



FOR LEASE
473,760 SF

6725 SCHIESER FARMS RD
COLUMBUS, OH 43219



**CLICK TO VIEW
DRONE FOOTAGE
(8/2026)**

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CBRE

±473,760 SF
AVAILABLE 2027

MASTER PLANNED PARK

PROPOSED
±473,760 SF

SITE HIGHLIGHTS

10 Year 75% Tax
Abatement

±32.33 AC site

Traffic light accessing
the park

Zoned LM -
Limited Manufacturing
(City, Columbus)

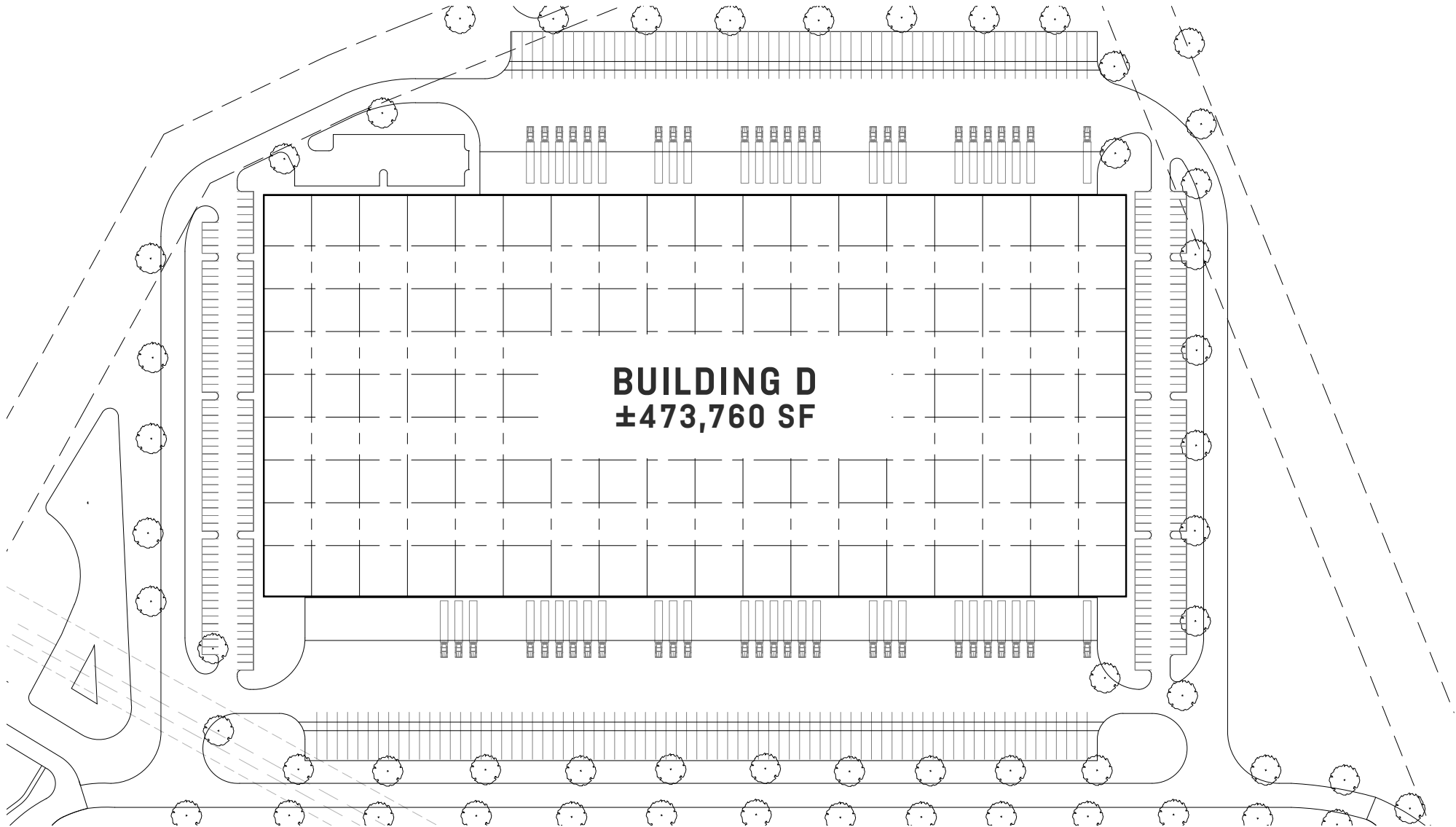
Part of 260 Acre Master
Planned Industrial Park

