



# Columbus Logistics Park - West

**169-ACRE PARK LOCATED IN WEST JEFFERSON, OH**

**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**

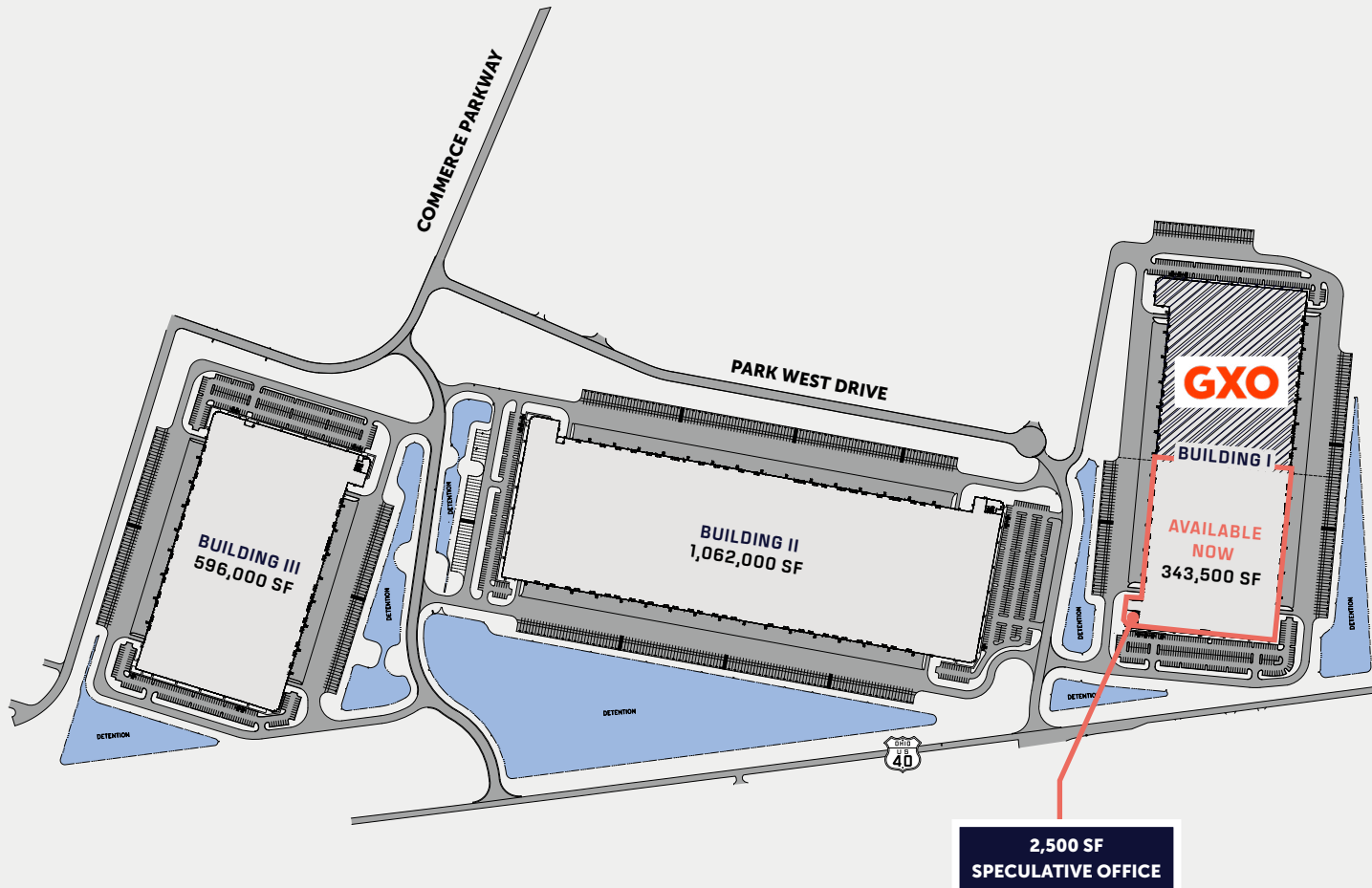


**BUILDING I:** +/- 48 acres

**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**



## 343,500 SF AVAILABLE NOW

2,500 SF office space

