



WEST JEFFERSON INDUSTRIAL CENTER

Q2 2027 DELIVERY

DRONE VIDEO

15 YEAR 100% TAX ABATEMENT

532,980 SF AVAILABLE

WALKER WAY, WEST JEFFERSON, OH 43162





SITE AERIAL & LOCATION

23 MIN | 20 MILES
Downtown Columbus

52 MIN | 53 MILES
Downtown Dayton

1.75 HR | 98 MILES
Downtown Cincinnati

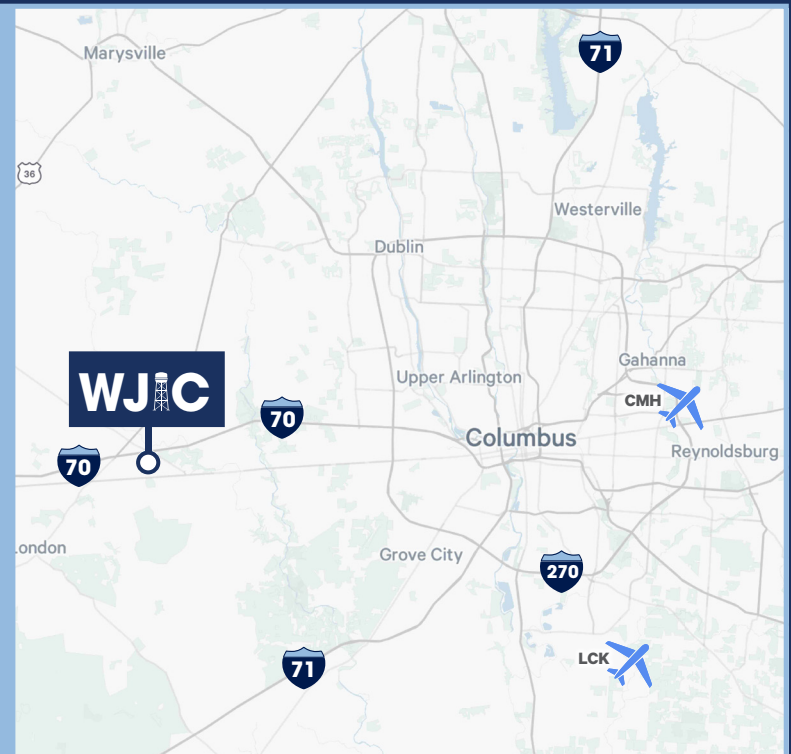
EASE OF ACCESS

1 MIN
I-70

18 MIN
I-270

30 MIN
John Glenn
International Airport

40 MIN
Rickenbacker
International Airport



PREMIER MANUFACTURING AND DISTRIBUTION OPPORTUNITY

1,134' X 470'
DIMENSIONS

266,490 SF
MINIMUM DIVISIBLE

Q2 2027
DELIVERY

AVAILABILITY

532,980 SF

SPEC OFFICE

3,000 SF

ACREAGE

34.99 AC

TAX INCENTIVE

15 YEAR 100%
TAX ABATEMENT

DOCK DOORS

54 (9' x 10')

DRIVE INS

4 (14' x 16')

CLEAR HEIGHT

40'

DOCK EQUIPMENT

45,000 LB LEVELERS,
SWING ARM LIGHTS, SEALS

COLUMN SPACING

54' x 50' with
60' staging bay

TRUCK COURT

190'

FIRE SYSTEM

ESFR

PARKING

300 AUTO
169 TRAILER

LIGHTING

LED Motion Sensor
at 30FC

POWER

6,000 amps
(2 - 3,000 amp panels)

