

FOR LEASE
332,515 SF



BOLTON ONE

1948 NORTON ROAD COLUMBUS, OH 43228



PROPERTY HIGHLIGHTS

LOCATION:	1948 Norton Road, Columbus, Ohio 43228
ACCESS:	Bolton One can be accessed from Norton Road and Bolton Field Airport Road. Norton Road intersects with Georgesville Road off of I-270
ZONING:	M-Manufacturing
TAX ABATEMENT:	Enterprise Zone Agreement in place with 10-year 75% tax abatement
BUILDING SIZE:	332,515 SF (300' x 1,104')
COLUMN SPACING:	60' d x 48' w (standard bay size: 14,400 SF) (300' d x 48' w)
SITE SIZE:	24.52 Acres
OFFICE SIZE:	1,600 SF Spec Suite
DOCKS:	(33) 9' x 10' doors, each with 6' x 8' 40,000 lb mechanical levelers with bumpers and dock seals. Knock-out panels for additional 31 dock doors
DRIVE-INS:	(4) 12' x 14' Drive-in doors
BUILDING HEIGHT:	32' Clear Height inside building (after first bay)
ELECTRICAL:	(3) 1200-amp 480/277-volt tenant electrical services w/ a 100-amp house service
MECHANICAL:	Direct gas-fired make-up air handling units
FIRE SUPPRESSION:	ESFR
LIGHTING:	LED with motion sensors
EXTERIOR:	Precast concrete panels with storefront entry's
ROOF:	.45 mil mechanically fastened, white TPO roof
CAR PARKING:	332 car parking
FUTURE TRAILER PARKING:	60 trailer parking
UTILITIES:	Water/Sewer (City of Columbus), Power (AEP), Gas (Columbia Gas), Fiber (WOW!)
PROJECT COMPLETION:	May 2023

ALKIRE ROAD

NORTON ROAD

POND

FUTURE ACCESS ROAD

POND

62 CAR PARKING

PUMP ROOM

DRIVE IN

60 FUTURE TRAILER PARKING
33 DOCK DOORS - 31 FUTURE DOCK DOORS

DRIVE IN

DRIVE IN

BUILDING 1
332,515 S.F.
300'-0" x 1,104'-0"

STANDARD BAY SIZE: 14,400
300'-0"

SPEC OFFICE
1,600 S.F.

