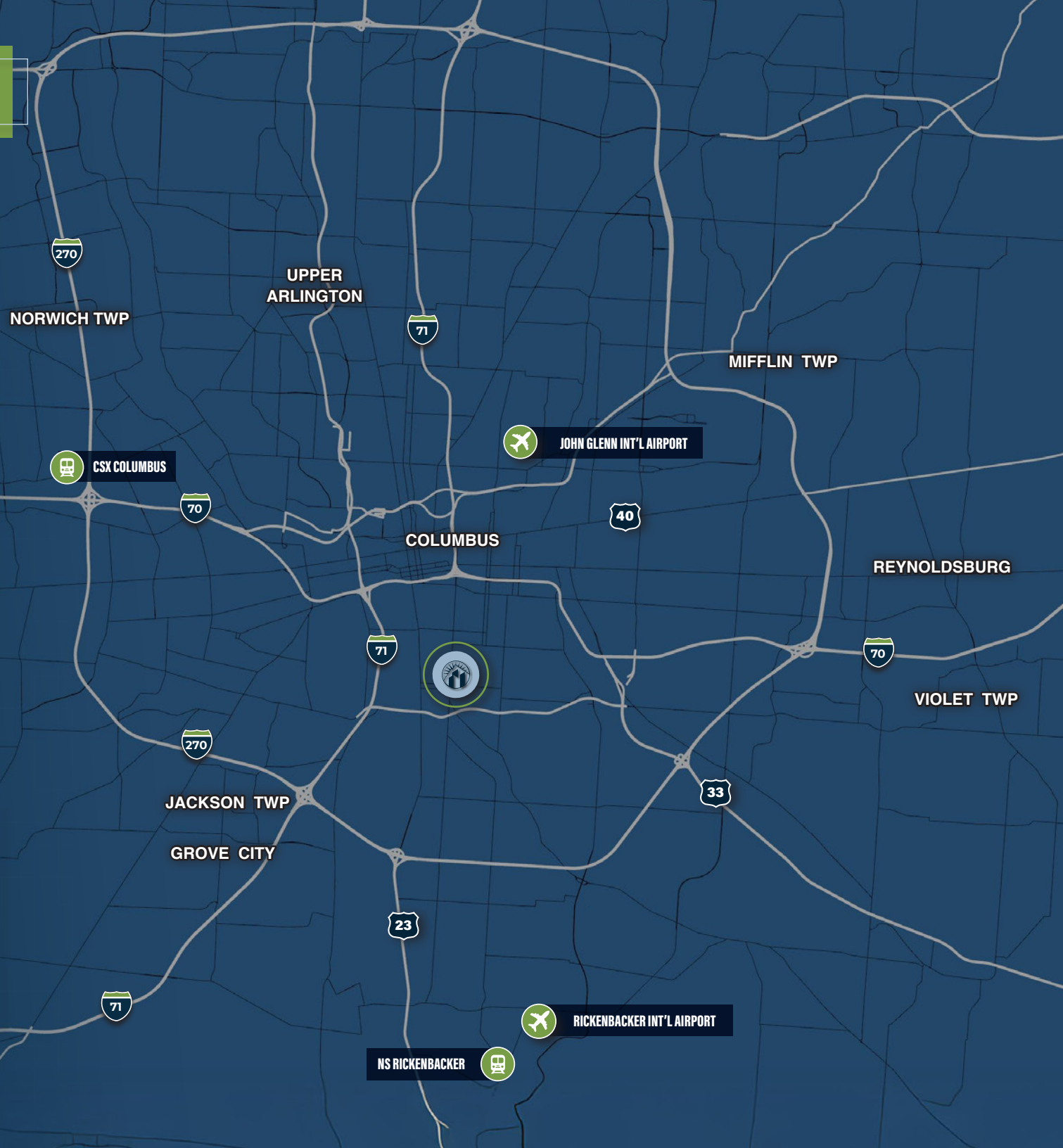
Rickenbacker Airport
17 MINS

John Glenn Airport
18 MINS



CSX Intermodal
17 MINS

Norfolk Southern Intermodal
20 MINS



LABOR & DEMOGRAPHICS



WAREHOUSE WORKERS

7%

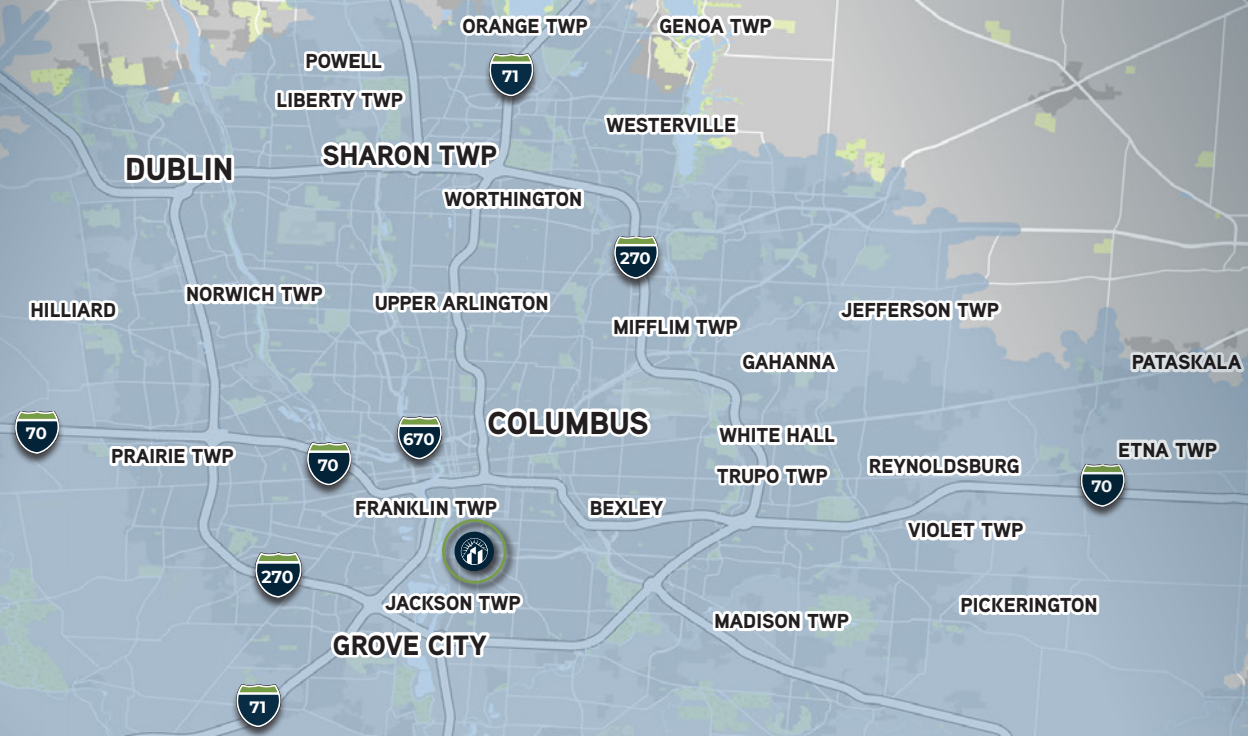