ROOF

45mil
roofing system

FLOOR

8" Unreinforced
4,000 PSI

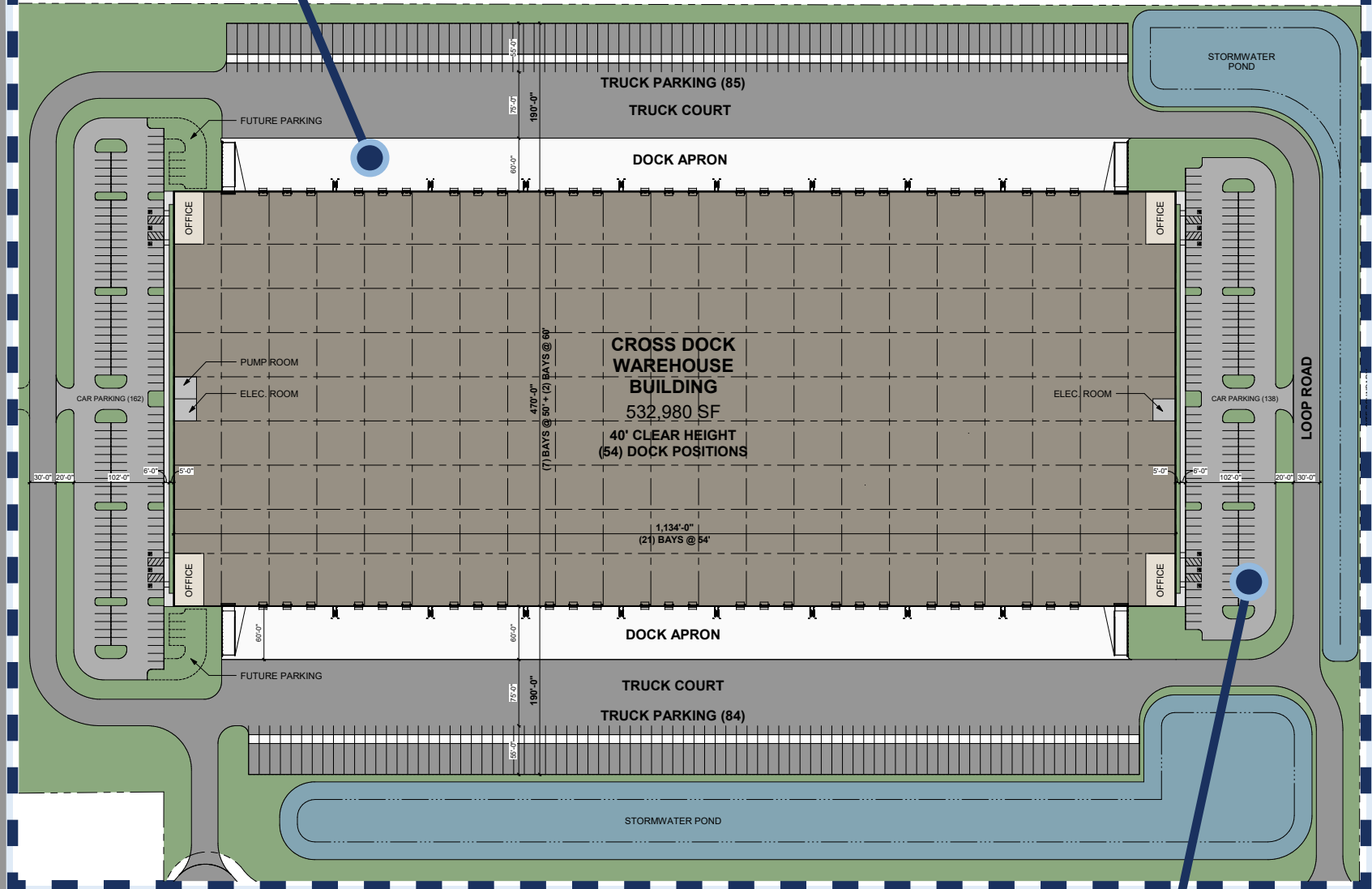
54 DOCK DOORS
(9' x 10')

4 DRIVE IN DOORS
(14' x 16')

169 TRAILER
PARKING

TRAILER OPTIMIZED SITE

BYERLY ROAD



WALKER WAY

AMPLE PARKING

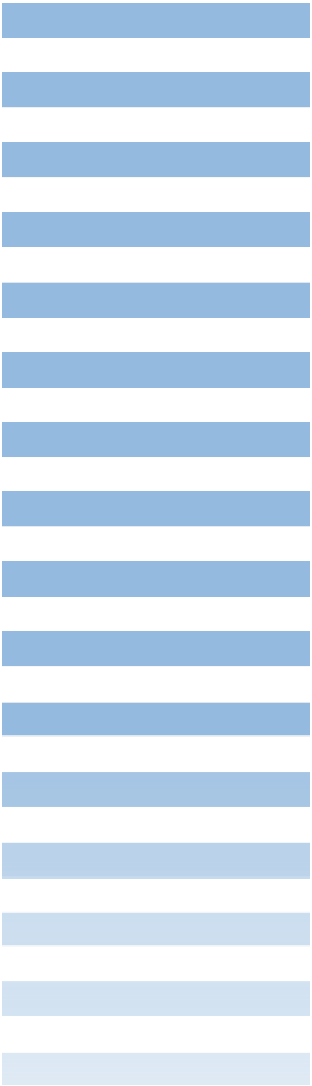
1 SPEC OFFICE
(±3,000 SF)

21 BAYS
(±25,000 SF)

300 AUTO
PARKING



PERFECTLY POSITIONED AMONG TOP TENANTS



UNBEATABLE ACCESS AND AMENITIES

Nestled between London and downtown West Jefferson, O Walker Way benefits from proximity to a variety of fast-casual dining, retail, gas stations and hotels within a 15 minute drive time radius for everyday convenience.



