



# Columbus Logistics Park - West

169-ACRE PARK LOCATED IN WEST JEFFERSON, OH

170,000 - 343,500 SF AVAILABLE NOW IN BUILDING I

295,000 - 1,062,000 SF spaces available in remaining buildings  
15-year, 100% tax abatement in place



**MASTER PARK SITE PLAN**

**+/- 169 ACRES**



**BUILDING I:** +/- 48 acres

**BUILDING II:** +/- 74 acres

**BUILDING III:** +/- 40 acres

**PARK INFRASTRUCTURE/COMMON AREA:** +/- 7 acres



# Building I

**AVAILABLE NOW**

**343,500 SF REMAINING**

Available for Immediate Fixturing

**2,500 SF**

Speculative Office

## WATER & SEWER

West Jefferson Public Service

## GAS

Madison Energy

## ELECTRIC

First Energy

## DATA

AT&T

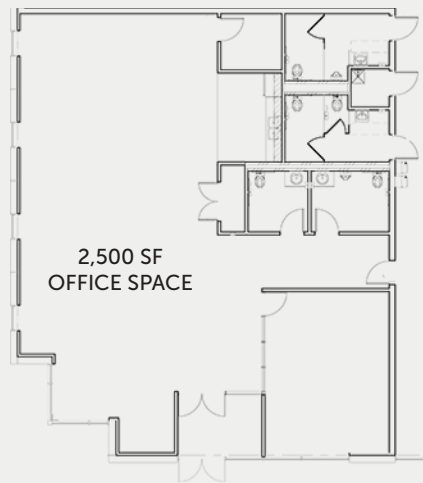
**ALL BUILDINGS SEEKING  
LEED® CERTIFICATION**

200 PARK DRIVE WEST, WEST JEFFERSON, OHIO 43126



### 343,500 SF AVAILABLE

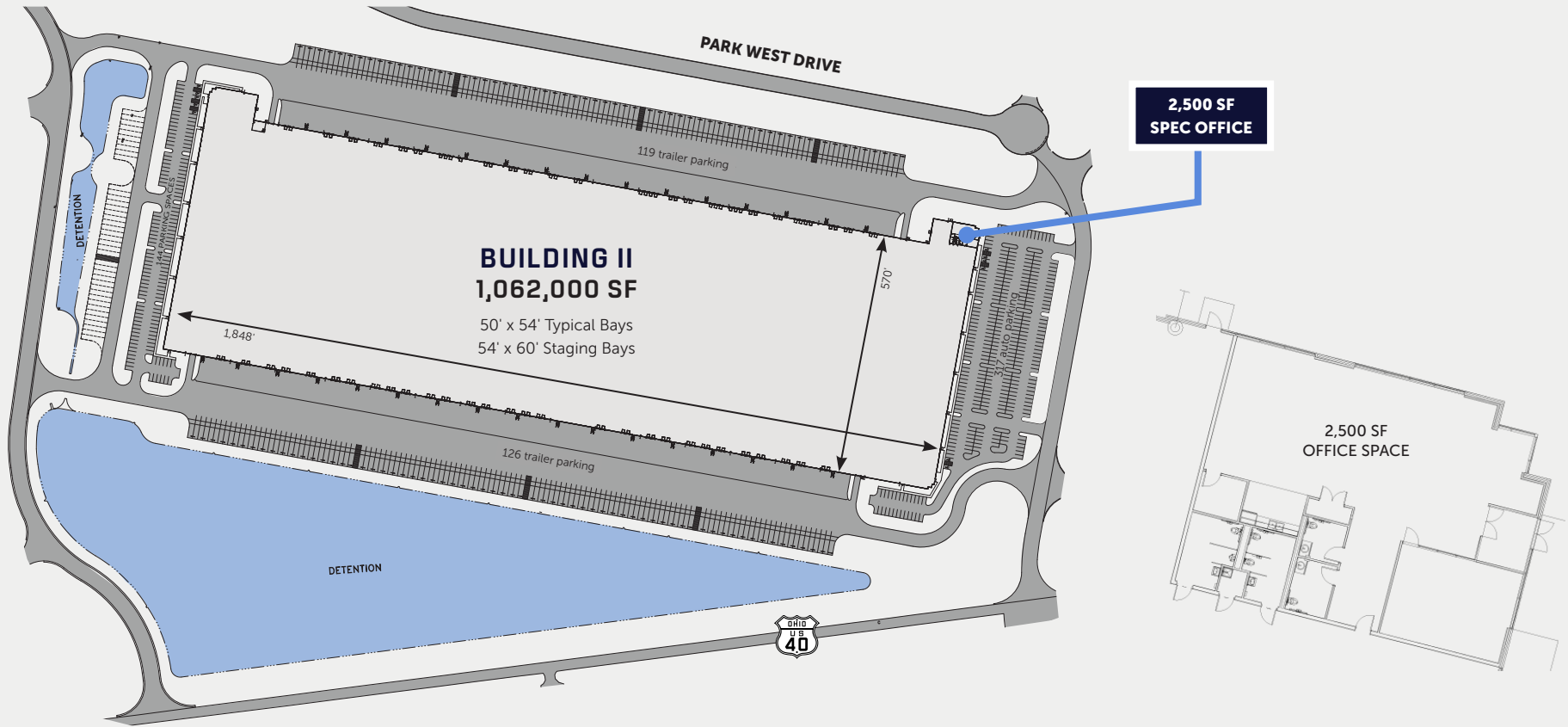
- 170,000 SF min. divisibility
  - 2,500 SF office space
  - 254 auto parking available
  - 85 trailer parking available
  - 40' clear height
  - 38 docks
  - 2 drive-in doors
  - 8" thick unreinforced slab
  - 1,600-amp service (expandable)
- LEED® CERTIFIED**












