

INDUSTRIAL SERVICES



FLEX / WAREHOUSE SPACE

400 E Wilson Bridge Rd
Worthington, OH 43085

TOTAL AVAILABLE SPACE

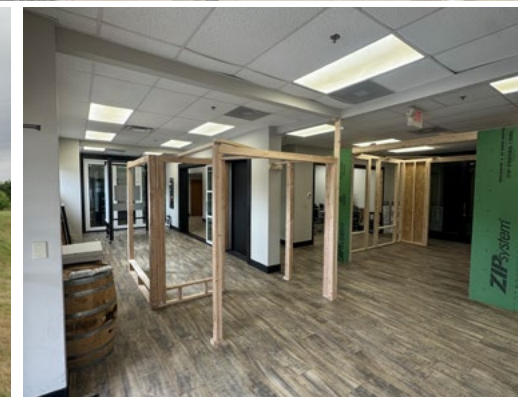
14,632 SF

- > Sublease through May 31, 2027
- > 5 Dock Doors (1 Ramped)
- > Immediate Access to I-270

PRESENTED BY

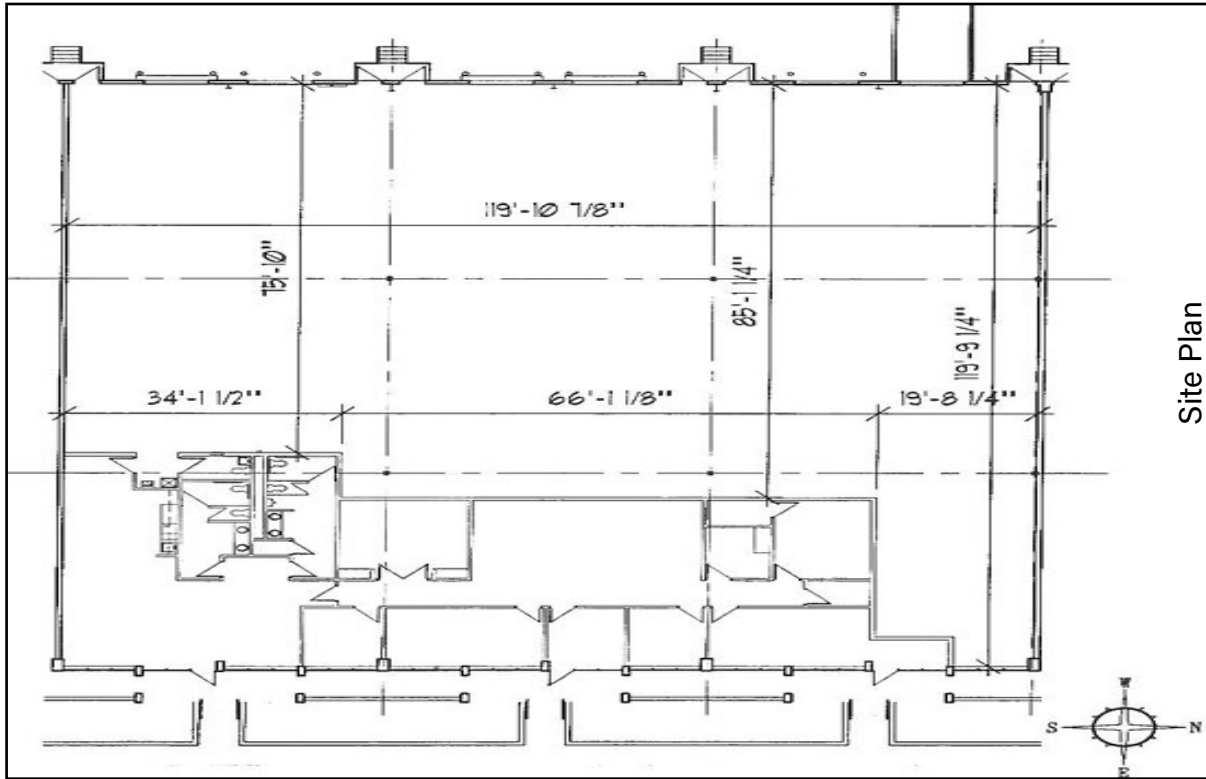
Kyle Burrier

Advisor | Equity



PROPERTY SPECIFICATIONS

400 E Wilson Bridge Rd, Worthington, OH



Industrial flex space suitable for diverse operations. The property features a professional corporate setting with ample parking and maneuverability for trucks. Ideally situated for distribution or light manufacturing uses.

