



CASTINGS COMMERCE PARK

2215-2295 PARSONS AVE. COLUMBUS, OH 43207

BUILDING 3 FOR LEASE

UPDATES IN PROGRESS

- > 15 Year 100% Tax Abatement
- > Located in an Opportunity Zone
- > 30,935 SF Available

- Includes 1,188 SF of Spec Office
- Construction Complete on Class A Industrial Park
- Buildings Ready for Occupancy

2215

2215

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S I T E P L A N

UPDATES IN PROGRESS

BUILDING 3

2215 PARSONS AVE

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

572' X 200'
DIMENSIONS

1,188 SF
OFFICE SIZE

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

Rear Load
CONFIGURATION

13 (28 Total Bldg Positions)
(9' x 10' w/ 15 KO's)
1 Dock Door Available for
Available Space
DOCK DOORS

32'
CLEAR HEIGHT

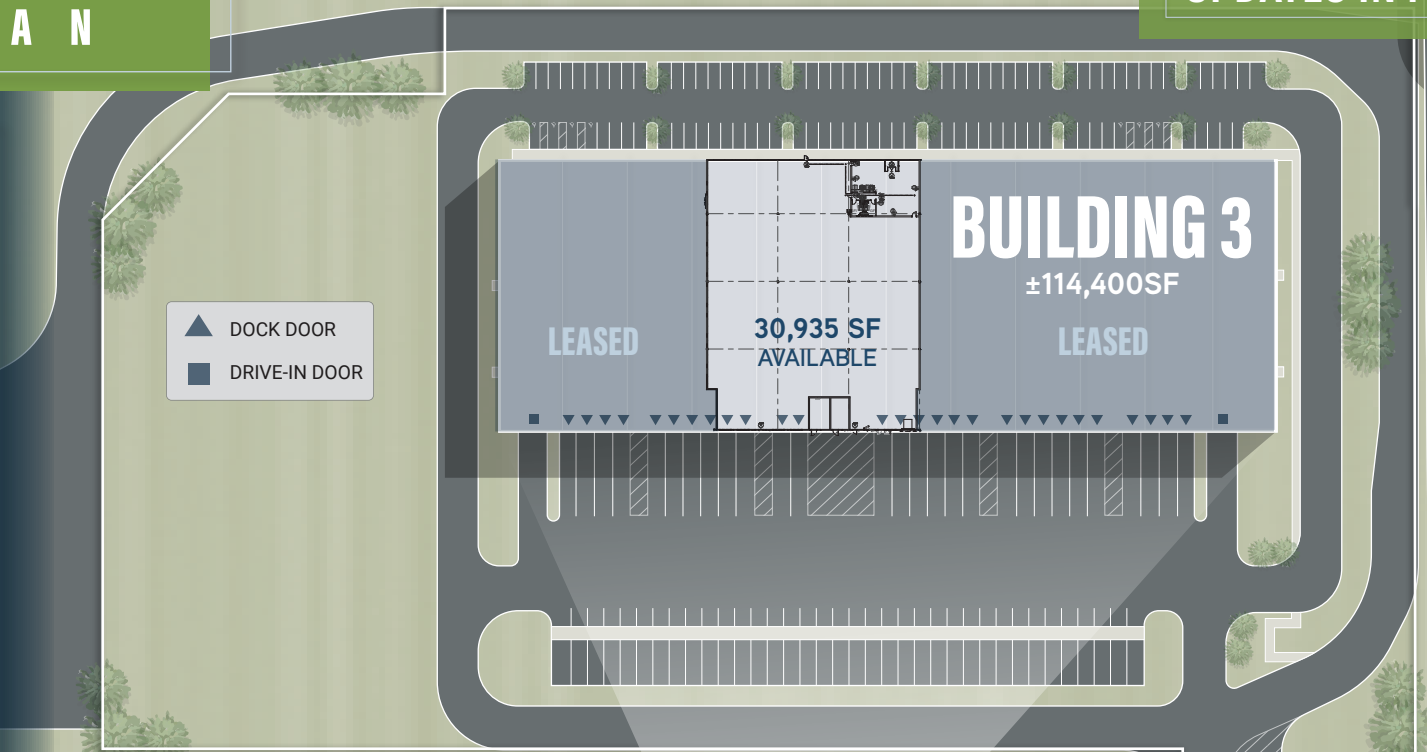
115
TOTAL BUILDING CAR PARKING
Parking Available Upon Request

