

527,023 SF INDUSTRIAL FOR LEASE OR SALE



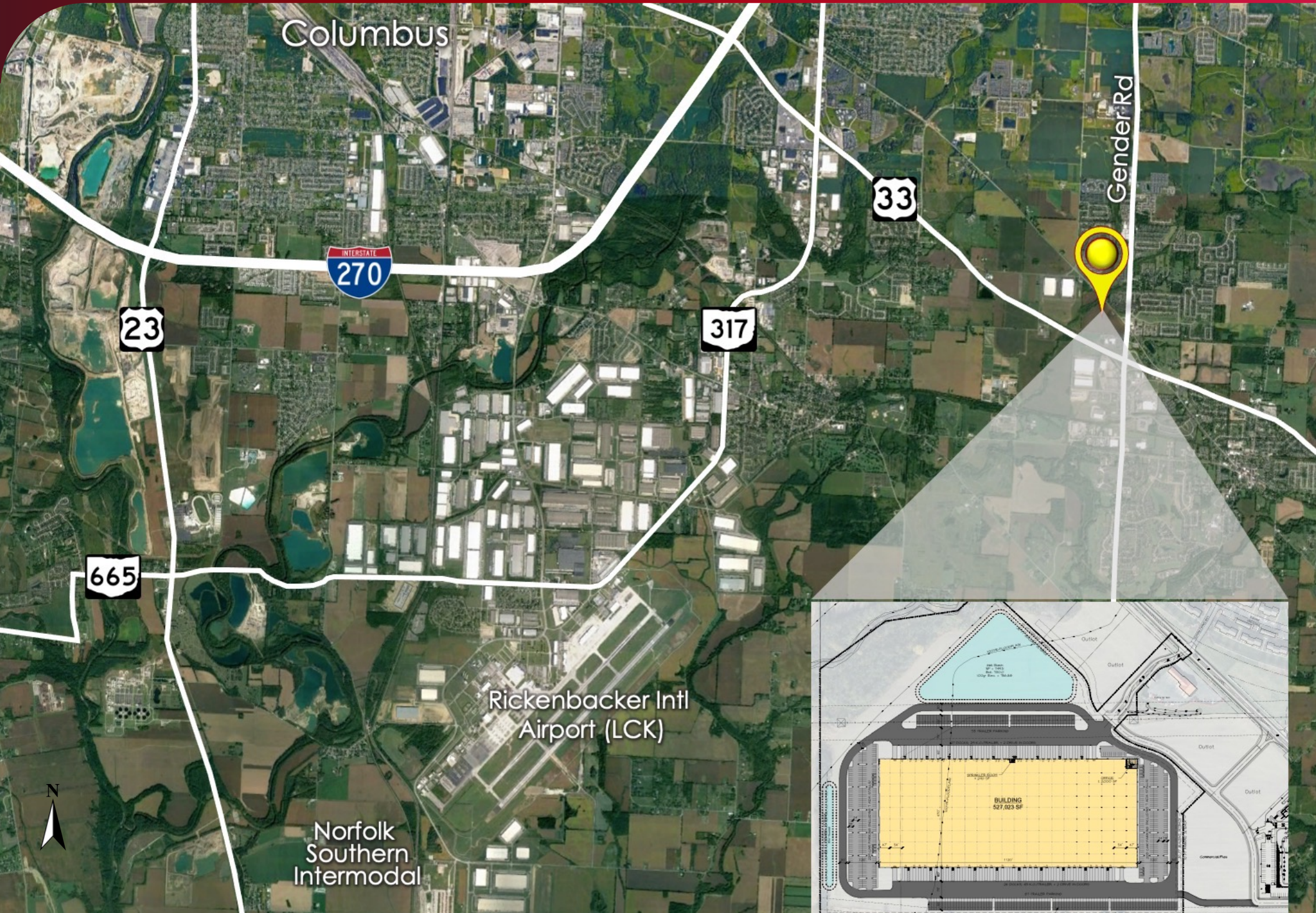
WINCHESTER  
527

6085 WINCHESTER PIKE, COLUMBUS, OHIO 43110





# 6085 WINCHESTER PIKE, COLUMBUS, OHIO





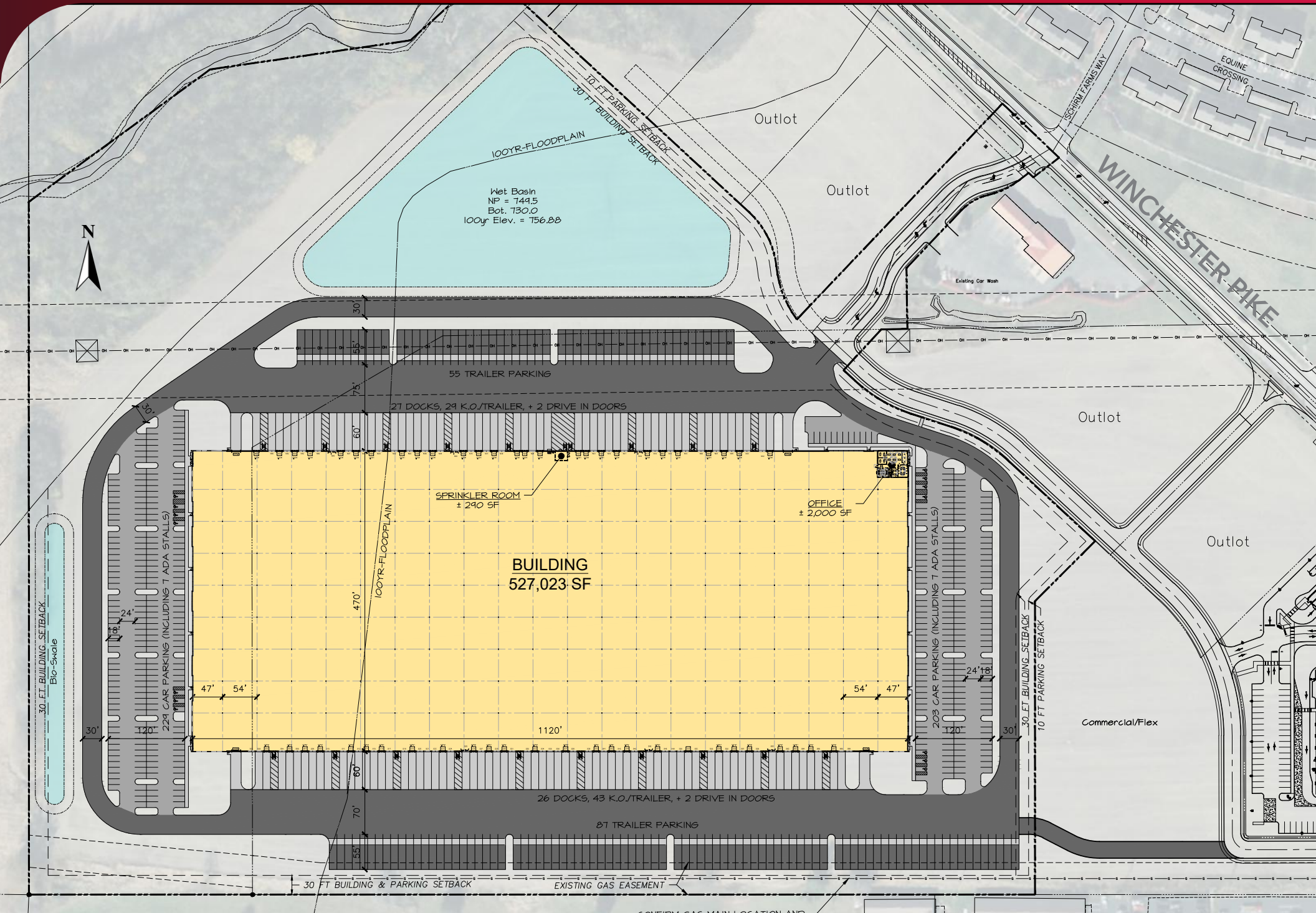
# 6085 WINCHESTER PIKE, COLUMBUS, OHIO



-  0.5 miles  
2 minutes
-  5.1 miles  
6 minutes
-  8.3 miles  
13 minutes
-  11.9 miles  
9 minutes
-  14.2 miles  
15 minutes
-  33.1 miles  
32 minutes

