



Expansion ground
+ 12 acres

Woodland Avenue

Woodward Avenue

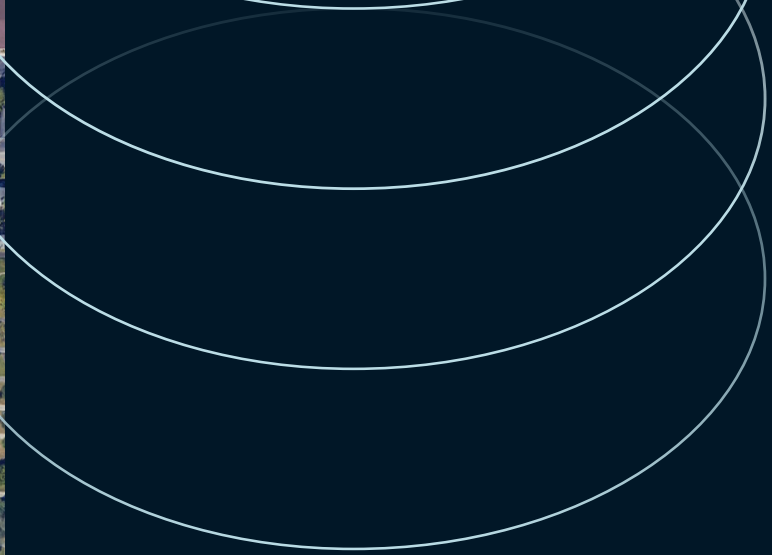
Brentnell Avenue

Rail intermodal

Woodland Avenue

Leonard Avenue

E 5th Avenue



For sale or lease

Rail served
Investment or Owner/User
infill opportunity

OPC Campus
1920 Leonard Ave.
Columbus, Ohio 43219

Property overview

288,711 SF on ±31 acres

Location

- Less than 1 mile to I - 670
- Close proximity to Columbus Business District and John Glenn International airport
- Strong labor pool

Advantages and amenities

- Active intermodal rail service with rail car storage
- Sprinklers designed for High Hazard storage facility including in rack sprinkler systems. Includes exhaust fans, LEL sensors and containment system
- Expansion ground ±12 acres
±