2 drive-in doors

254 auto parking available

8" thick unreinforced slab

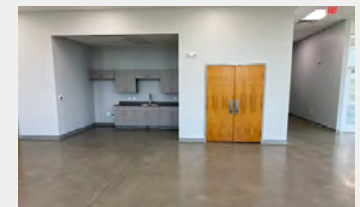
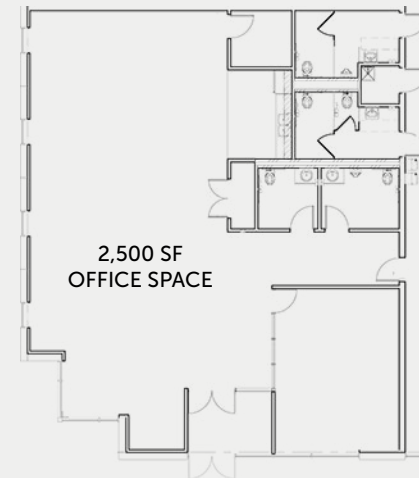
85 trailer parking available

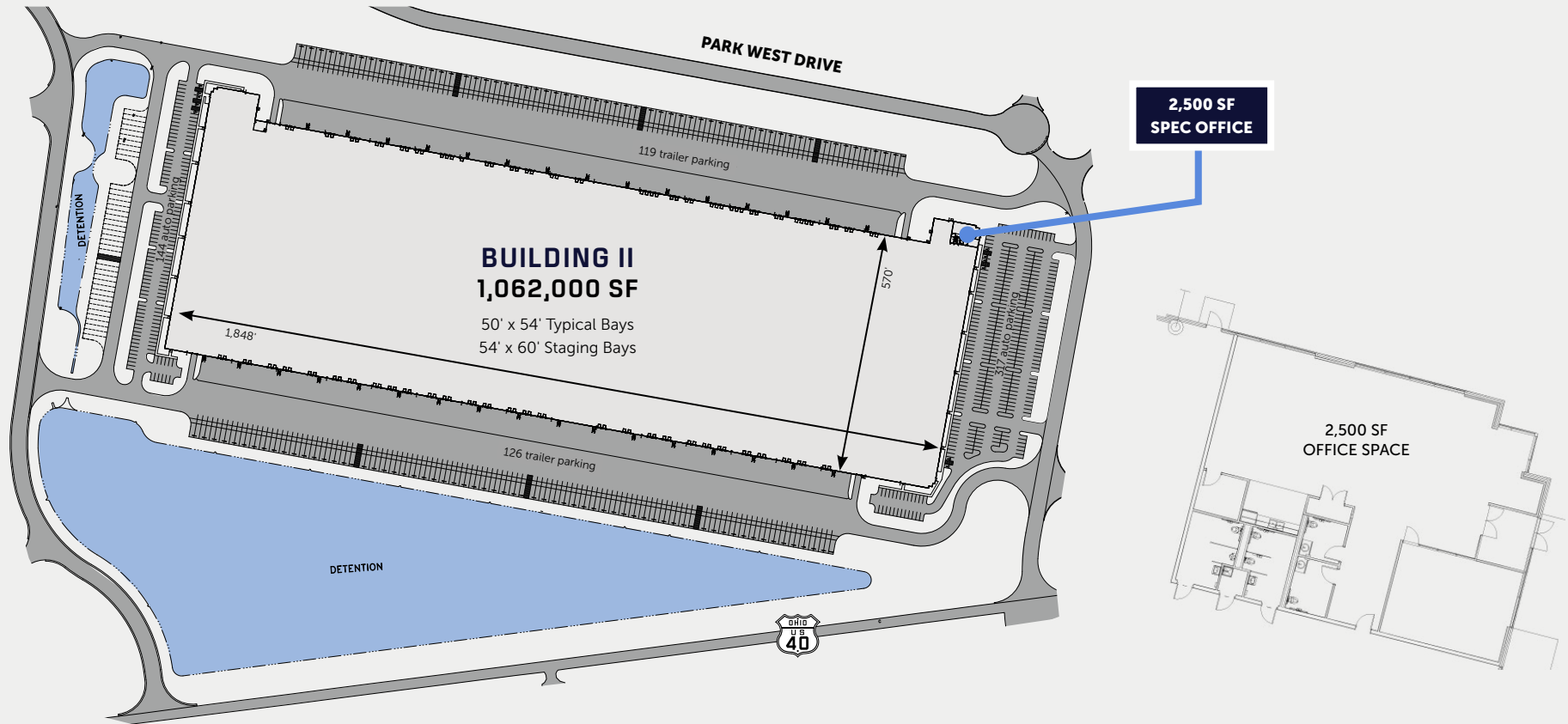
1,600-amp service (expandable)

