



# Industrial Space For Lease

## 1274 N. Wilson Road, Columbus, OH 43204

I-70 | Wilson Park is a new Class A development in the West Submarket of Columbus, offering great access to I-270 and I-70, as well as all points within the Central Ohio region. The buildings were built in 2023 and were designed in a manner to accommodate users as small as 7,200 square feet. These buildings are outfitted with state of the art amenities; including, ESFR sprinkler system, 22'-24' clear heights, both docks and drive-in doors and a rare 10 year, 75% tax abatement.

### Primary Contact

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# Building Specifications

**Total Building Area** I - 43,270 ± SF ; II - 43,120 ± SF

**SF Available** 7,201 ± SF

**Site Size** 6 ± AC

**Building Dimensions** 120' deep x 360' long

**Office SF** 766 ± SF

**Dock Doors** 1 - 9' x 10' insulated, manually operated overhead door, fully equipped with 40,000 lb mechanical pit levele, seal and lights

**Drive-in Doors** 1 - 12' x 14' insulated and powered overhead door

**Parking** 133 striped car parking spaces

**Clear Height** 22' at truck dock wall

**Column Spacing** 60' x 60'

**Roof** 45 mil TPO roof with R-20 insulation plus external gutters and downspouts

**Warehouse Heating** Make up Air

**Sprinkler** ESFR

**County** Franklin

**Utilities** Electric - AEP  
Gas - Columbia Gas  
Water - City of Columbus  
Telecom - AT&T

**Lighting** LED Lighting

**Electric Service** 400 amp, 480/277 volt 3 phase service

**Incentives** Located in an enterprise zone; 10 yr 75% tax abatement

**Floor Sealer** Lapidolith concrete hardener and dustproofer

**Walls** Insulated precast concrete panels

**Warehouse Floor** 7" unreinforced concrete floors

**Truck Court** 150' wide shared truck court with heavy duty asphalt throughout

**Zoning** Limited Manufacturing (LM) - City of Columbus (allows for industrial uses, manufacturing, distribution, office and other professional services)

**Net Lease Rate** Negotiable

**Estimated Operating Expenses** \$2.50/SF

**Year Built** 2023

**Availability Date** June 1st, 2026

# Site Plan



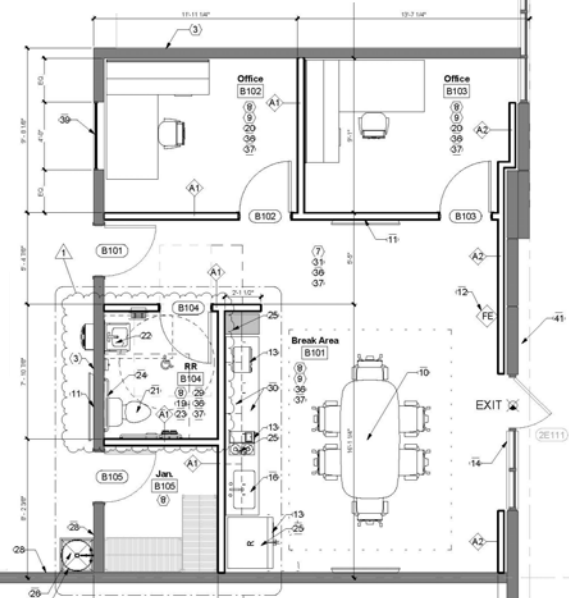
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# Floor Plan

12' x 14'  
Drive-in Door

9' x 10'  
Dock Door



# Access & Area Users





# Contact Us

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