POND

POND

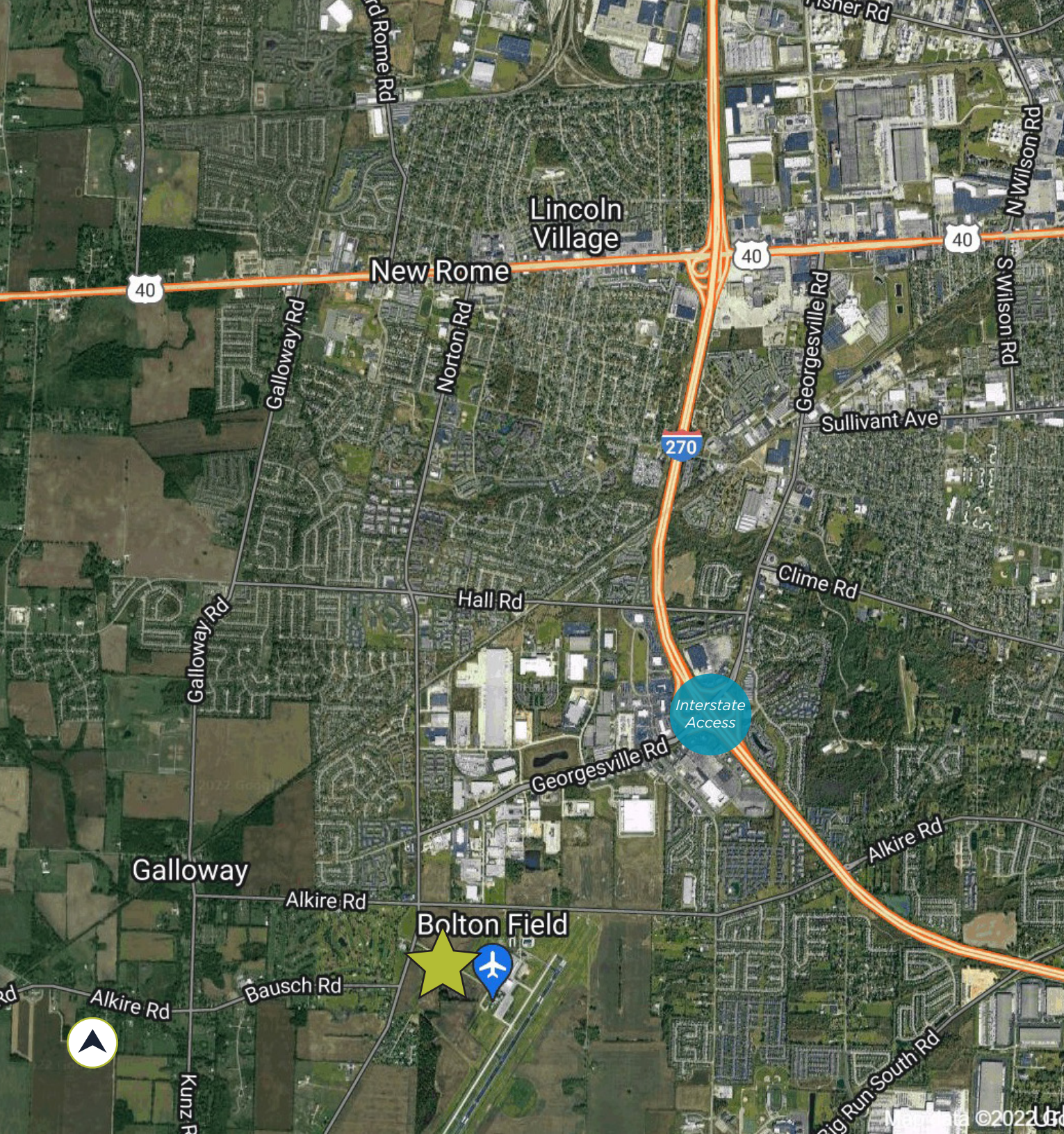
SETBACK

FUTURE ACCESS ROAD
PROPERTY LINE

216 CAR PARKING
BOLTON FIELD AIRPORT ROAD

60 CAR PARKING





1.6 MILES

TO INTERSTATE I-270

4.8 MILES

TO INTERSTATE I-70

16.4 MILES

TO RICKENBACKER

12.6 MILES

TO COLUMBUS CBD

69 MILES

TO DAYTON, OHIO

101 MILES

TO CINCINNATI, OHIO

175 MILES

TO INDIANAPOLIS, INDIANA

A DRIVING WORKFORCE

Bolton One is located in Franklin County and is situated in the area of Southwest, Columbus Ohio. Just minutes from downtown Columbus, 3 airports and 2 intermodals.