Property overview

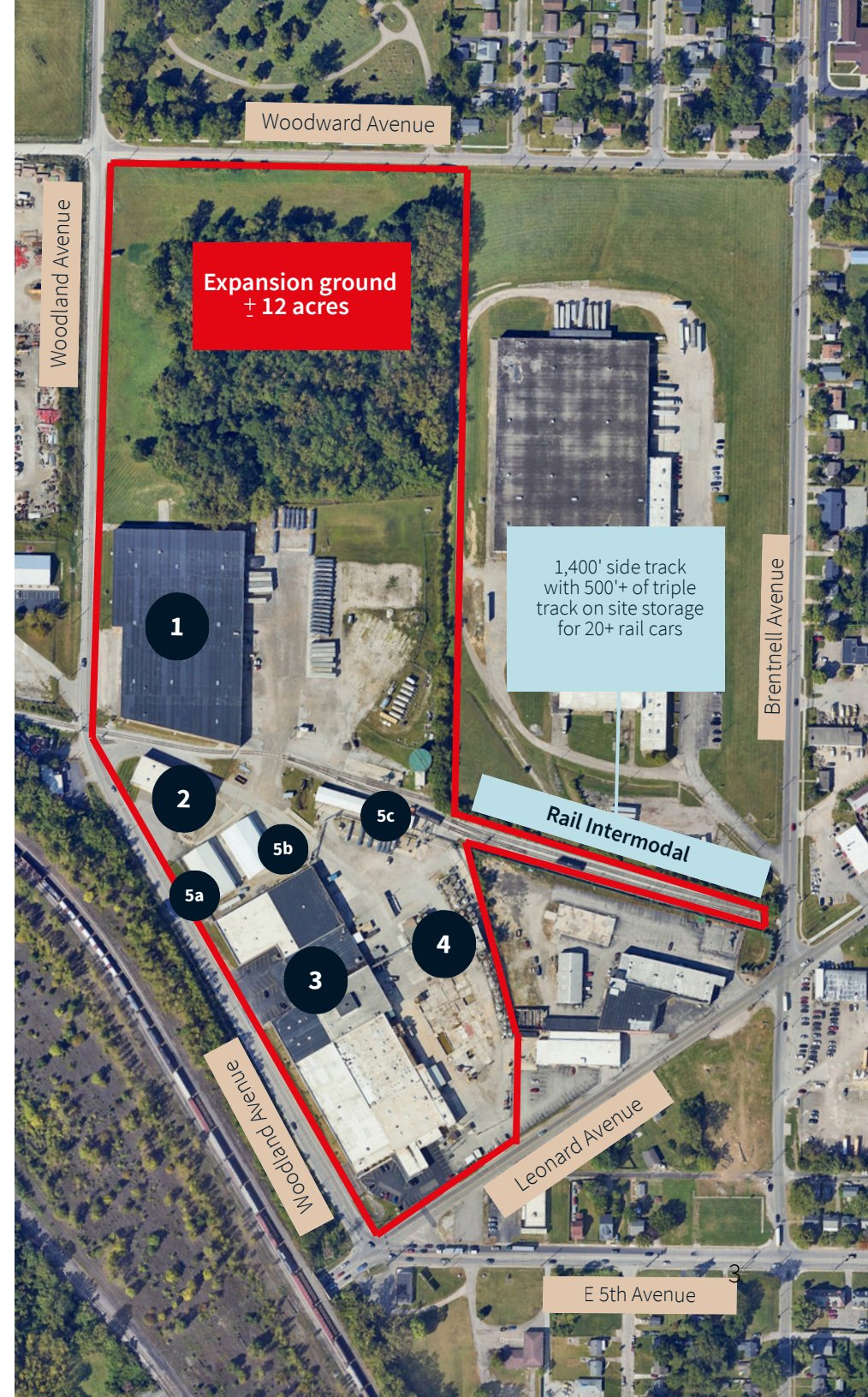
288,711 SF on ±31 acres*

**Rent roll available upon request*

#	Address	Building SF	SF available now	Future availability
1	1100 Woodland Ave.	108,000	49,000	Additional 43,000 SF available on 06/01/2026
2	1040 Woodland Ave.	12,213	0	12,213 SF available on 07/01/2028
3	1920 Leonard Ave. - 970 Woodland Ave.	143,500	90,000	Additional 53,000 SF available on 06/01/2026
4	1920 Leonard Ave.	2,208	0	5,358 SF available on 06/01/2026
		3,150		
5a	1920 Leonard Ave. (Pole Barns)	6,720	0	19,640 SF available on 06/01/2026
5b		6,720		
5c		6,200		
Total Building SF		Available Now		
288,711 SF		139,000 SF		