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



PARSONS AVE



BUCK

GRO



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



ACCESS

I-71

2 MILES | 3 MIN

62

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

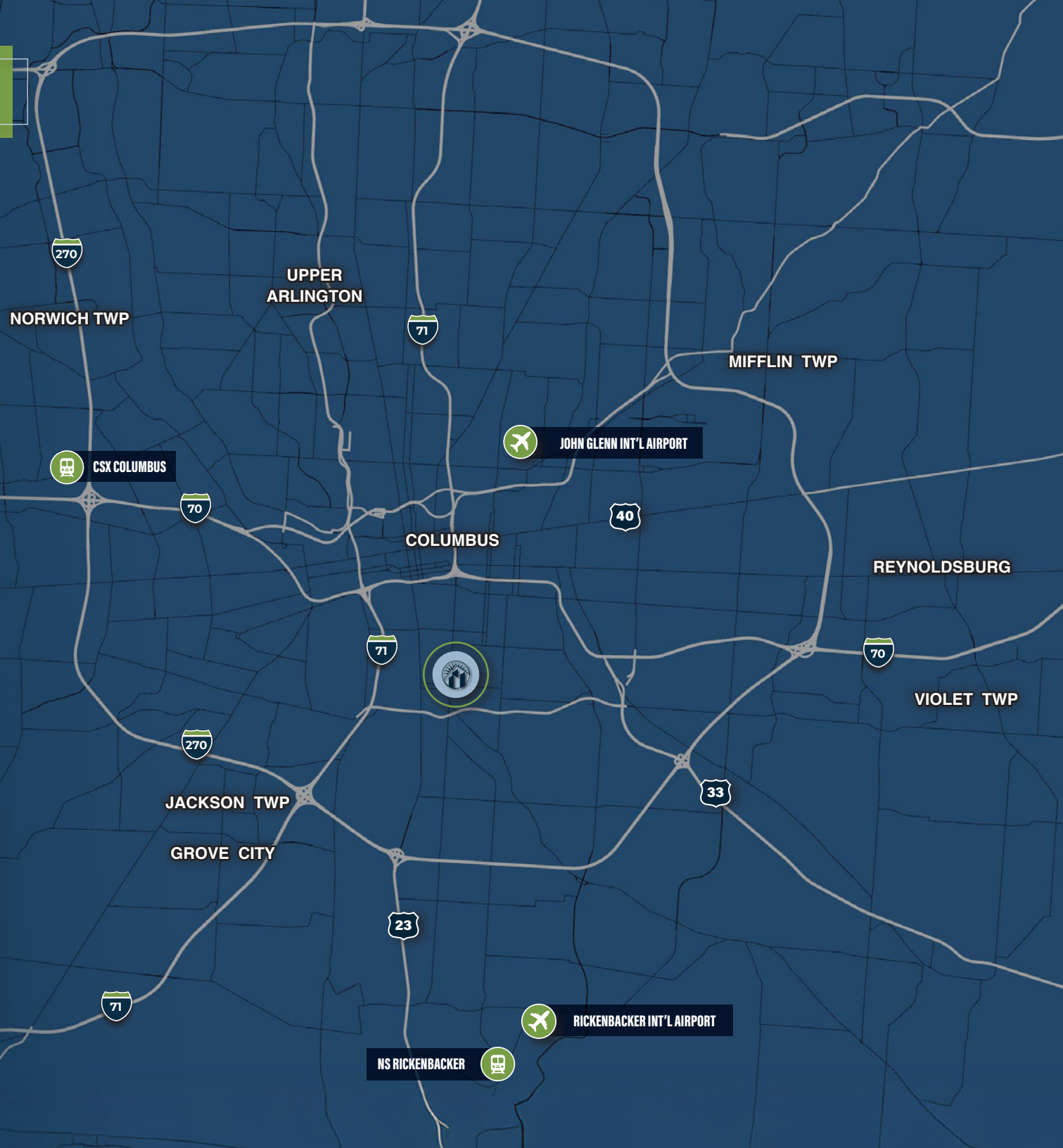


CSX Intermodal

17 MINS

Norfolk Southern Intermodal

20 MINS



LABOR & DEMOGRAPHICS



WAREHOUSE WORKERS

7%

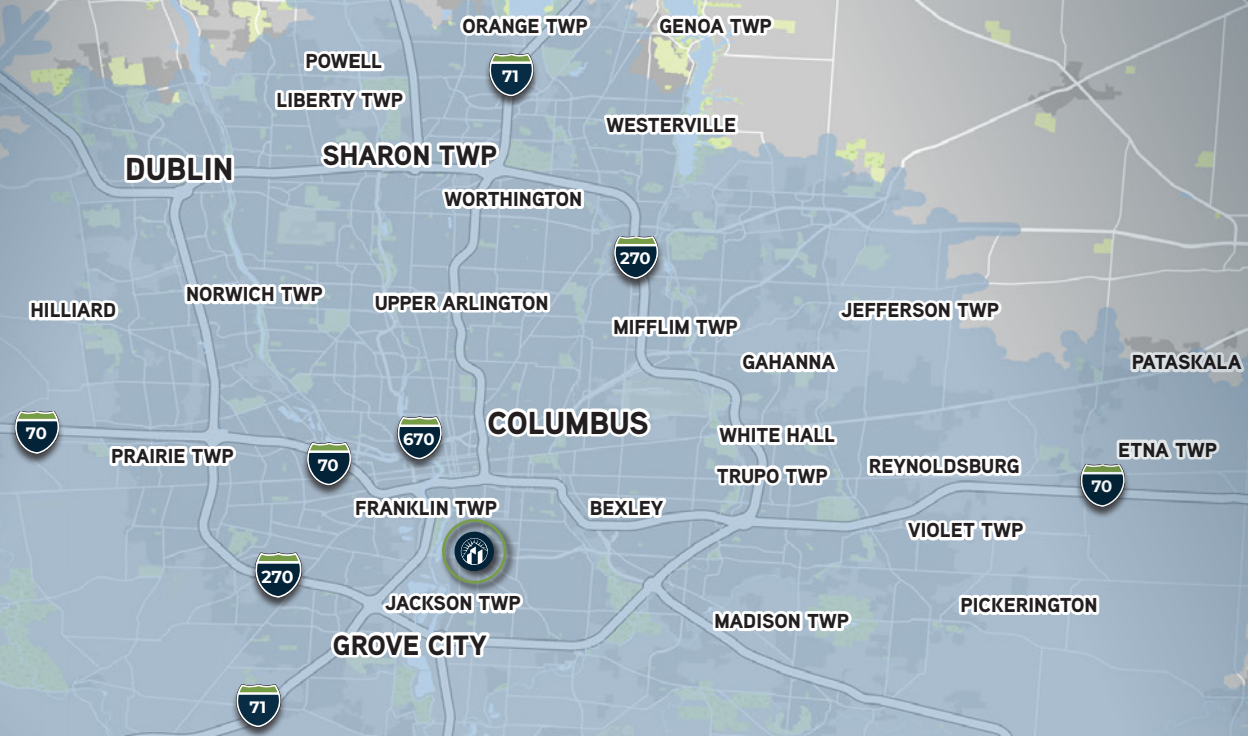