-  527,023 SF
-  40' Clear Height
-  53 Dock Doors
-  Tax Abatement
-  432 Auto Spaces
-  142 Trailer Spaces
-  54' X 50' Columns
-  42.3 Acres





100YR-FLOODPLAIN

Wet Basin  
 NP = 744.5  
 Bot. 730.0  
 100yr Elev. = 756.88

10 FT PARKING SETBACK

30 FT BUILDING SETBACK

55 TRAILER PARKING

27 DOCKS, 29 K.O./TRAILER, + 2 DRIVE IN DOORS

SPRINKLER ROOM ± 290 SF

OFFICE ± 2,000 SF

**BUILDING**  
 527,023 SF

100YR-FLOODPLAIN

224 CAR PARKING (INCLUDING 7 ADA STALLS)

203 CAR PARKING (INCLUDING 7 ADA STALLS)

26 DOCKS, 43 K.O./TRAILER, + 2 DRIVE IN DOORS

81 TRAILER PARKING

30 FT BUILDING SETBACK

10 FT PARKING SETBACK

30 FT BUILDING & PARKING SETBACK

EXISTING GAS EASEMENT

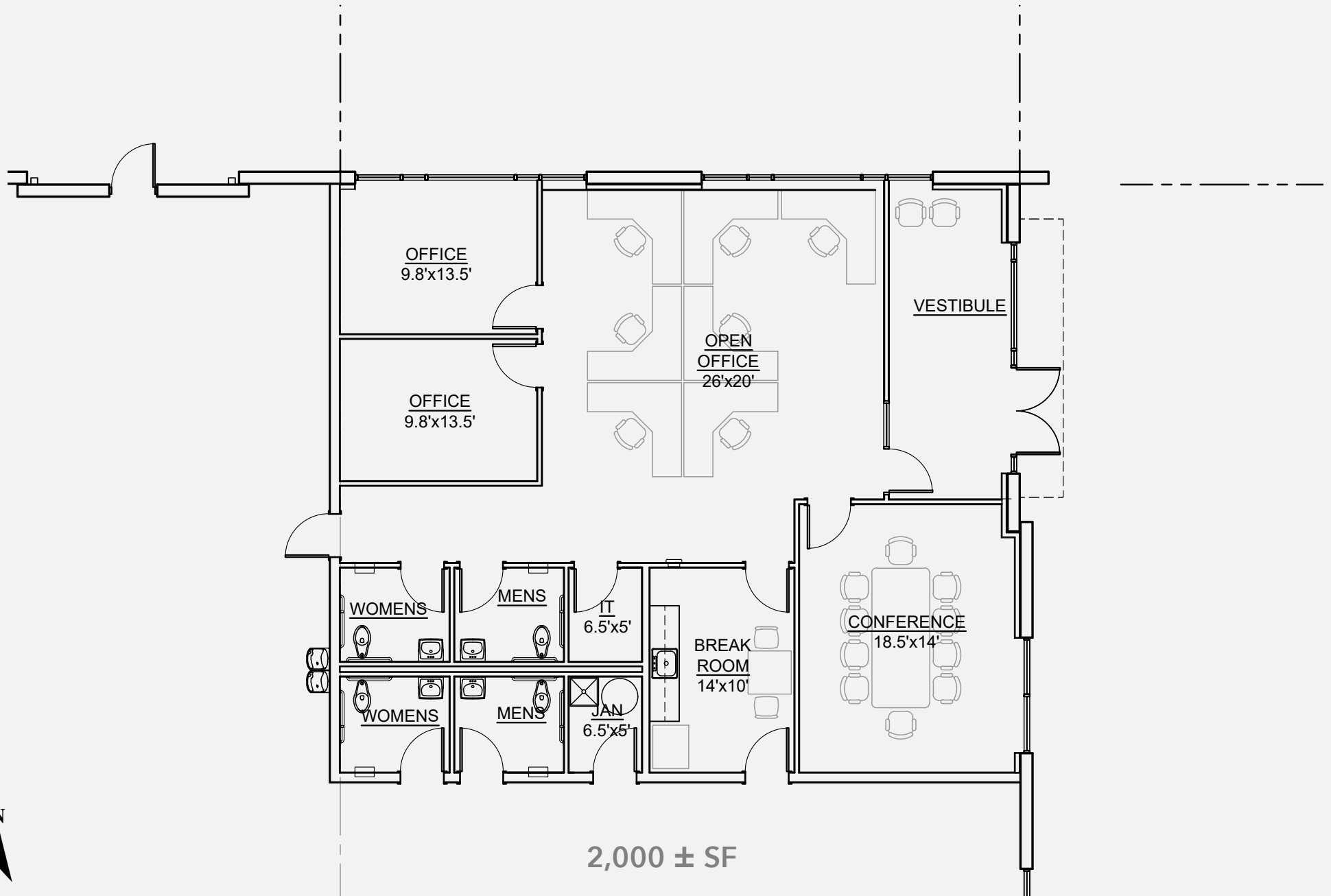
WINCHESTER PIKE

EXISTING CAR WASH

EQUINE CROSSING

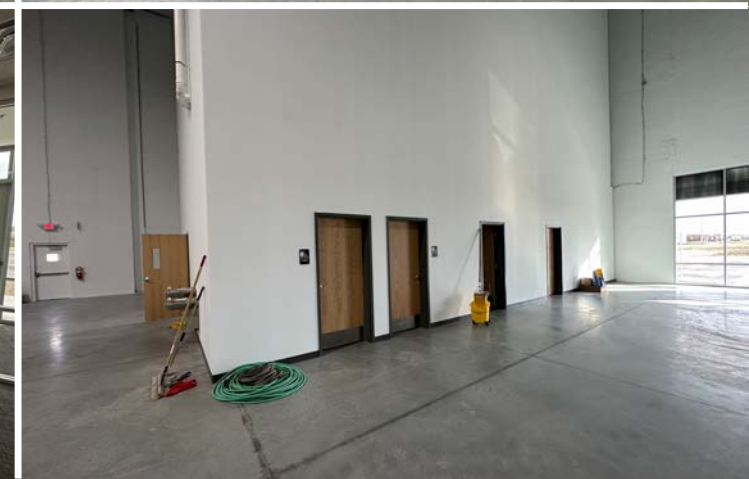
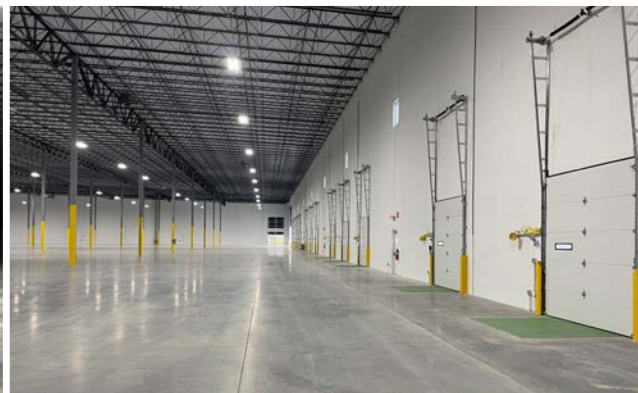
SPRY FARM WAY

EXISTING GAS MAIN LOCATION AND





# 527,023 SF INDUSTRIAL FOR LEASE OR SALE





# PROJECT SPECIFICATIONS

<b>Municipality</b>	City of Columbus, OH
<b>Total Building</b>	527,023 SF
<b>Building Dimensions</b>	470' deep X 1,120'
<b>Office Improvements</b>	2,000 SF in place (4 storefront entry systems)
