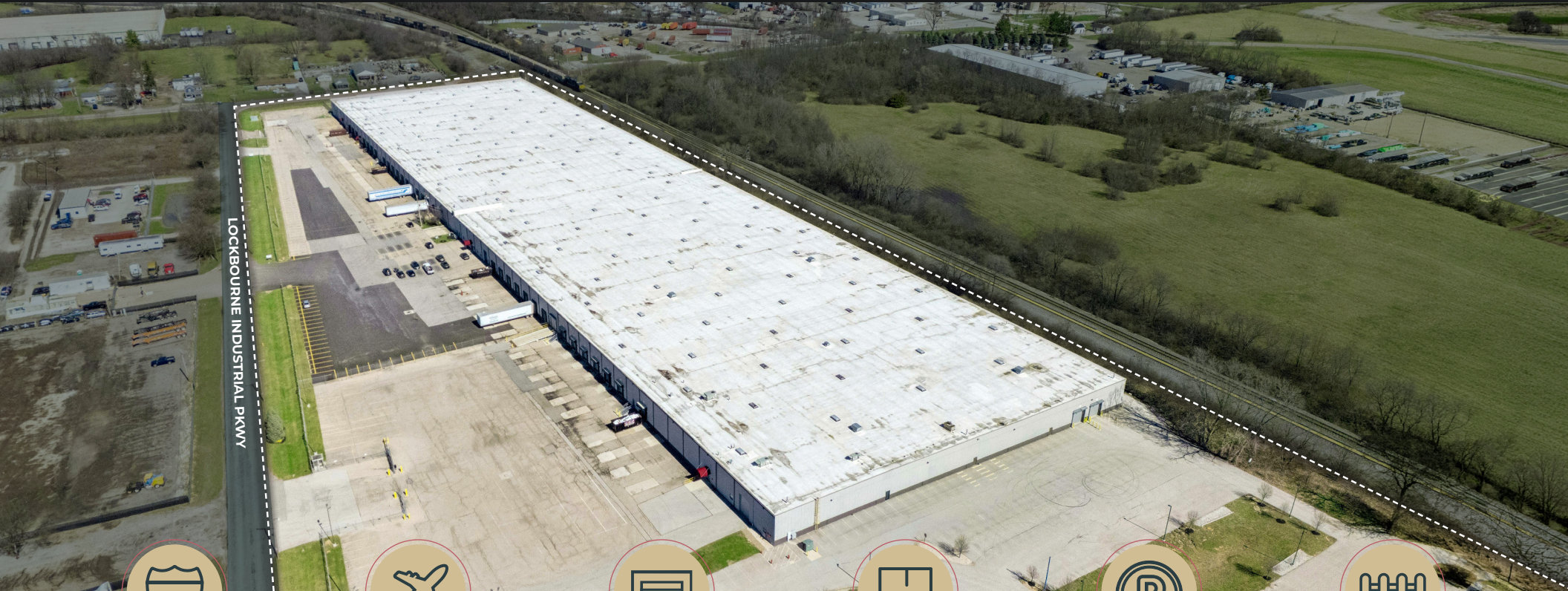


FOR LEASE

403,122 SF Available Immediately

3800 Lockbourne Industrial Pkwy, Columbus, Ohio 43207



Less Than 1 Mile
to I-270



4.73 Miles to
Rickenbacker Airport



Updated Dock Doors
and Equipment



New Office
Build-Out



1.50 Acres Paved for Car
and Trailer Parking or
Outdoor Storage



Fenced and Secured
with Guard Shack

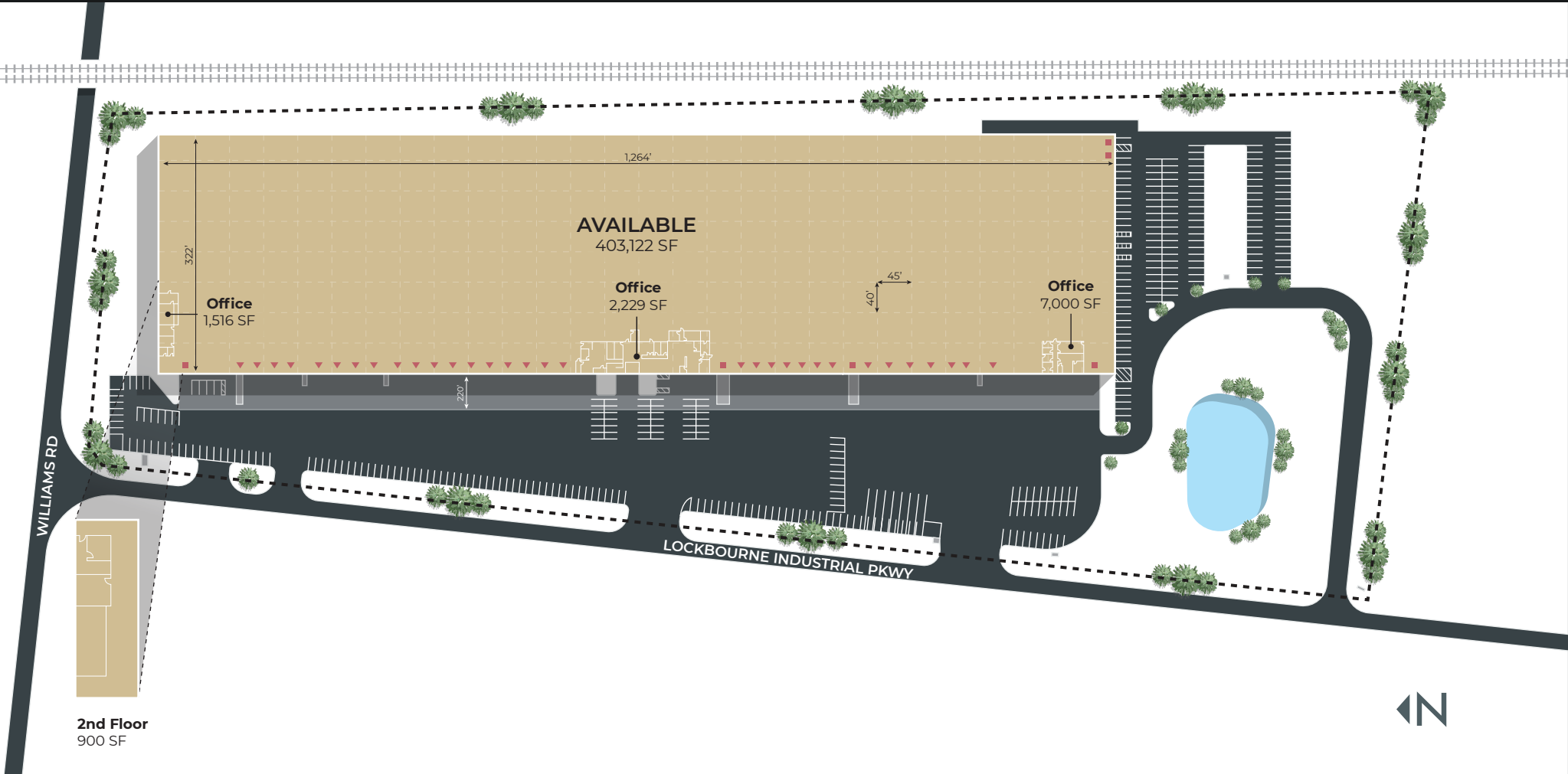
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KBCADVISORS

COLUMBUS, OHIO
Property Specifications



2nd Floor
900 SF

403,122 SF Available	22.03 Acres	7,000 SF; 2,229 SF; 1,516 SF WITH 900 SF ON 2ND FLOOR Office	322' X 1,264' 3" Building Dimensions	40' X 45' Column Spacing
21' Clear Height	32 EQUIPPED WITH LEVELERS Dock Doors	6 Drive-In Doors	220' Truck Court Depth	LED Warehouse Lighting
WET Fire Suppression	303 Auto Parking Spaces	18 Trailer Parking	FRONT LOAD Loading Configuration	M-1 CITY OF COLUMBUS Zoning



COLUMBUS, OHIO
Corporate Neighbors



104

104

23

33

premier nutrition



BB PLASTIC



Ultra•PRO



3800 LOCKBOURNE INDUSTRIAL PKWY, COLUMBUS, OH

GREAT LAKES DOCK & DOORS



270

Columbus is located within a 10-hour drive of 46 percent of the country's population.

Top employment sectors in Columbus are:

MANUFACTURING



- » 8% or 144,000 employees
- » Top manufacturing employers include Whirlpool Corp. and Safelite.

