

141,695 SF AVAILABLE FOR LEASE

- » 2 MILES | 4 MIN TO I-270
- » DIVISIBLE DOWN TO 45,000 SF
- » 3,000 AMPS OF POWER



GAHANNA LOGISTICS CENTER



BEAU TAGGART
+1 614 581 2314
beau.taggart@kbcadvisors.com

JOE KIMENER
+1 614 313 9626
joe.kimener@kbcadvisors.com



SITE SPECIFICATIONS

10
ACRES

141,695 SF
AVAILABLE

32'
CLEAR HEIGHT

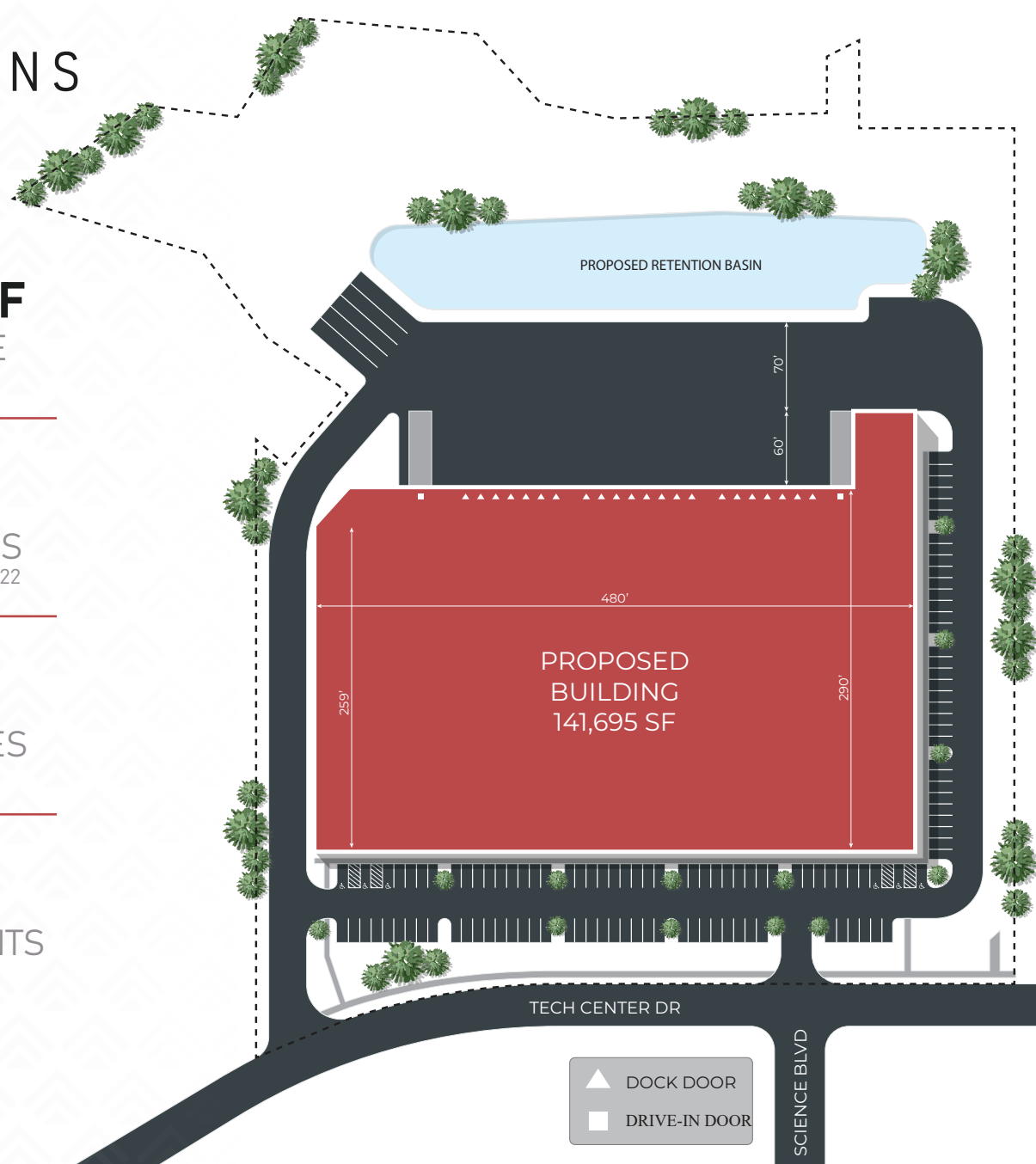
16
DOCK DOORS
EXPANDABLE UP TO 22

2
DRIVE-IN DOORS

118
AUTO SPACES

5
TRAILER SPACES

2
ACCESS POINTS



BEAU TAGGART
+1 614 581 2314
beau.taggart@kbcadvisors.com

JOE KIMENER
+1 614 313 9626
joe.kimener@kbcadvisors.com



CORPORATE NEIGHBORS



BEAU TAGGART
+1 614 581 2314
beau.taggart@kbcadvisors.com

JOE KIMENER
+1 614 313 9626
joe.kimener@kbcadvisors.com



ACCESS MAP

CSX COLUMBUS
INTERMODAL | 19 MILES




GAHANNA
LOGISTICS CENTER



JOHN GLENN INT'L AIRPORT
5 MILES

COLUMBUS



RICKENBACKER INT'L
AIRPORT | 18 MILES

BEAU TAGGART

+1 614 581 2314

beau.taggart@kbcadvisors.com

JOE KIMENER

+1 614 313 9626

joe.kimener@kbcadvisors.com


KBCADVISORS

COLUMBUS OVERVIEW

TOP EMPLOYMENT SECTORS IN COLUMBUS



STRATEGIC LOCATION & LOGISTICS

- » Columbus is within a one-day drive of 50% of the U.S. Population and manufacturing capacity, making it a prime distribution hub.
- » Access to three major interstates (I-70, I-71 & I-270) facilitates easy transportation of goods.