<b>Site Size</b>	42.3 acres
<b>Building Completion</b>	December 2023
<b>Zoning</b>	PIP - Planned Industrial Park
<b>Exterior Walls</b>	Load Bearing Insulated Precast Concrete Panel Interior painted white, aluminum framed windows
<b>Column Spacing</b>	54' wide X 50' deep, end bays 47' wide X 50' deep
<b>Dock Wall Column Space</b>	60' deep
<b>Bay Size</b>	25,380 SF (54' X 470')
<b>Roof</b>	TPO 60 mil single ply mechanically fastened
<b>(20 year warranty)</b>	Metal deck (22 gauge) - factory primed white
<b>Roof Drainage</b>	Interior roof drains / underground pipe to storm
<b>Floor</b>	8" concrete SOG (FF 50, FL 35 spec), 4000 PSI Saw cut control joints, Ashford formula hardener
<b>Ceiling Height</b>	40' at the first interior column
<b>Warehouse Lighting</b>	LED with motion sensors (30 foot candles @ 3'AFF)
<b>Heating</b>	Direct gas MUA units (55° F inside @ 0° F outside)
<b>Air Conditioning</b>	Office area (initial 2,000 SF)
<b>Insulation</b>	Exterior Walls = R-12, Roof = R-20
<b>Fire Suppression</b>	ESFR
<b>Roof Drainage</b>	Sloped to interior downspouts
<b>Loading Configuration</b>	Cross Dock flow through design
<b>Truck Courts</b>	185' depth / 60' concrete pad