TRANSPORTATION



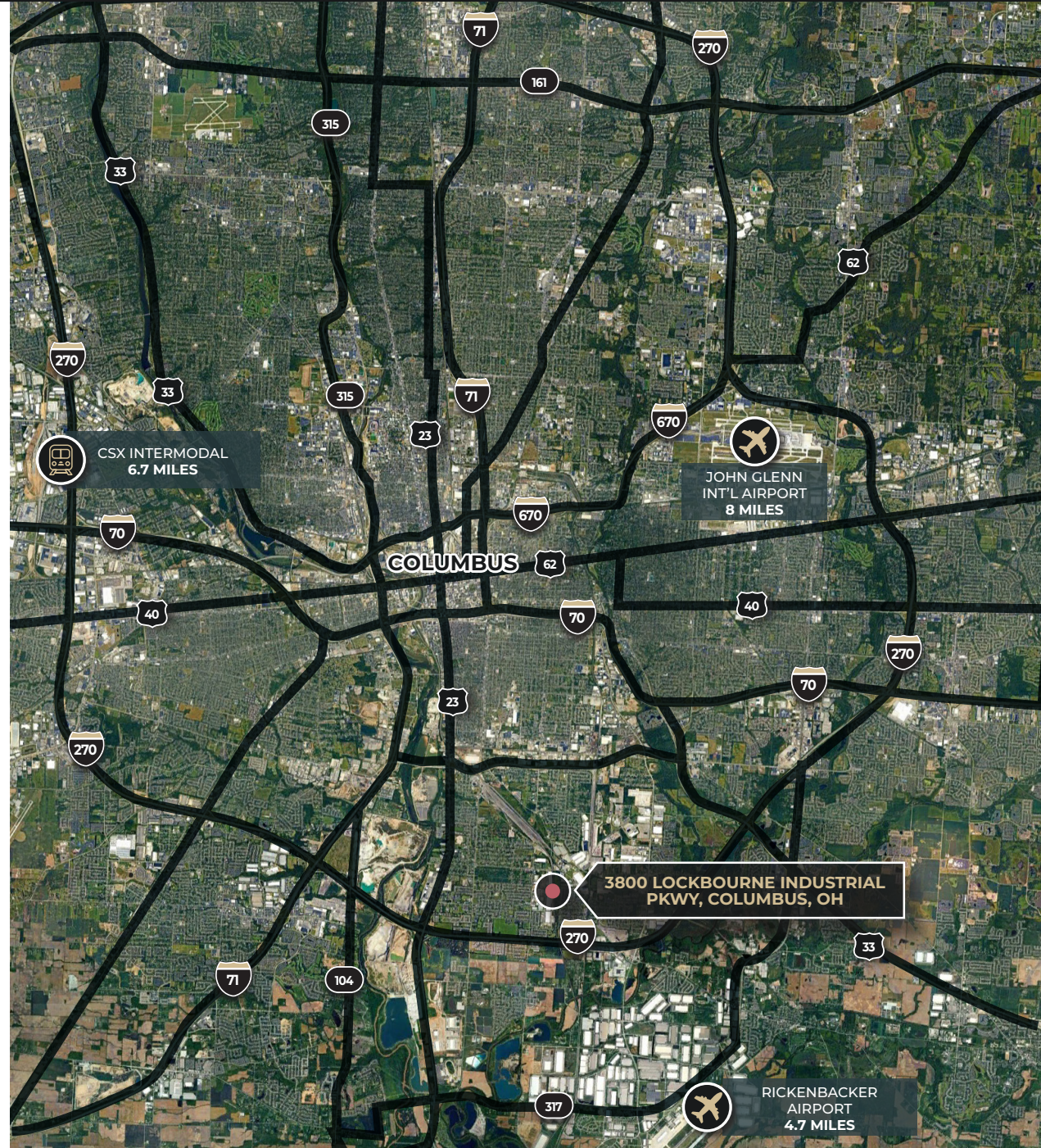
- » 6% or 108,000 employees
- » Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

WHOLESALE TRADE



- » 4% or 72,000 employees
- » DHL & XPO have a strong presence in the market given geographic location and available labor.

Additionally, the Intel chip plant in New Albany, OH is under construction with an anticipated completion date of late 2026. This will lead to an increase in labor demand and additional warehouse space for affiliated suppliers.