Located in existing
Opportunity Zone



SITE PLAN

6725 SCHIESER FARMS RD



BUILDING SPECS

6725 SCHIESER FARMS RD
COLUMBUS, OH 43219



BUILDING / AVAILABLE SIZE

±473,760 SF



BUILDING DIMENSIONS

1,008 X 470'



CLEAR HEIGHT

36'
At first interior column



OFFICE SIZE

2 entry features
with canopies and
storefront glass



COMPLETION DATE

January 2027



LOCAL INCENTIVES

10-year 75% tax
abatement

COLUMN SPACING

56' X 60'
(Speed bays)
56'X50'
(All others)

DOCKS

48
(Expandable to 94)

DOCK APRON

60' deep concrete dock
apron with 70' of heavy-
duty asphalt truck
maneuvering surface

DOCK EQUIPMENT

All dock positions shall be
equipped with pit mounted
6' x 8' 35,000 lb. Mechanical
levelers, shelters, and trailer
illumination lights

DRIVE-INS

4 Drive-in openings (motor
operated 14'x16' doors)

FIRE SYSTEM

ESFR

POWER

2 each 1600-amp
480v/227v 3ph services

LIGHTING

Led high bay fixtures to 20
fc average at 30" aff

FLOOR

7" Concrete slab with
overall ff 50/FI 35 flatness
and levelness

HVAC

Ventilation at one air
change per hour
Heating to 55°F at 0°F
outside

UTILITY PROVIDERS

Electric: South Central
Power
Gas: Columbia
Water: City of Columbus

WALL CONSTRUCTION

Full height concrete walls
R-12.9 min walls (concrete
panels)

ROOF

R-20 roof (mechanically fasted 60
mil PVC)

DRAINAGE

Positive surface storm water routing
away from building pad
Downspouts shall be piped below
grade

VEHICLE PARKING

256 Automobile parking spaces
including ADA spaces

TRAILER PARKING

Trailer parking: 46 initial spaces
available at building wall between
docks, plus 106 trailer spaces at
the outer edge of the truck court