Clear Height	18'
Dock	5 Total (1 Ramped)
Column Spacing	40' x 40'
Power	250 Amps, 3-Phase 120/208 Volt
Construction	Steel
Sprinklers	Yes
Parking Spaces	50
Zoning	Light Industrial
Year Built	1983/1991
Parcel #	100-005891

FINANCIAL OVERVIEW

\$5.84

Net Rate / SF

\$4.99

OpEx / SF

Sublease through **May 31, 2027**

TOTAL AVAILABLE SPACE

14,632 SF

Warehouse Space **10,707 SF**

Office Space **3,925 SF**

LOCATION & ACCESS

400 E Wilson Bridge Rd, Worthington, OH

Strategically located in the Columbus North submarket, this facility offers immediate access to I-270 and US Route 23. The site benefits from excellent regional connectivity and established infrastructure.

Daily Traffic Counts (VPD)

I-270 EAST / WEST

172,647



US ROUTE 23

35,826

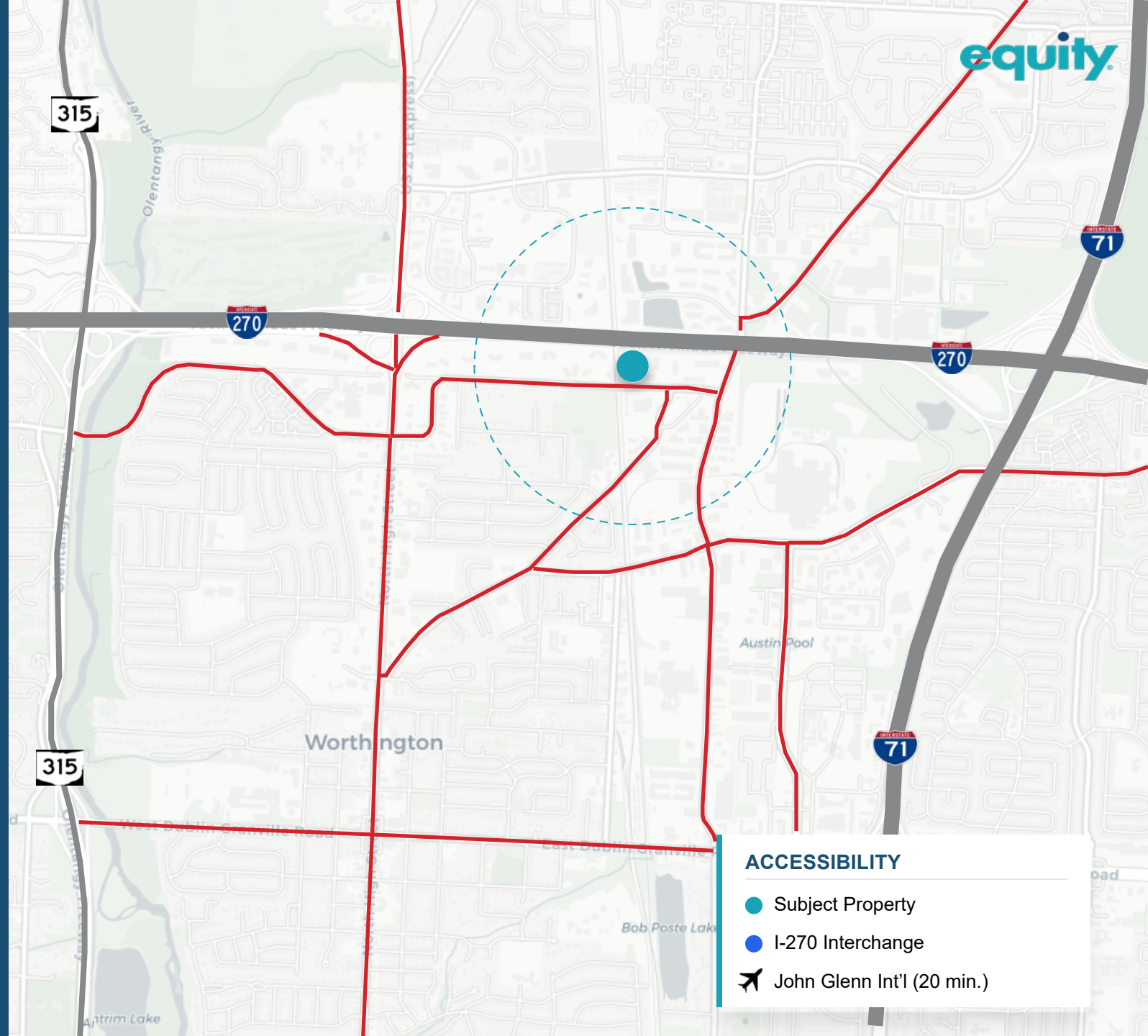


E WILSON BRIDGE RD

11,628



Source: ODOT Traffic Survey



MARKET OVERVIEW

EDUCATION

57%