POPULATION REACH

1,529,719
30 Min

2,475,946
60 Min

16,276,662
3 Hr

49,478,158
6 Hr

LABOR POOL

FORKLIFT DRIVERS



\$21.13

Avg Hourly Earnings

	30 MIN	60 MIN
2025 Resident Workers	4,328	7,925
Past 5-Year Growth	-11%	-6%
2025 Net Commuters*	48	1,164

WAREHOUSE WORKERS



\$17.99

Avg Hourly Earnings

	30 MIN	60 MIN
2025 Resident Workers	37,020	67,429
Past 5-Year Growth	6%	9%
2025 Net Commuters*	6,017	10,445

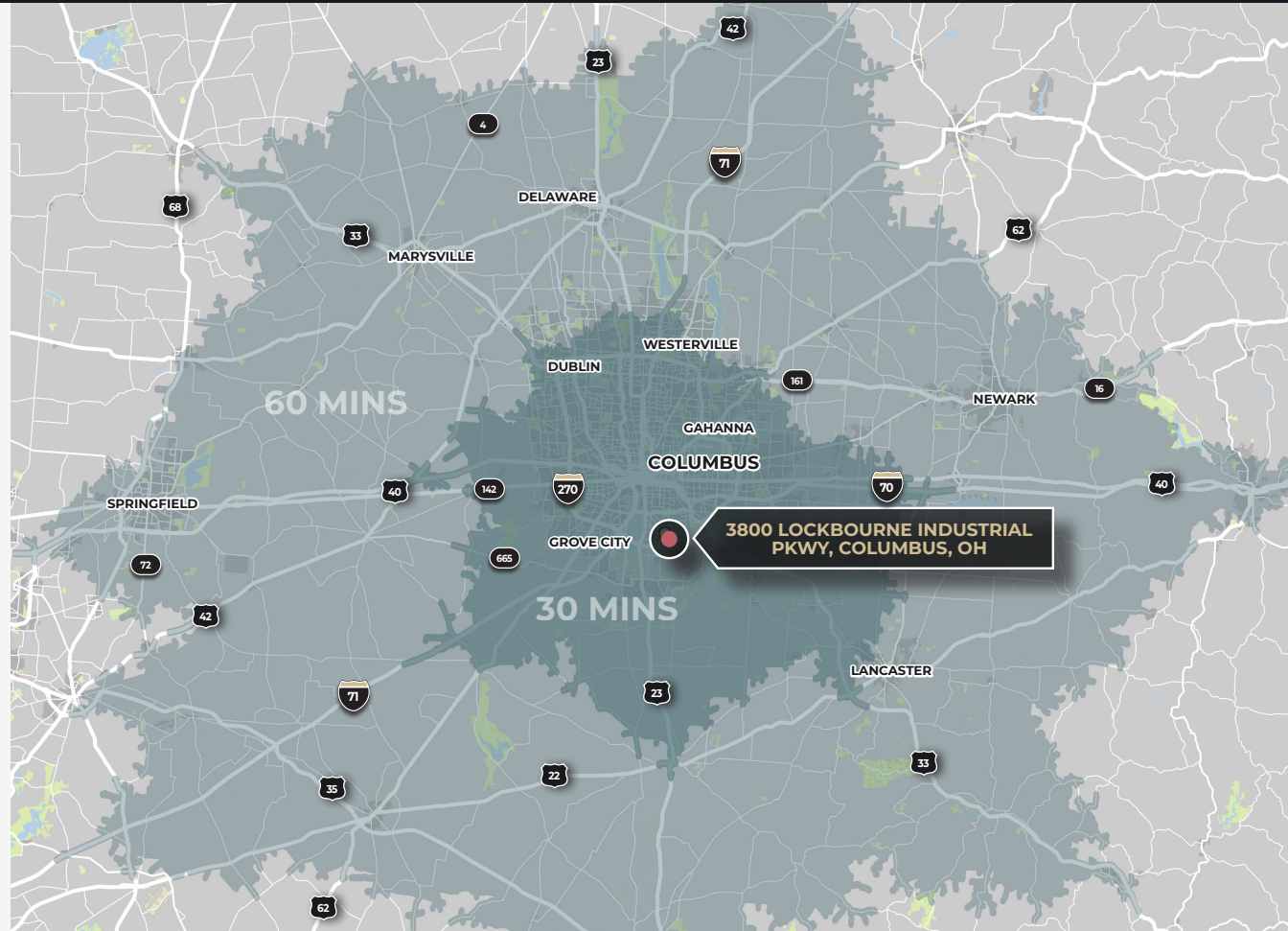
MANUFACTURERS & FABRICATORS



\$20.39

Avg Hourly Earnings

	30 MIN	60 MIN
2025 Resident Workers	6,198	15,965
Past 5-Year Growth	-1%	0%
2025 Net Commuters*	410	3,897



Wage Data as of 01/01/2026

*Net commuters refer to the overall commuter flow in or out of a given area. It represents the difference between the number of people who commute into an area for work and those who leave the area to work elsewhere. A positive value indicates that more people commuting into a region for jobs than are leaving, while a negative value indicates that there are more resident workers leaving their communities for work than workers who commute in.

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