ACCESS TO AN UNBEATABLE LABOR POOL

931,130
WEST JEFF
POPULATION



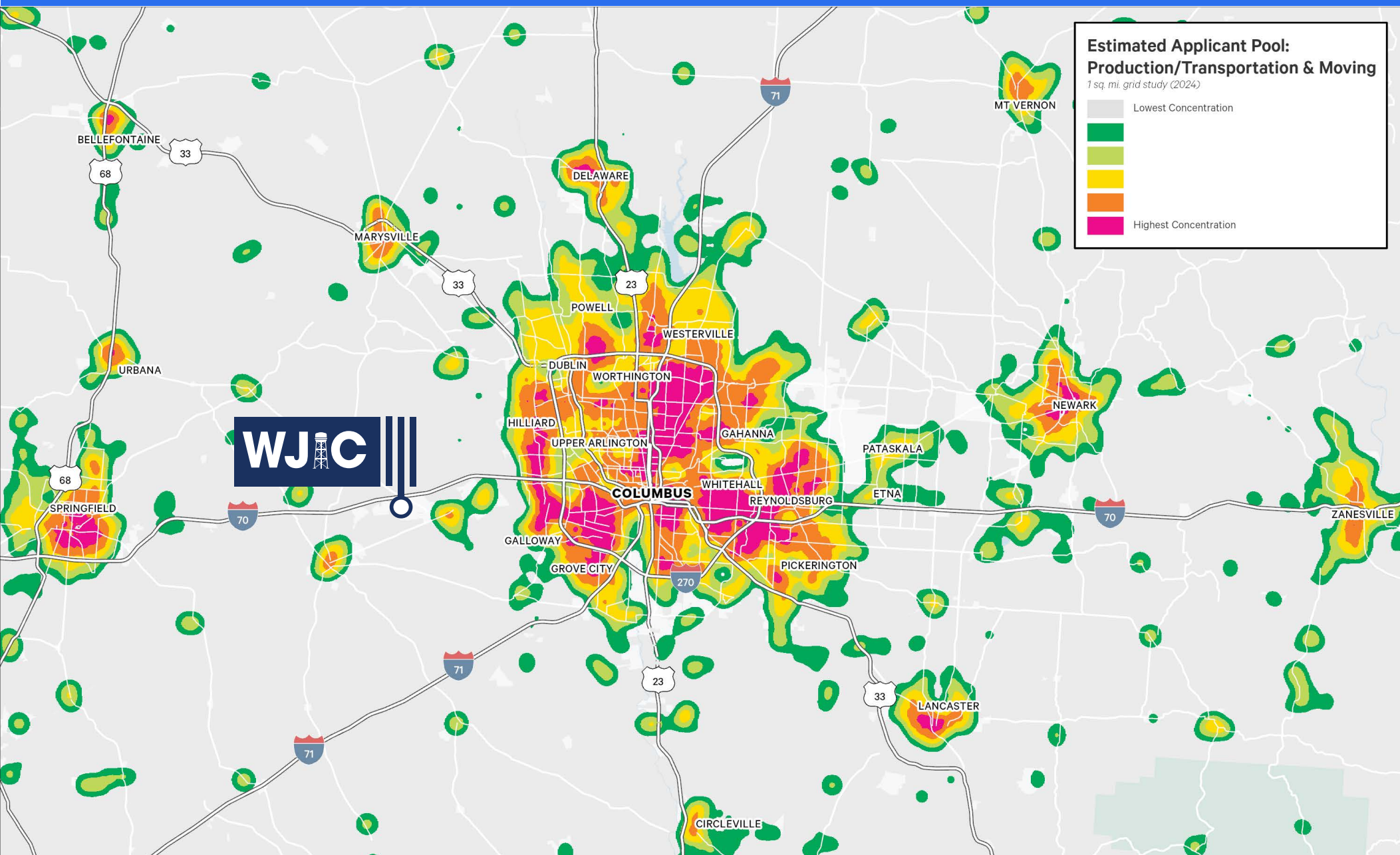
39,948
LABOR
FORCE



4.4%
UNEMPLOYMENT
RATE



62.4%
LABOR
PARTICIPATION



THE NATION WITHIN REACH



COLUMBUS IS RANKED 1ST IN THE US FOR GROWTH AND INFRASTRUCTURE.



COLUMBUS HAS TWO INTERNATIONAL AIRPORTS: JOHN GLENN COLUMBUS AIRPORT (CMH) AND RICKENBACKER AIRPORT (LCK).



RICKENBACKER INTERNATIONAL AIRPORT IS ONE OF THE NATION'S ONLY CARGO FOCUSED AIRPORTS.



OHIO IS RANKED A TOP 5 STATE FOR BUSINESS CLIMATE DUE TO COMPETITIVE TAX STRUCTURE AND WORKFORCE TRAINING.





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