TRAILER PARKING SPECS

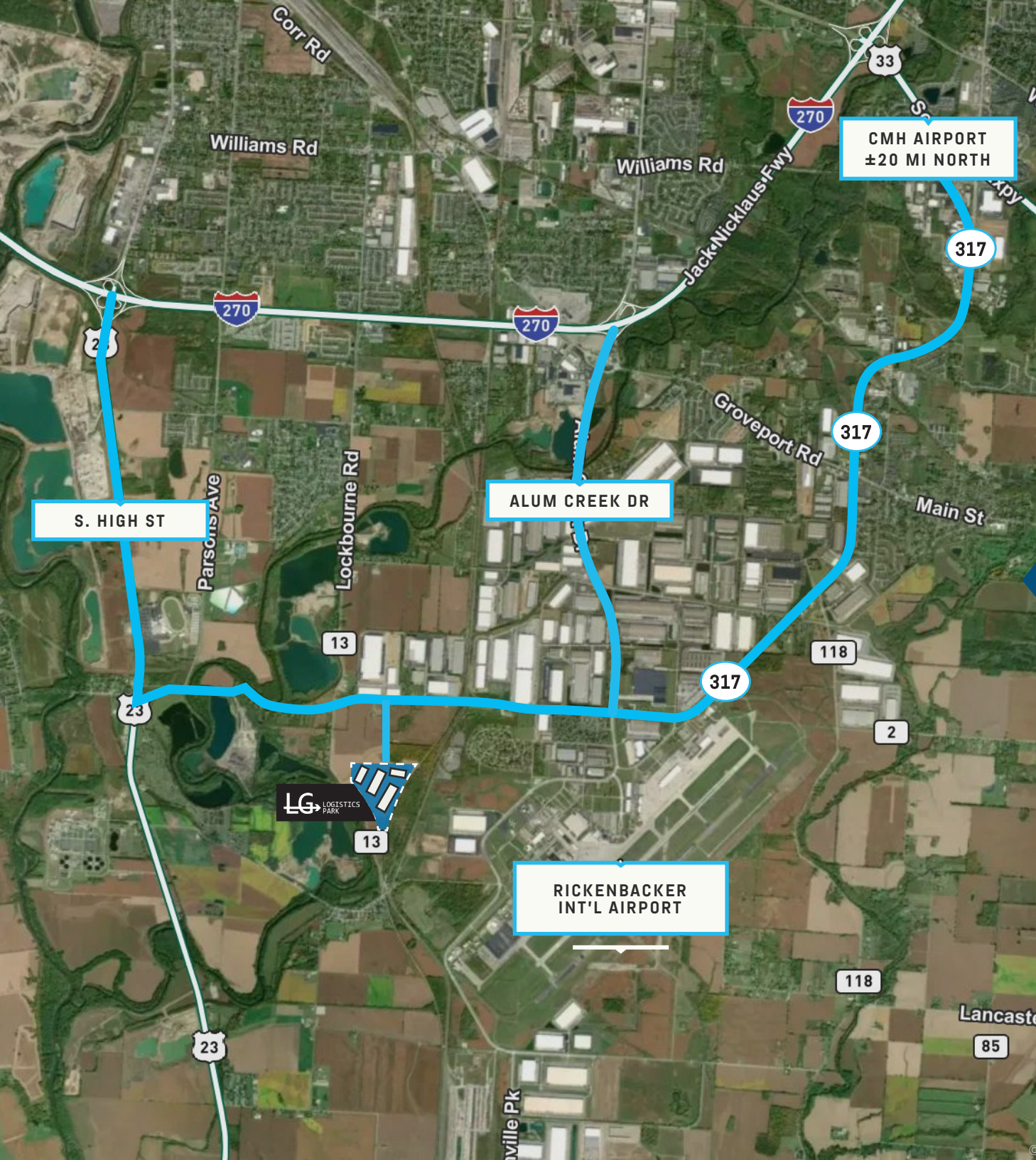
55 Ft deep asphalt surfaced
trailer parking spaces with
14 FT deep concrete dolly pads

PERFECTLY POSITIONED AMONG TOP TENANTS





This aerial map illustrates the Rickenbacker International Airport and its extensive industrial and logistics infrastructure. The airport's runways and taxiways are clearly visible in the center. Surrounding the airport are numerous large industrial and warehouse facilities, many of which are labeled with prominent company logos. Key companies include Amazon, Walmart, Lowe's, FedEx, DHL, and various logistics providers like ODW and XPO Logistics. The map also shows major transportation routes, including Interstate 75 (I-75) running vertically and State Route 317 running horizontally. A blue dashed line indicates a specific area of interest, possibly a development or a specific zone within the industrial park. The overall scene depicts a highly active and modern industrial and logistics hub.