- » Close proximity to Rickenbacker and John Glenn International Airports, allowing easy access to major cargo and pedestrian transportation hubs.



BUSINESS-FRIENDLY ENVIRONMENT

- » Lower cost of doing business compared to coastal cities.
- » Various tax incentives and grants, including those for manufacturing and logistics companies.
- » A growing tech and innovation ecosystem attracting startups and Fortune 500 companies alike.
- » They have an ambitious 10-year goal to:
 - Create 60,000 new jobs
 - \$3.3 billion in new payroll
 - \$10 billion in new investment



TECHNOLOGY HUB

- » **Amazon Web Services (AWS):** March 2025 - \$1B investment announced by AWS, part of broader plan to invest over \$23B by 2030 in Ohio.
- » **Microsoft:** October 2024 | Plans unveiled to invest \$1B for three Data Centers in NE Columbus.
- » **Cologix:** November 2024 | Cologix announced \$7B investment in an 800-megawatt data center complex in Johnstown, OH.
- » **Google:** June 2024 | \$2.3B committed to expanding existing data center campus.
- » **Vantage Data Centers:** October 2024 | Construction underway on 192-megawatt facility.
- » **Intel Chip Plant:** March 2024 | Intel increased anticipated investment amount to construct 2 semiconductor fabrication facilities to \$28B. Building 1 will be operational in 2030 or 2031 and building 2 will commence construction in 2032.