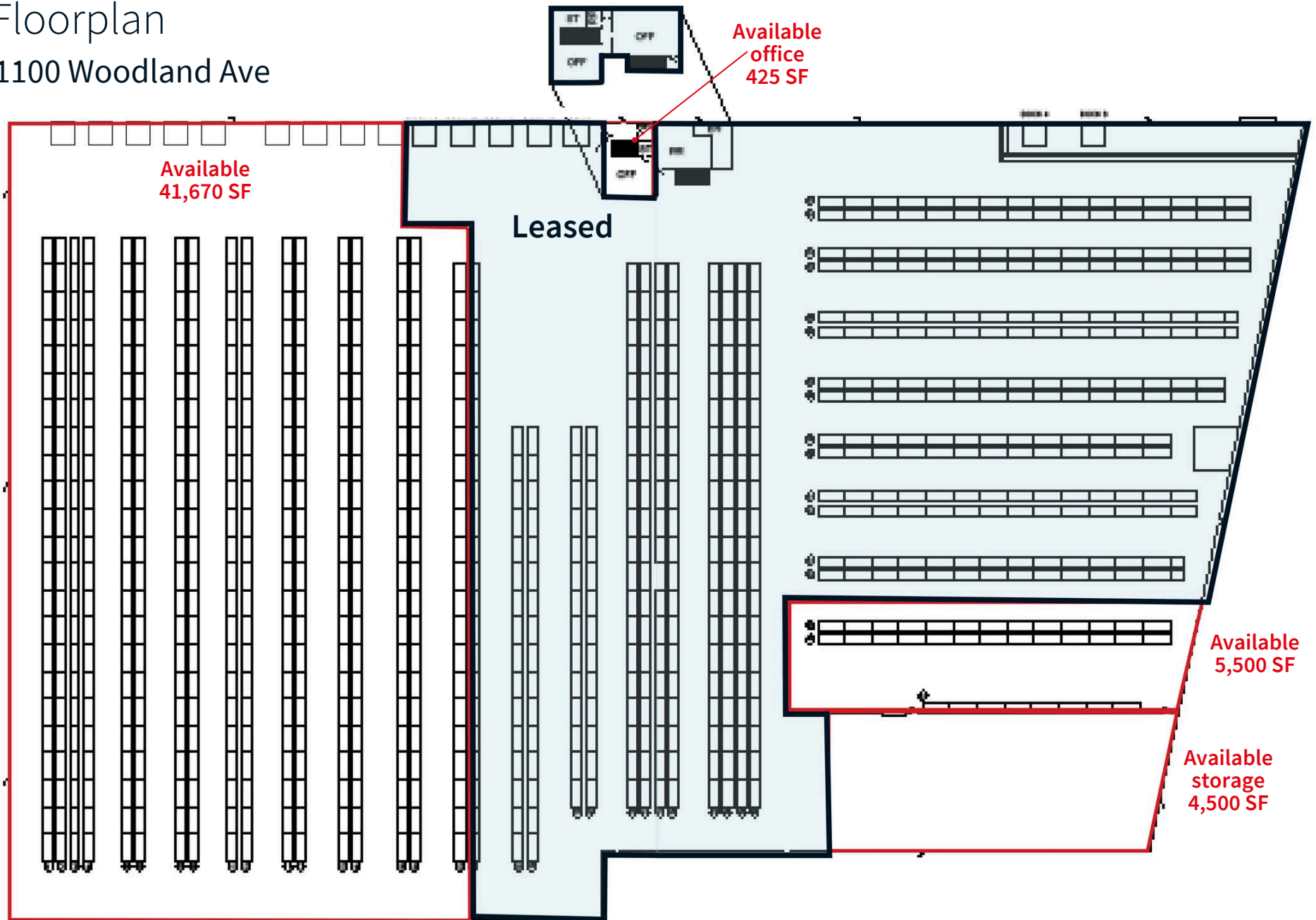
Land

- Expansion ground ±12 acres north of Woodland Ave.
- Rail property ±15 acres of land plus railroad tracks