IDEALLY SITUATED

±5
MINUTES



TO RICKENBACKER INT'L AIRPORT

±7
MINUTES



NORFOLK SOUTHERN INTERMODAL YARD

±7
MINUTES



TO I-270

±3
MINUTES



TO US-23

AMENITIES

IN RICKENBACKER



Walmart

Kroger

Tim Hortons

KFC

Arby's

LOWE'S

planet fitness

TACO BELL

McDonald's

Bob Evans

Waffle House

270

QUALITY INN

McDonald's

Holiday Inn Express

Arby's

bp

Duchess

TACO BELL

SHEETZ

Hardee's

Loves

23

MARATHON

Hampton by Hilton

Budget Inn

MARATHON

317

LG LOGISTICS PARK

BAYMONT INN & SUITES

RICKENBACKER INTERNATIONAL AIRPORT

SUBWAY

317

270

317

SHEETZ

GIANT EAGLE

ALDI

CHIPOTLE MEXICAN GRILL

Starbucks

Holiday Inn Express

WOODSPRING SUITES

48%



OF THE U.S. POPULATION

← WITHIN A 1-DAY TRUCK DRIVE OF: →



44%

OF U.S. MANUFACTURING FACILITIES

33%

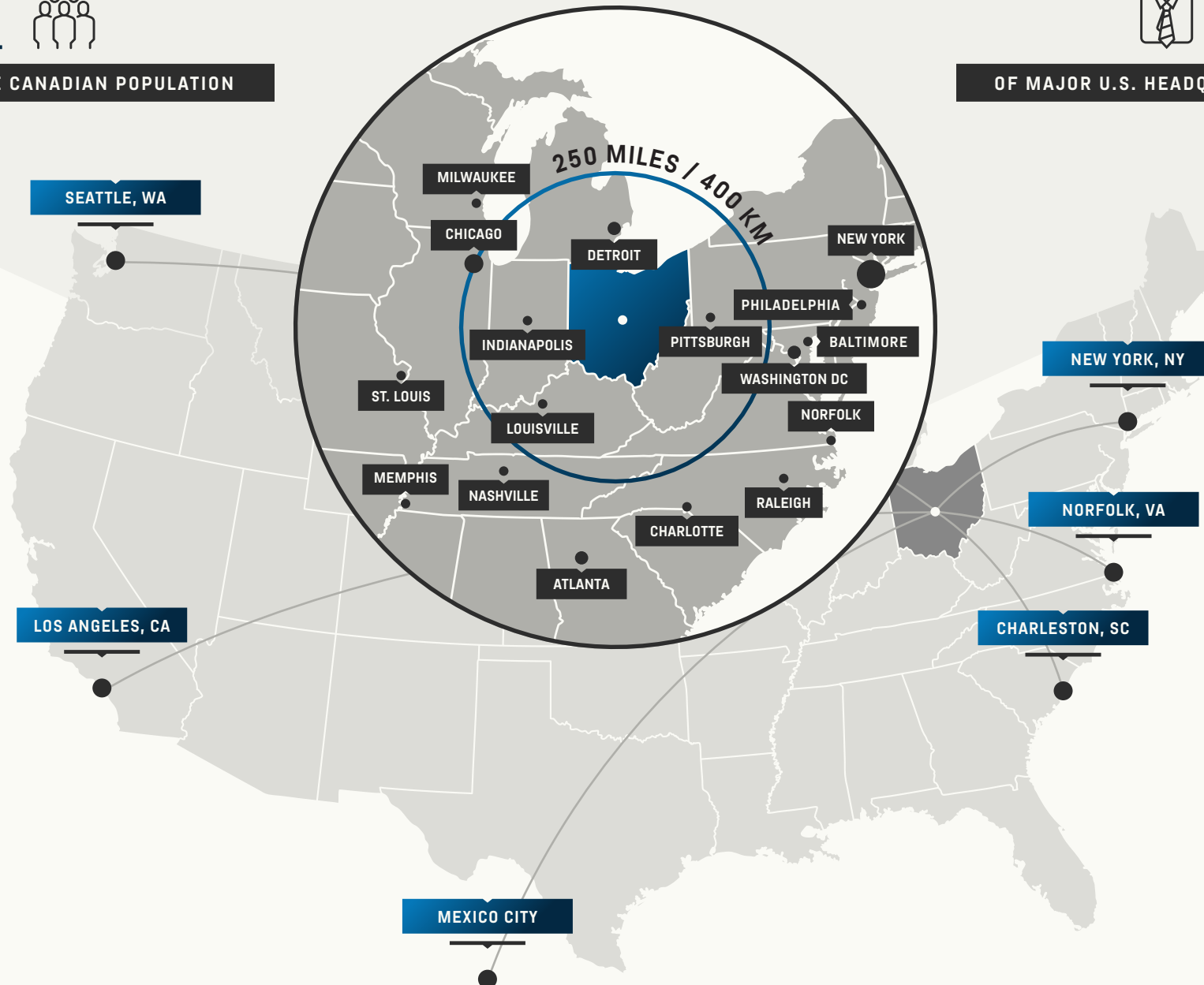


OF THE CANADIAN POPULATION



48%

OF MAJOR U.S. HEADQUARTERS



RICKENBACKER SUBMARKET

NATIONAL METRO AVERAGE

TOTAL
POPULATION

2,090,104

742,394

LABOR
FORCE

1,111,988

378,364

PROJ. POPULATION
GROWTH

8.7%

4.2%

4.30%

UNEMPLOYMENT RATE

\$21.67/HR

AVG PRODUCTION WAGES

\$18.08/HR

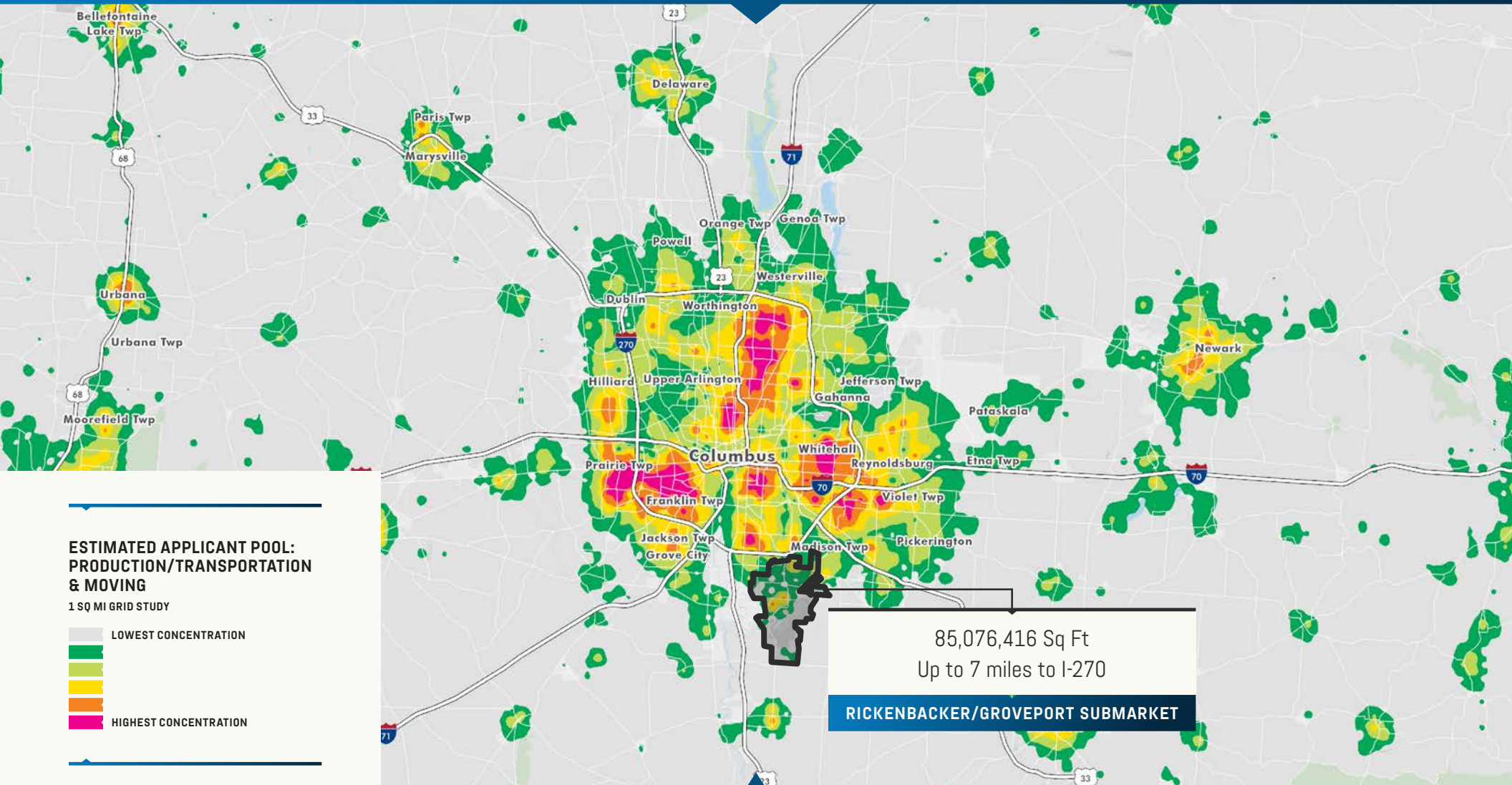
AVG WAREHOUSE WAGES