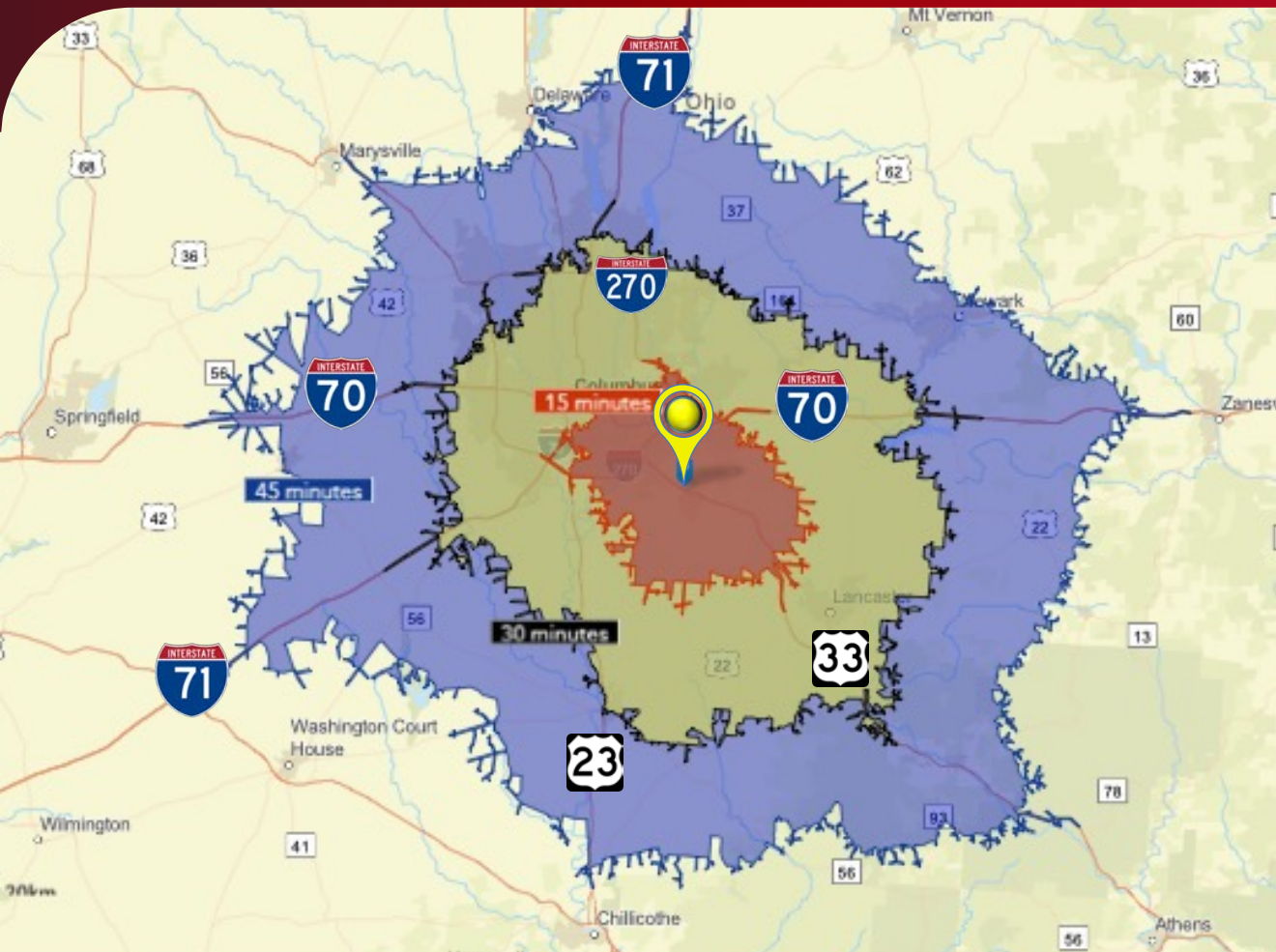
<b>Dock Doors</b>	53 (27 north / 26 south) / 9' W X 10' H / 72 KOs
<b>Dock Equipment</b>	40,000 lb 7' X 8' airbag levelers, vision windows, seals, bumpers, bollard track guards, electric outlet
<b>Additional Dock Doors</b>	Potential to add 72 dock doors
<b>Drive In Doors</b>	(4) 14'w X 16'h / vision window / 60' concrete ramp
<b>Auto Parking Building Total</b>	432 spaces (229 west side + 203 east side)
<b>Trailer Parking</b>	142 spaces away from building
<b>Electric Service</b>	277/480V 3 Phase, Two 2000 AMP panels
<b>Water / Sewer</b>	City of Columbus
<b>Natural Gas</b>	Columbia Gas
<b>Plumbing</b>	Domestic Water and Fire Loop, 6" Sanitary Sewer
<b>Telecom</b>	Various providers, D Mark location TBD
<b>Parcel ID Franklin County</b>	010 - 308800 - 00
<b>Incentives</b>	RE Tax Abatement - 75% improvements / 10 years
<b>Signage</b>	Building / Monument / Suite
<b>Intermodal Access</b>	Norfolk Southern Intermodal 11.0 Miles
<b>Airport Access</b>	Rickenbacker (LCK) 8.8 Miles John Glenn Intl (CMH) 16.3 Miles
<b>Logistical Access</b>	Interstate 270 Via US 33 / Gender Rd 0.5 Miles to US 33 5.1 Miles to I-270 Columbus Outerbelt 8.3 Miles to I-70 East Side via I-270 11.4 Miles to I-71 Downtown 14.2 Miles to I-71 South Side via I-270
<b>Corporate Neighbors</b>	DHL, Pitney Bowes, Chadwell Supply, Covetrus, Walgreens, Kenco Logistics