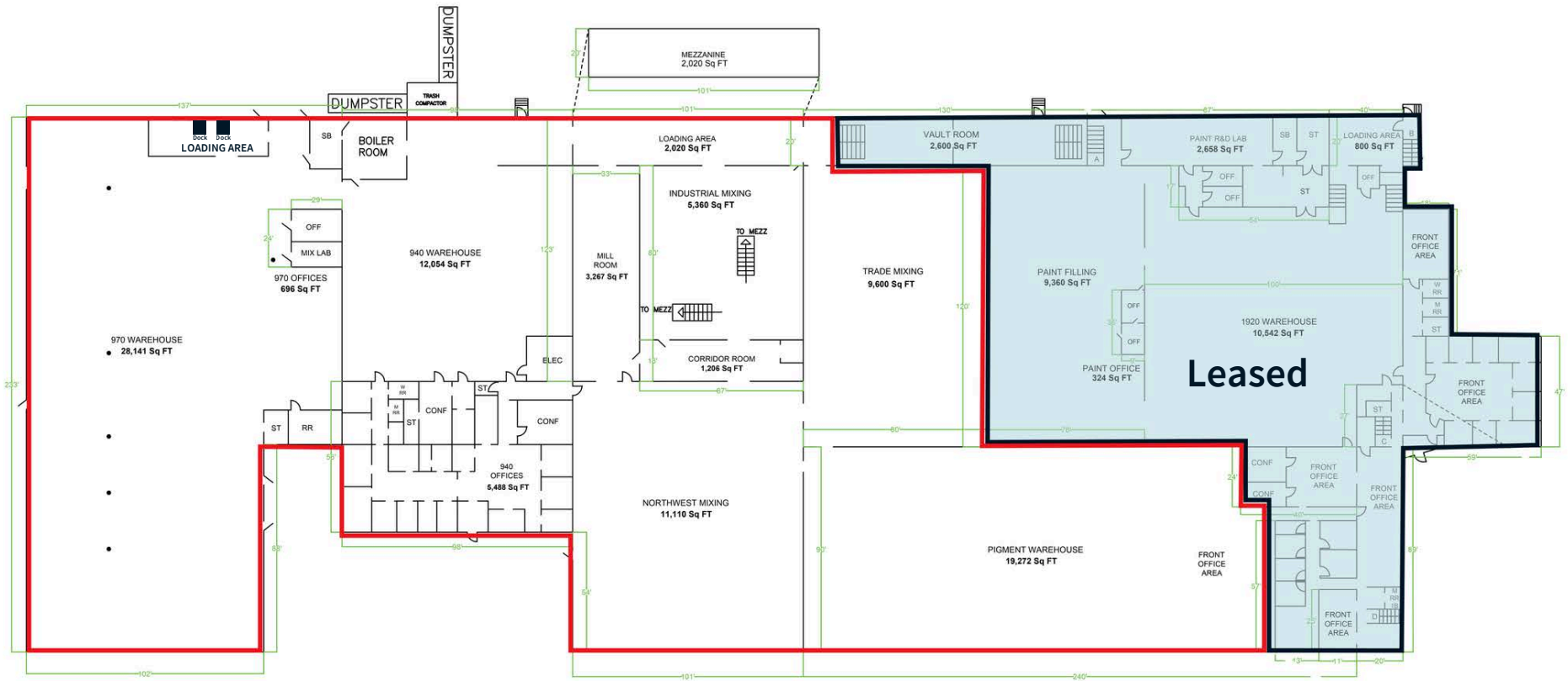
Floorplan

1100 Woodland Ave

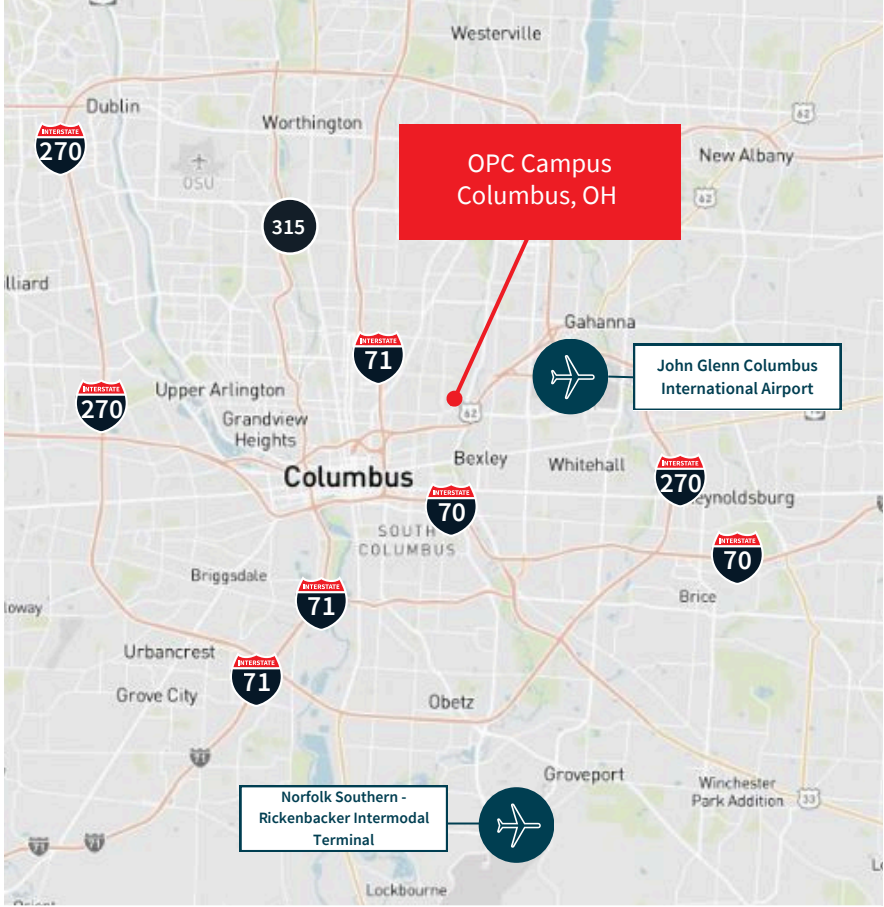
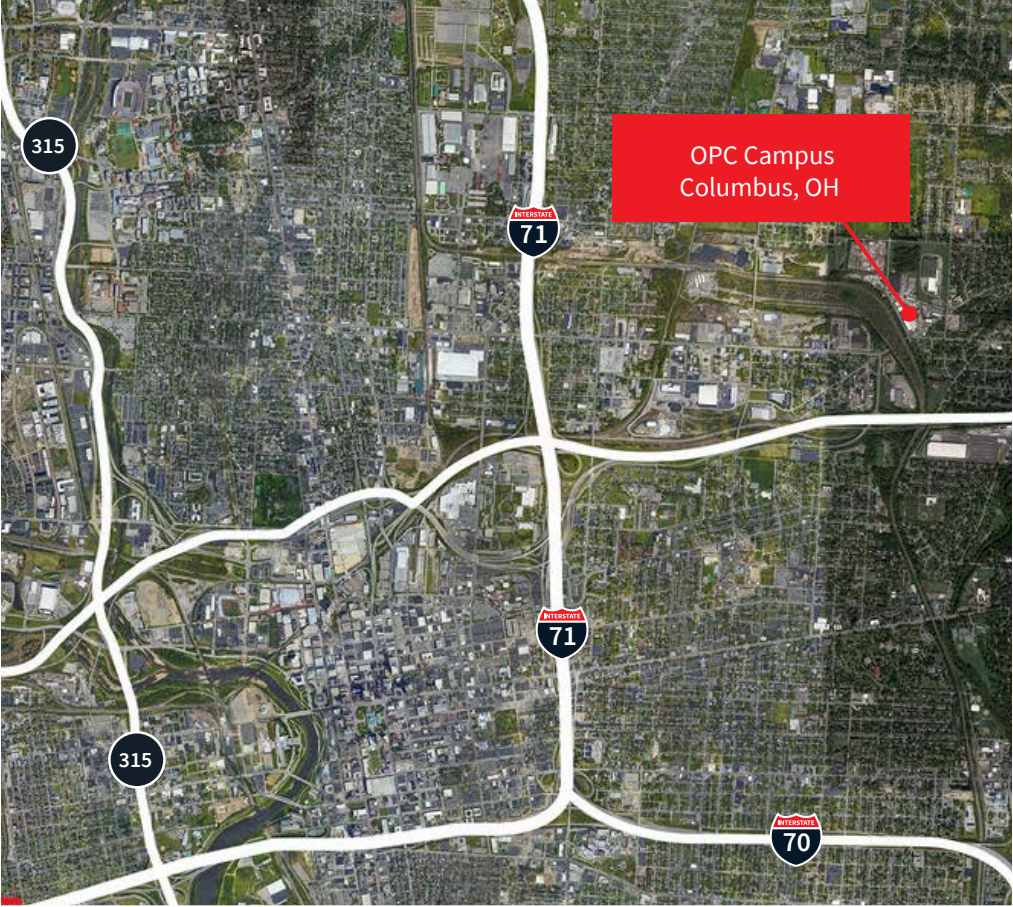


Floorplan

1920 Leonard Ave. and 970 Woodland Ave



Access



I-670	I-71	I-70	SR 315	Norfolk Southern - Rickenbacker Intermodal Terminal	John Glenn Columbus International Airport
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0.5 miles

3.0 miles

4.0 miles

3.5 miles

12 miles

2.1 miles

JLL

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