±16.48%

EMPLOYMENT GROWTH SINCE 2011

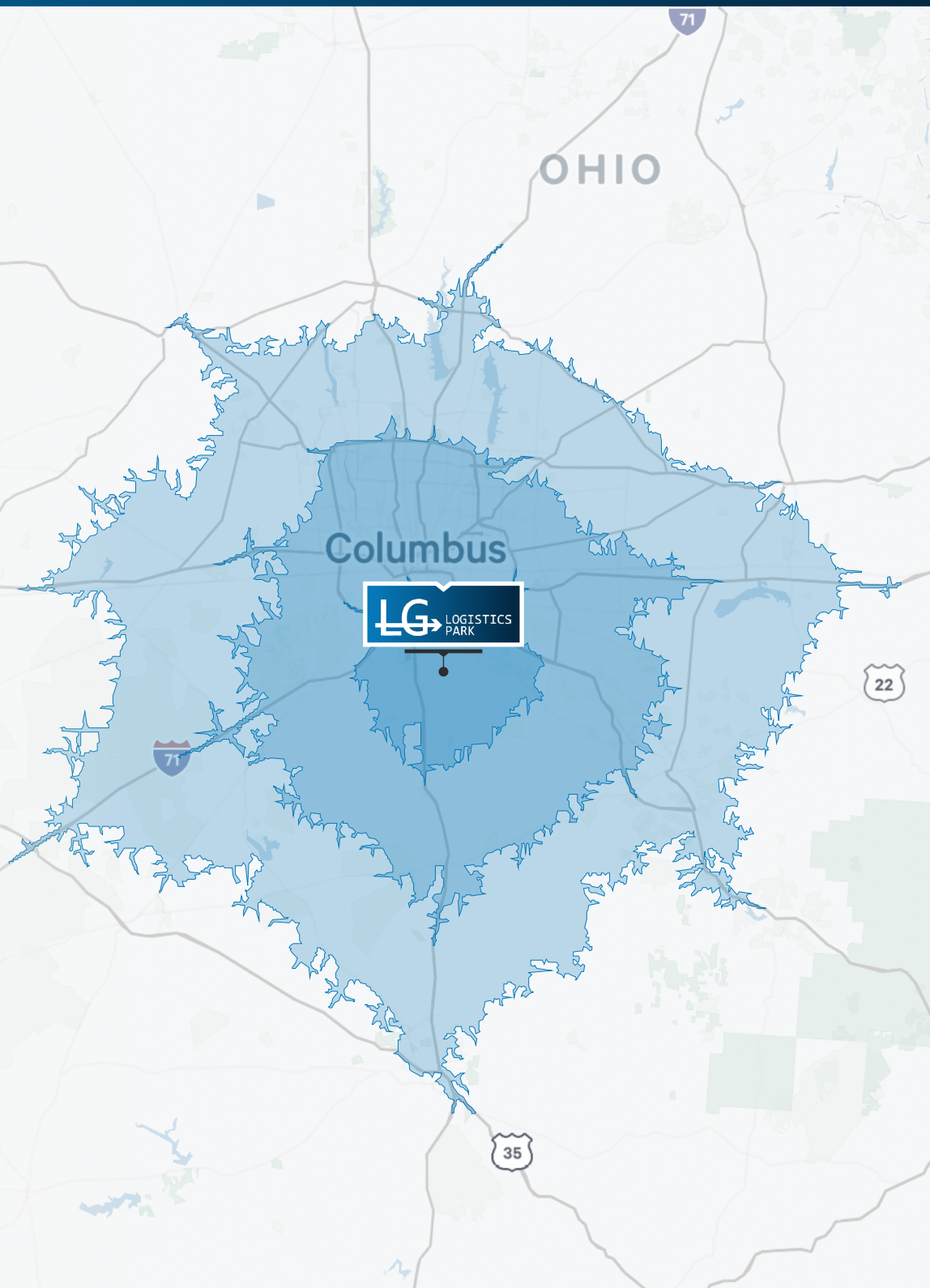
51.97%

LABOR PARTICIPATION RATE



DEMOGRAPHICS IN 2024

	WITHIN 15 MINS	WITHIN 30 MINS	WITHIN 45 MINS
2024 POPULATION (CURRENT YEAR ESTIMATE)	764,531	1,812,286	2,244,992
ANNUAL POPULATION GROWTH RATE	0.62%	0.70%	0.75%
CIVILIAN POPULATION 16+ IN LABOR FORCE	406,592	981,091	1,190,908
TRANSPORTATION & MATERIAL MOVING EMPLOYEES	40,739	77,779	95,138
PRODUCTION EMPLOYEES	19,740	41,282	56,542
CONSTRUCTION & EXTRACTION EMPLOYEES	13,548	29,833	29,833





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