# SOUTHEAST SUBMARKET







# WINCHESTER 527

ACCESS TO LABOR POOL

# 63,000+

TRANSPORTATION &  
PRODUCTION RELATED  
WORKERS WITHIN 30 MINUTES



Drive Time



Population



Employed



Transportation &  
Warehousing Workers



Production  
Workers

**15 Minutes**

**297,785**

**107,148**

**4,596**

**8,912**

**30 Minutes**

**1,384,635**

**801,041**

**22,198**

**41,033**

**45 Minutes**

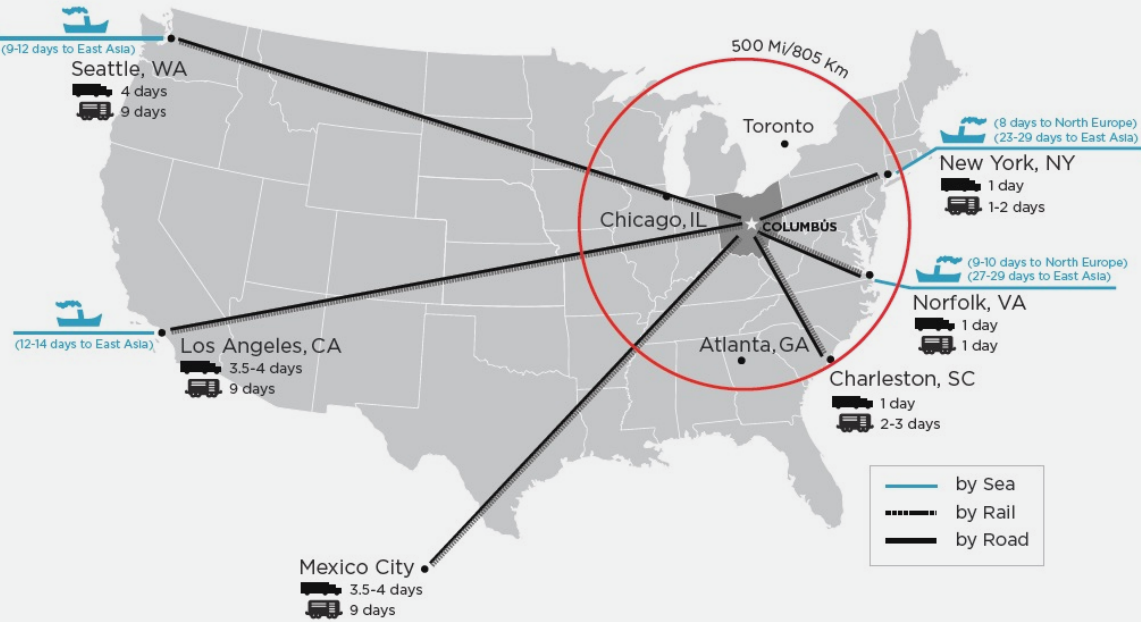