GROWTH IN PAST 5 YEARS

40,032

RESIDENT WORKERS

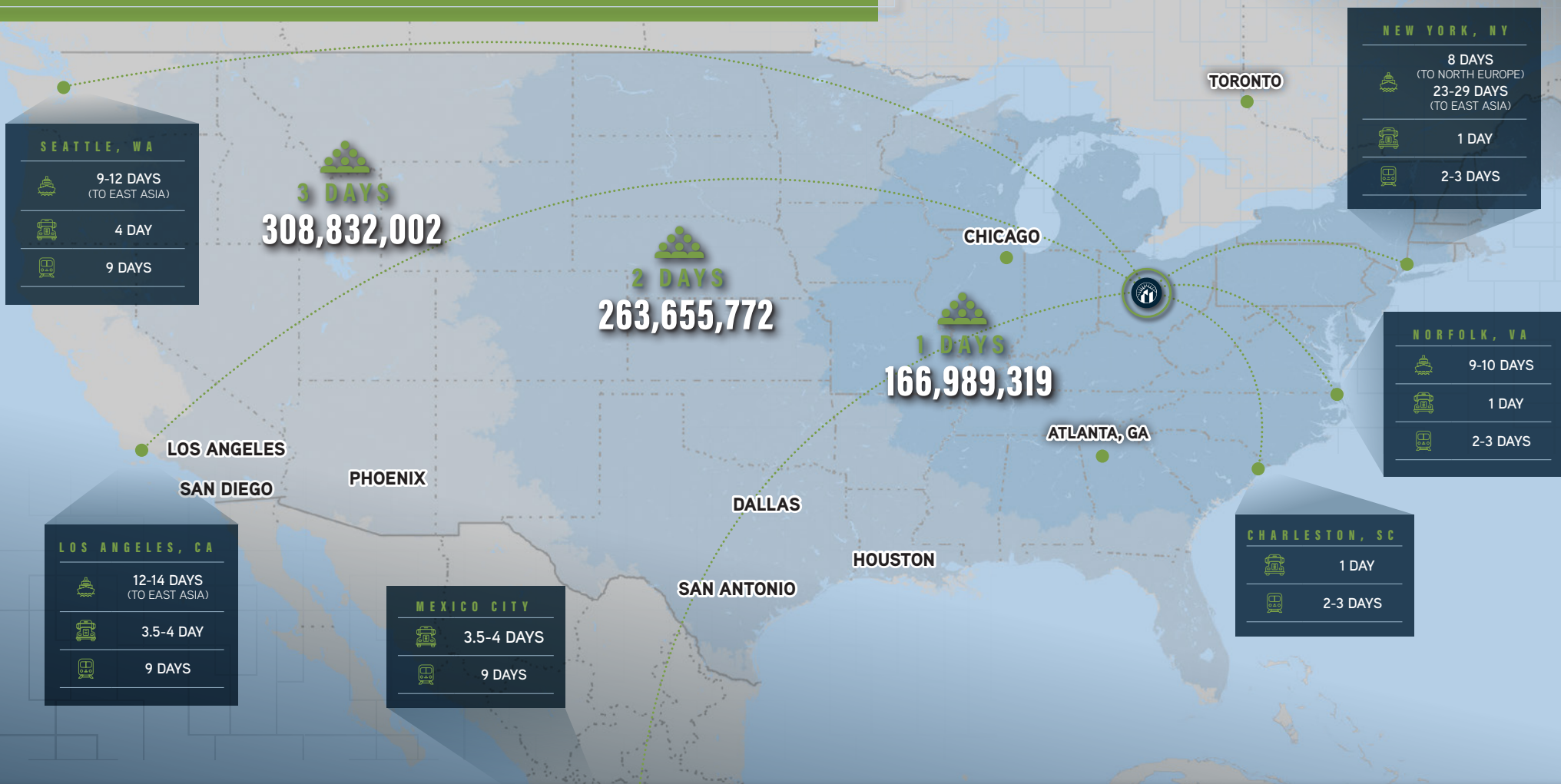
10,384

2023 NET COMMUTERS



30-MIN DRIVE TIME

DISTRIBUTION REACH



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