GROWTH IN PAST 5 YEARS

40,032

RESIDENT WORKERS

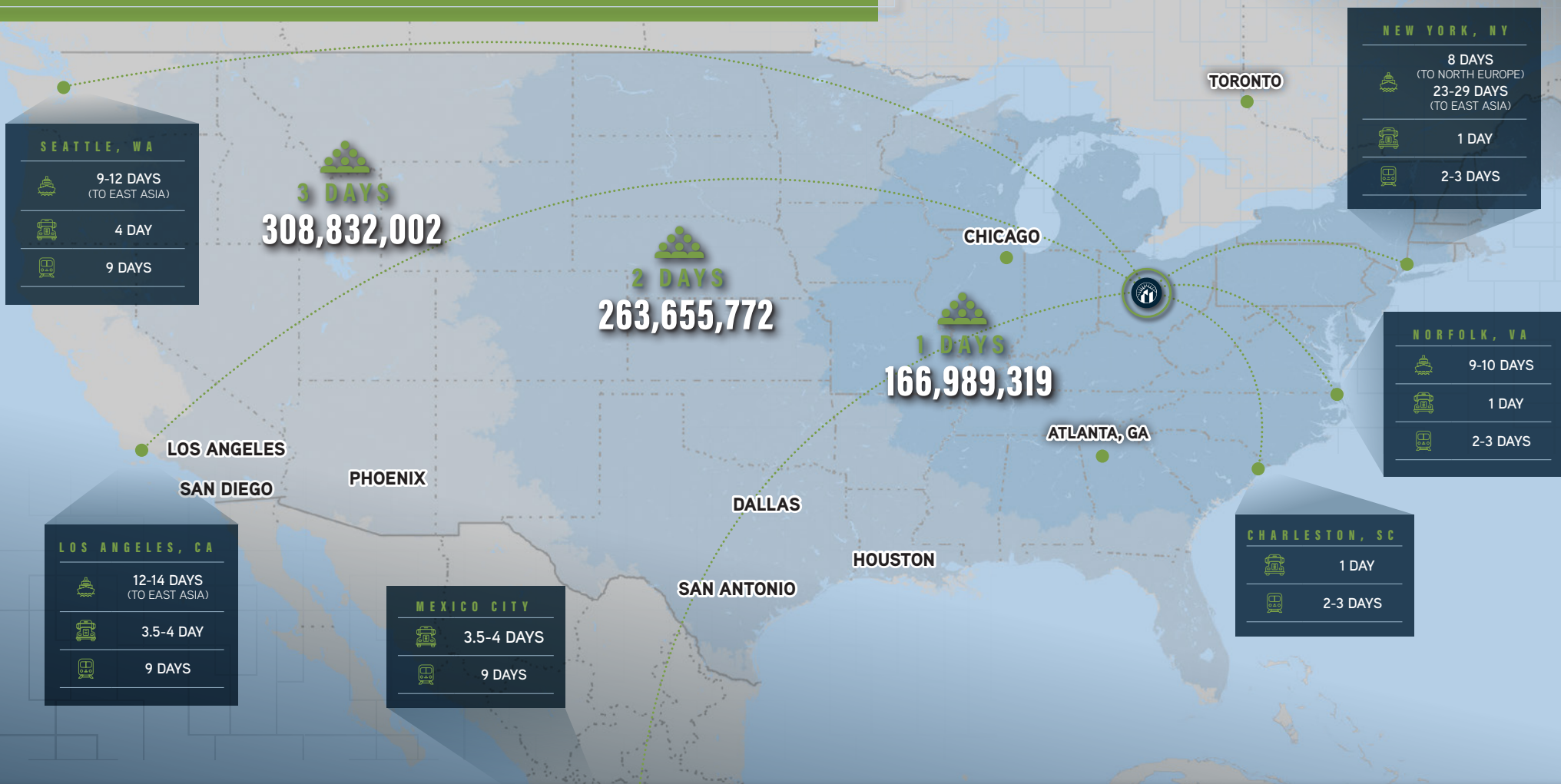
10,384

2023 NET COMMUTERS



30-MIN DRIVE TIME

DISTRIBUTION REACH



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