**AVAILABLE NOW**  
for Immediate Fixturing







# 1,062,000 SF

-  531,000 SF min. divisibility
-  514 auto parking
-  4 drive-in doors
-  2,500 SF office space
-  148 trailer parking
-  8" thick unreinforced slab
-  40' clear height
-  110 docks
-  (2) 2,000-amp services










**AVAILABLE  
FOR BUILD-TO-SUIT**

Fully Designed

**SEEKING LEED® CERTIFICATION**



## 596,000 SF

-  295,000 SF min. divisibility
-  2,500 SF office space
-  410 auto parking
-  135 trailer parking
-  40' clear height
-  60 docks
-  4 drive-in doors
-  8" thick unreinforced concrete slab
-  (2) 2,000-amp services

## AVAILABLE FOR BUILD-TO-SUIT

Fully Designed

SEEKING LEED® CERTIFICATION

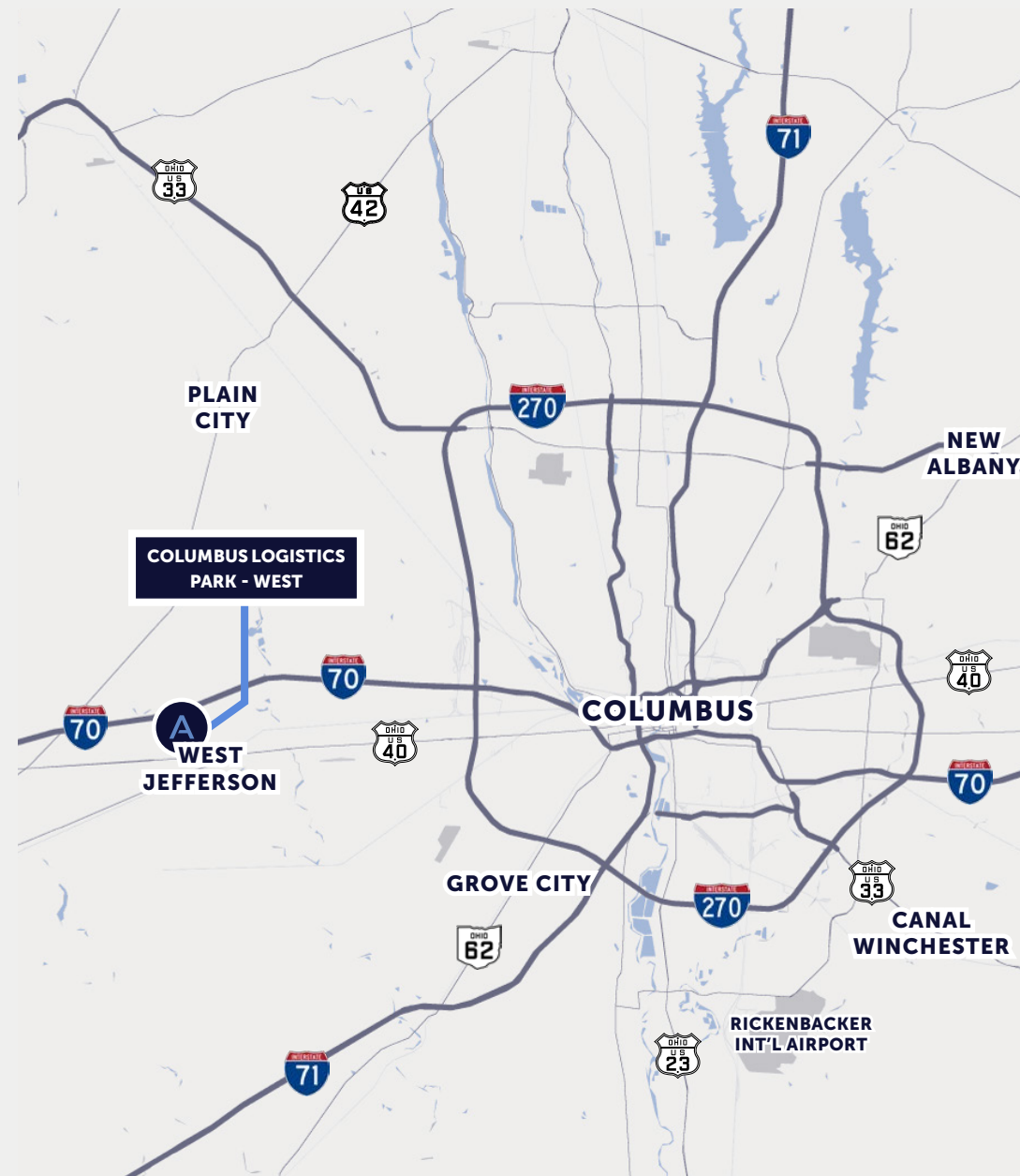
## A

## ACCESS &amp; LABOR

Located just 20 miles west of downtown Columbus, **Columbus Logistics Park - West** is a 169-acre, Class A logistics park that offers **immediate access to I-70** via US Route 40 and **close proximity to a large skilled labor pool**.

- Located in West Jefferson, Ohio, a **west submarket of Columbus**
- Ideal configuration for logistics, industrial and light manufacturing
- 31 miles to **Rickenbacker International Airport**, a cargo-dedicated airport that offers connections to Europe, the Middle East and Asia
- Columbus offers **four intermodal terminals** that provide access to world markets and seaports
- The Columbus Region is **#1 in the Midwest for population, job and GDP growth**
- Columbus offers access to **46% of the U.S. population** within a 10-hour drive time
- The West Jefferson submarket offers direct access to talent and nodes of transportation
- 15-year, 100% tax abatement in place

15-year, 100%  
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# Columbus Logistics Park - West

[COLUMBUSLOGISTICSPARKWEST.COM](http://COLUMBUSLOGISTICSPARKWEST.COM)

[AMBROSEPG.COM/PROPERTIES](http://AMBROSEPG.COM/PROPERTIES)

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**AMBROSE**