**1,934,270**

**1,013,898**

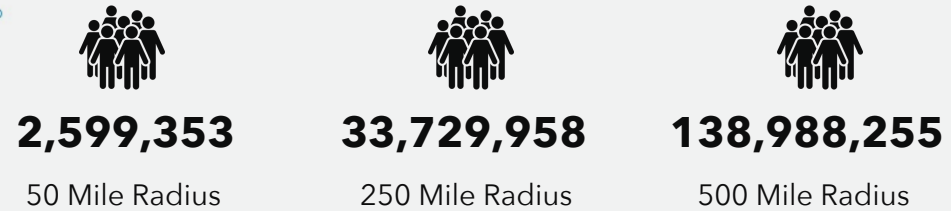
**26,523**

**58,808**



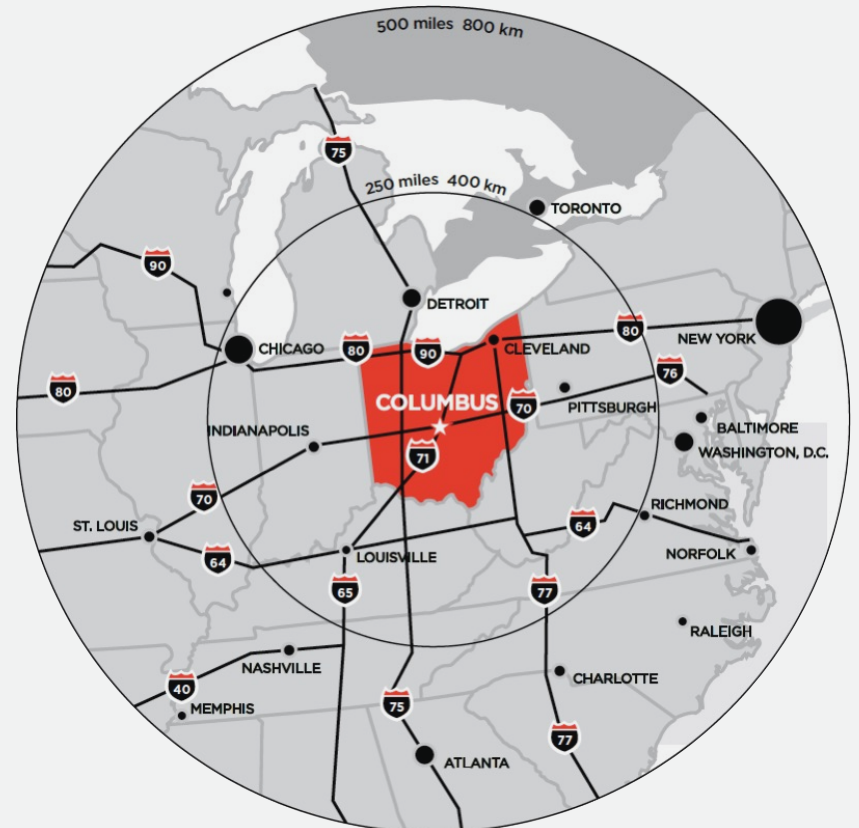


## Population



### 1 Day Truck Drive:

- 48 % US Population
- 33 % Canadian Population
- 44 % US Manufacturing
- 48 % US Headquarters





# 527,023 SF INDUSTRIAL FOR LEASE OR SALE



Gender Rd



WINCHESTER  
527

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