40' clear height

LEED® CERTIFIED

38 docks





# 1,062,000 SF

- |                              |                     |                            |
|------------------------------|---------------------|----------------------------|
| 531,000 SF min. divisibility | 461 auto parking    | 4 drive-in doors           |
| 2,500 SF office space        | 245 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

404 auto parking

127 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

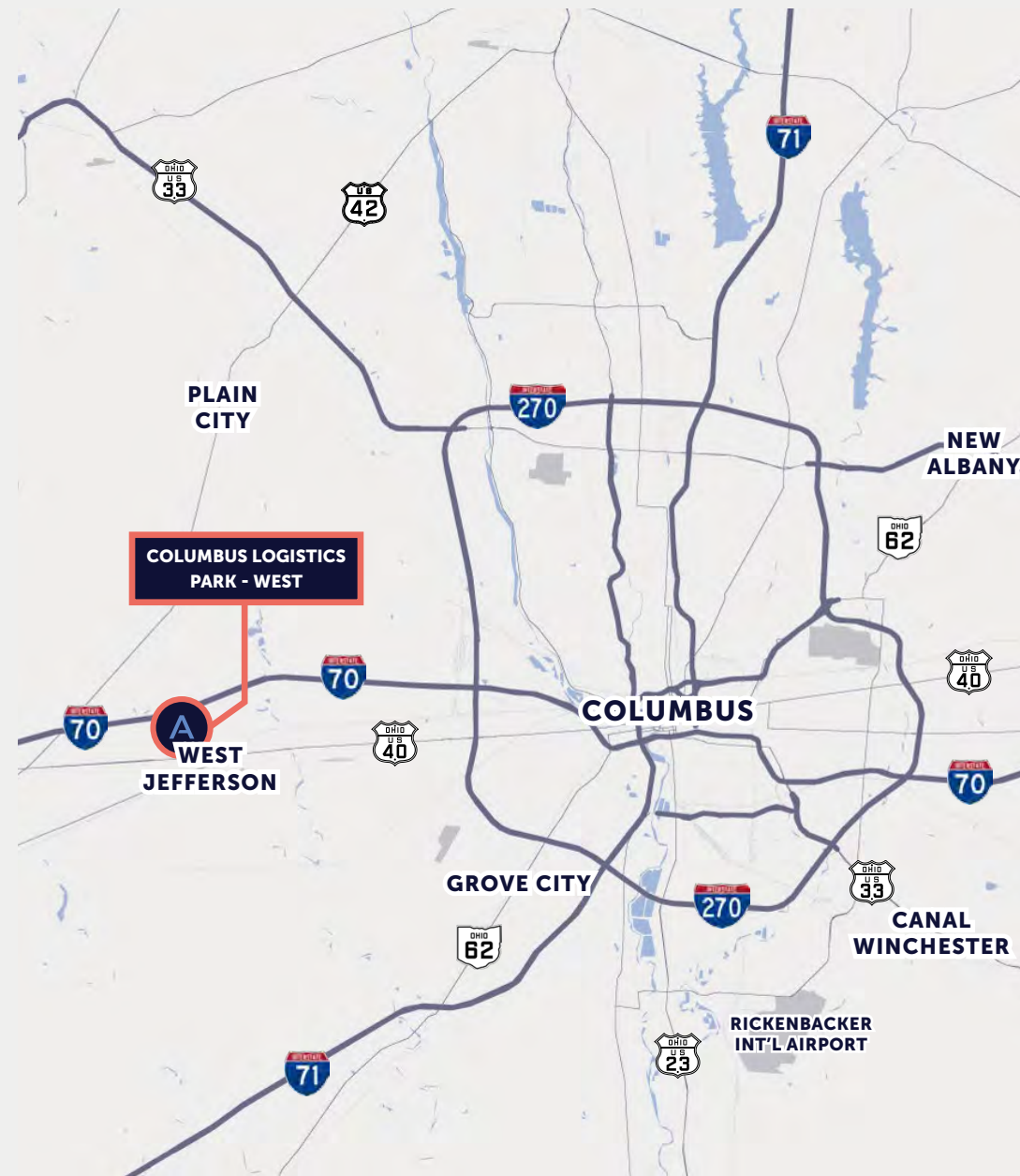
## A

## 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%  
tax abatement in place





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

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