Bachelor's Degree & Beyond

INCOME GROWTH

13%

Projected Income Growth
(2023-2028, 10 Min. Drive)

Total Employees (5 Mile)

150,595

Robust local labor pool

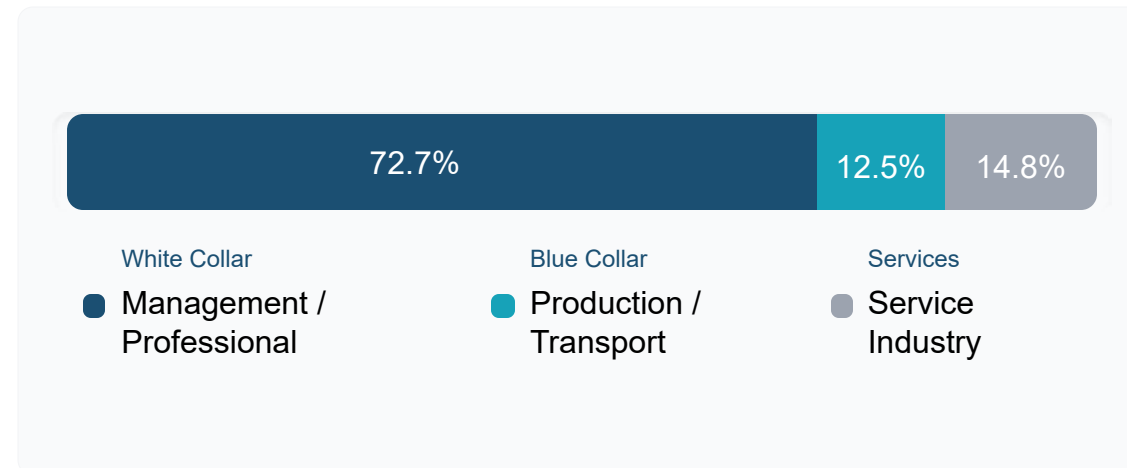
AREA DEMOGRAPHICS

400 E Wilson Bridge Rd, Worthington, OH

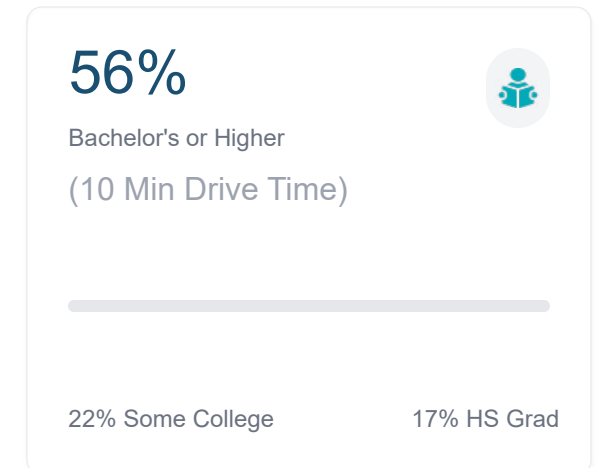
Source: Esri 2023/2028 Estimates

CATEGORY	1 MILE	3 MILES	5 MILES	10 MIN DRIVE
2025 Population	9,188	109,418	111,966	289,915
2023 Median HH Income	\$79,501	\$85,603	\$85,495	\$88,168
2028 Median HH Income	\$90,380	\$97,212	\$98,545	\$100,742
Total Businesses	1,436	4,982	12,268	3,936
Total Employees	19,617	61,888	150,595	48,865

EMPLOYMENT CLASSIFICATION (10 MIN DRIVE)



EDUCATION ATTAINMENT



Contact Us

For more information, please contact:



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Columbus, OH Office



Commercial Real Estate Solutions®

400 E Wilson Bridge Rd.
Worthington, OH