IMMEDIATE WORKFORCE

POPULATION REACH

1,558,947
30 MIN

2,391,625
60 MIN

16,135,055
3 HR

52,716,909
6 HR

LABOR POOL

WAREHOUSE WORKERS



\$17.16

Avg Hourly Earnings

30 MIN

36,554

7.88%

60 MIN

61,757

10.52%

2024 Resident Workers

Past 5-Year Growth

MANUFACTURERS + FABRICATORS



\$20.32

Avg Hourly Earnings

30 MIN

6,803

3.68%

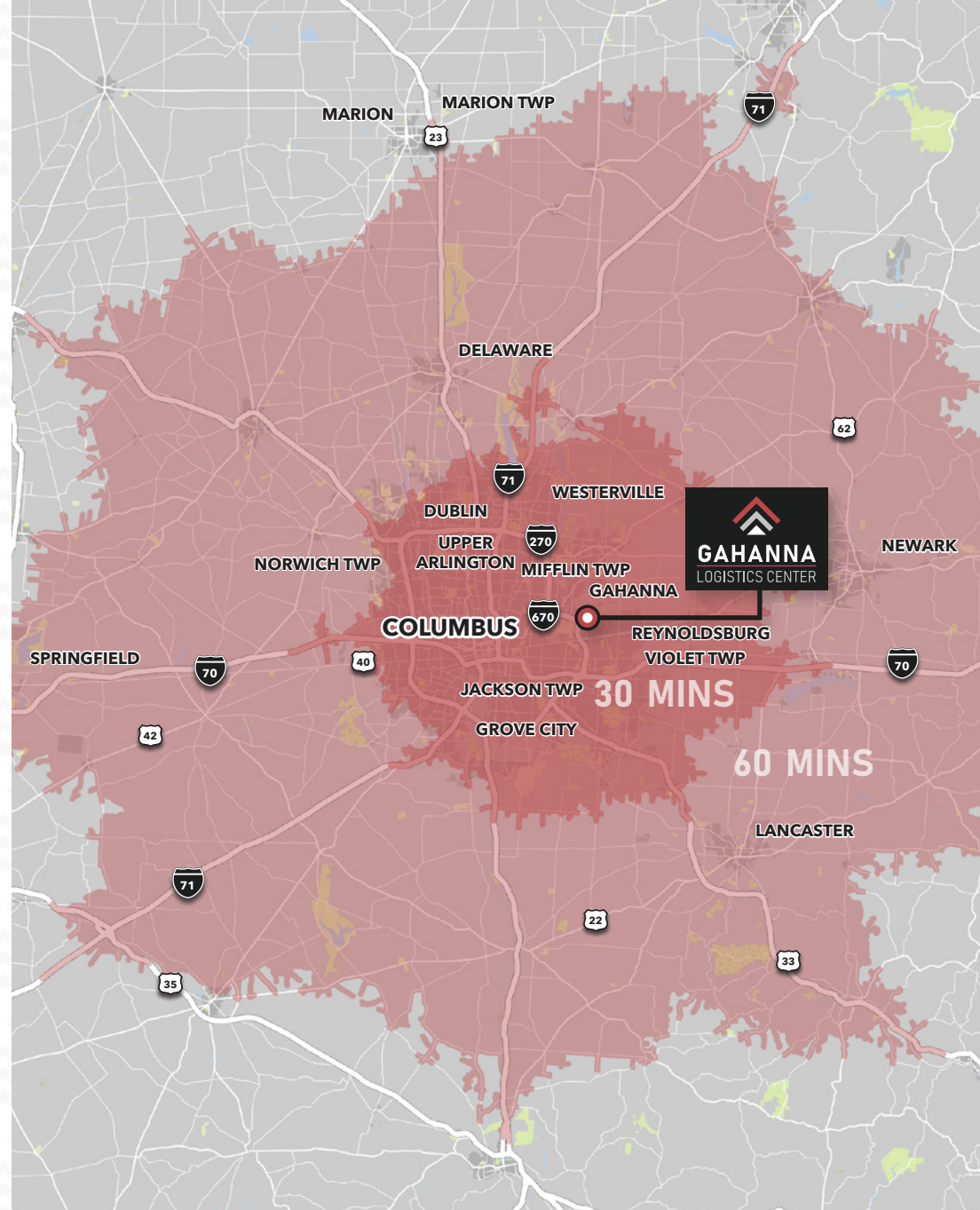
60 MIN

14,769

4.61%

2024 Resident Workers

Past 5-Year Growth



BEAU TAGGART

+1 614 581 2314

beau.taggart@kbcadvisors.com

JOE KIMENER

+1 614 313 9626

joe.kimener@kbcadvisors.com

© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.