

COMMERCE CENTER EAST

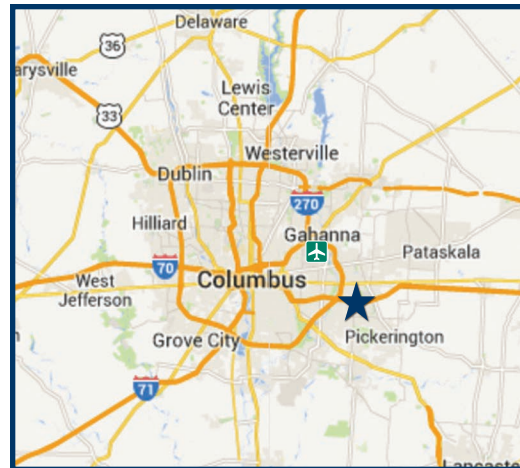
6300 - 6520 TUSSING ROAD :: COLUMBUS, OHIO 43068

BENDERSON DEVELOPMENT

AVAILABLE FOR LEASE

LATITUDE: 39.930643 LONGITUDE: -82.827216

**NOW
LEASING**
AVAILABILITIES FROM
6,000 TO 850,000 SF



:: LOCATION FEATURES

- DIRECT FRONTAGE on I-70 providing excellent visibility
- DIRECT ACCESS at Brice Road and I-70 interchange
- Rare signage opportunities along I-70
- Traffic counts of 129,000 AADT on I-70 and 80,000 AADT on I-270
- Numerous restaurants, hotels and retail nearby
- 1 mile from I-270 interchange (Exit 108)
- 5 miles from Columbus International Airport
- 12 miles from Downtown Columbus
- Brice Road market offers a large, highly-skilled and dependable labor force

:: SITE FEATURES

- City of Columbus 10-year 75% tax abatement
- 50-acre site with plans in place for four 120,000 - 150,000 SF multi-tenant buildings, or, build-to-suit opportunities up to 850,000 SF
- Zoned L-M, Limited Manufacturing District
- Generous car parking and truck staging areas
- 200' Truck Courts with 65' Concrete Aprons
- Chipotle Mexican Grill, Boston Market, Starbucks and McDonald's directly on site
- Campus-like setting with attractive landscaping

:: BUILDING FEATURES

- Modern concrete tilt wall construction
- 32' clear ceiling heights
- 51' column spacing for maximum interior flexibility
- Dock-high loading with 8'-8" x 10' doors; ramps for grade level loading
- ESFR fire sprinkler system
- Energy efficient LED light fixtures
- Three phase 480v power

:: FOR INFORMATION

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BENDERSON

COMMERCE CENTER EAST

COLUMBUS :: OHIO

BENDERSON DEVELOPMENT



OFFICE :: INDUSTRIAL :: RETAIL :: HOTEL :: RESIDENTIAL

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