POPULATION

232,800
Within 5 Miles

525,719
Within 10 Miles



AVG. INCOME

\$72,343
Within 5 Miles

\$85,572
Within 10 Miles



EST. HOUSEHOLDS

60,624
Within 5 Miles

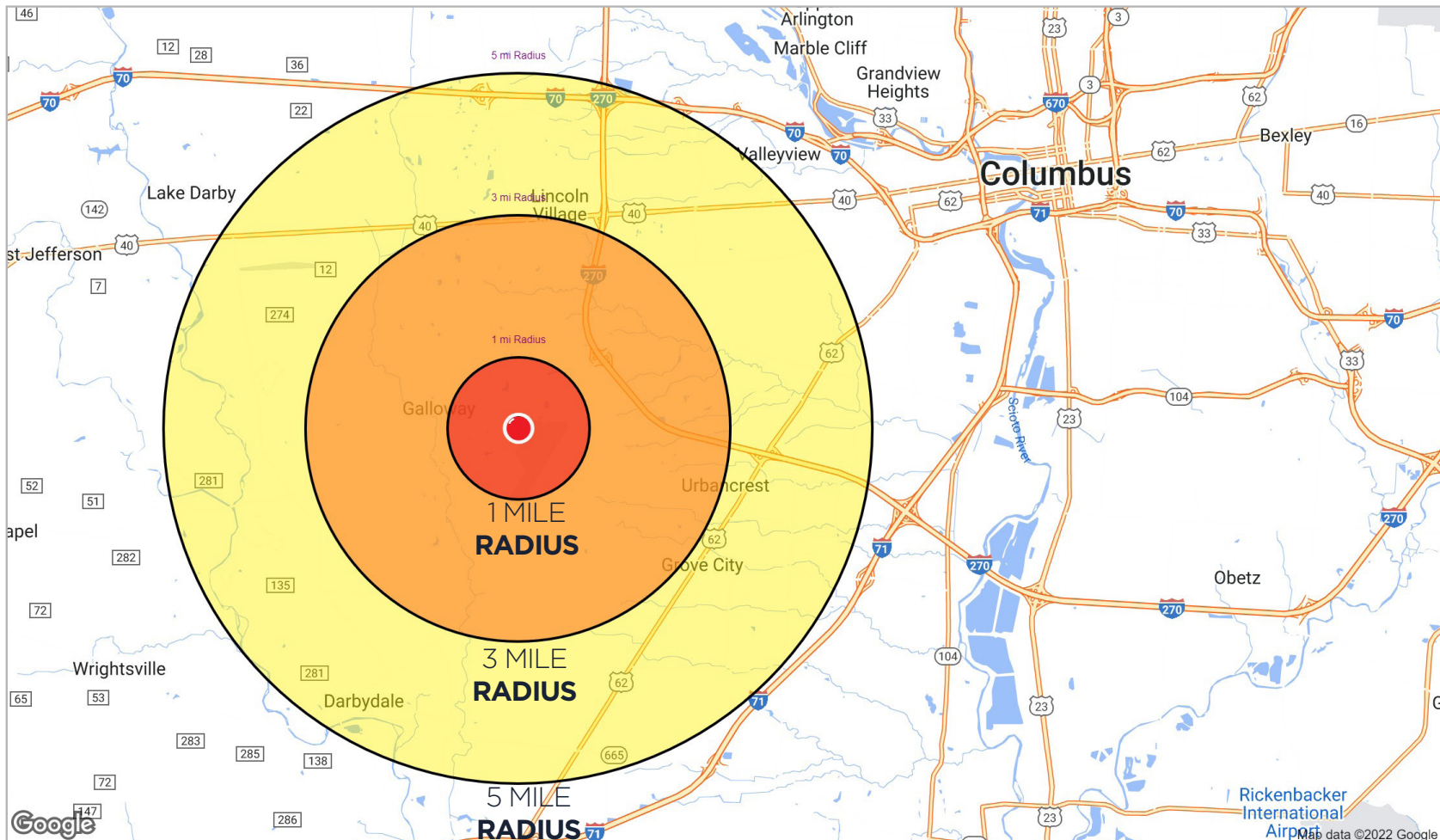
208,106
Within 10 Miles



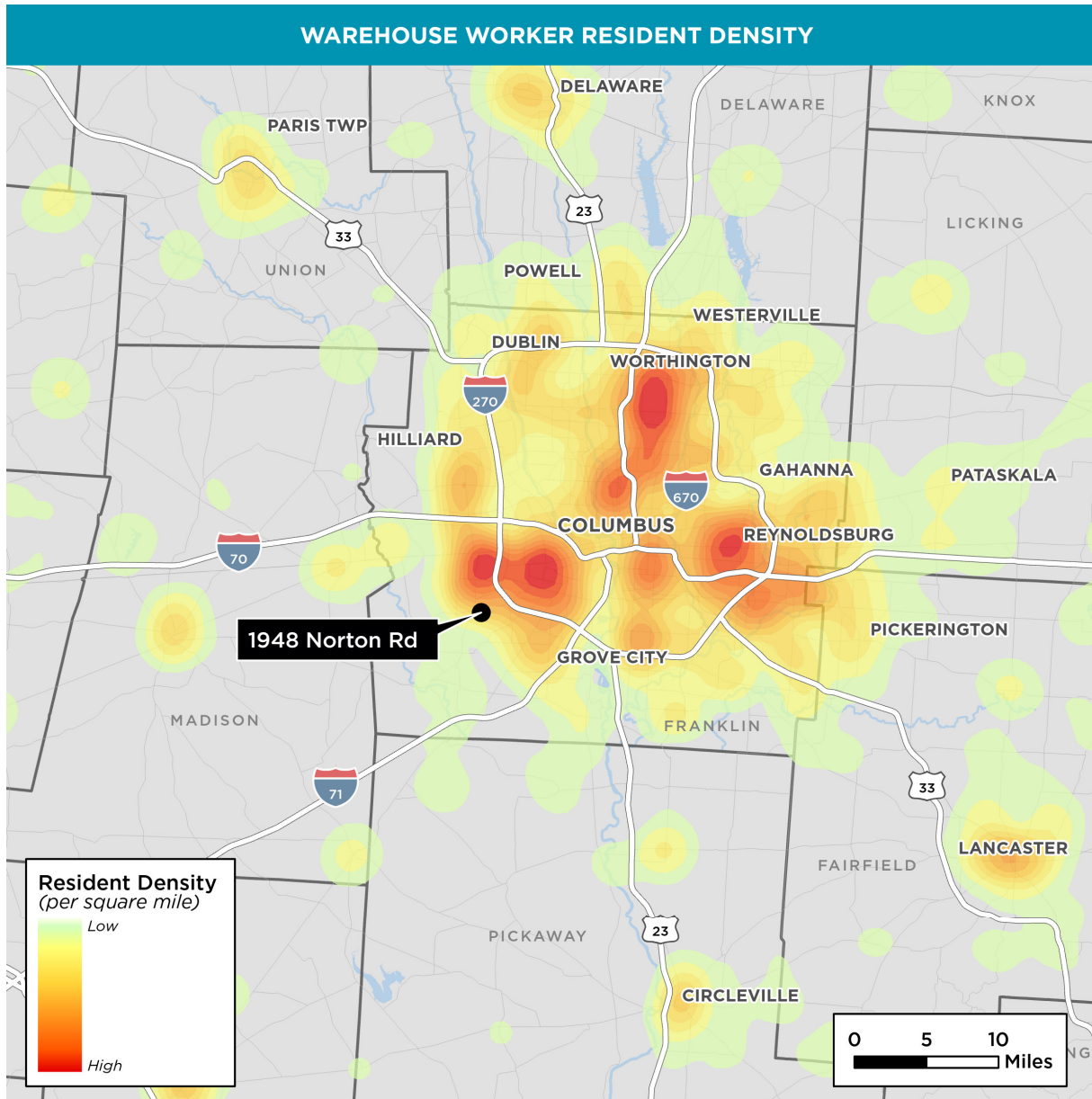
DAYTIME DEMO'S

92,963
Within 5 Miles

441,558
Within 10 Miles



COLUMBUS METRO AREA STATS



2.9%
COLUMBUS
UNEMPLOYMENT RATE

18.4%
EMPLOYMENT GROWTH
SINCE 2010

66.7%
LABOR PARTICIPATION
RATE

\$17.77/HR
AVG MANUFACTURING
WAGES

\$17.38/HR
AVG LOGISTICS WAGES

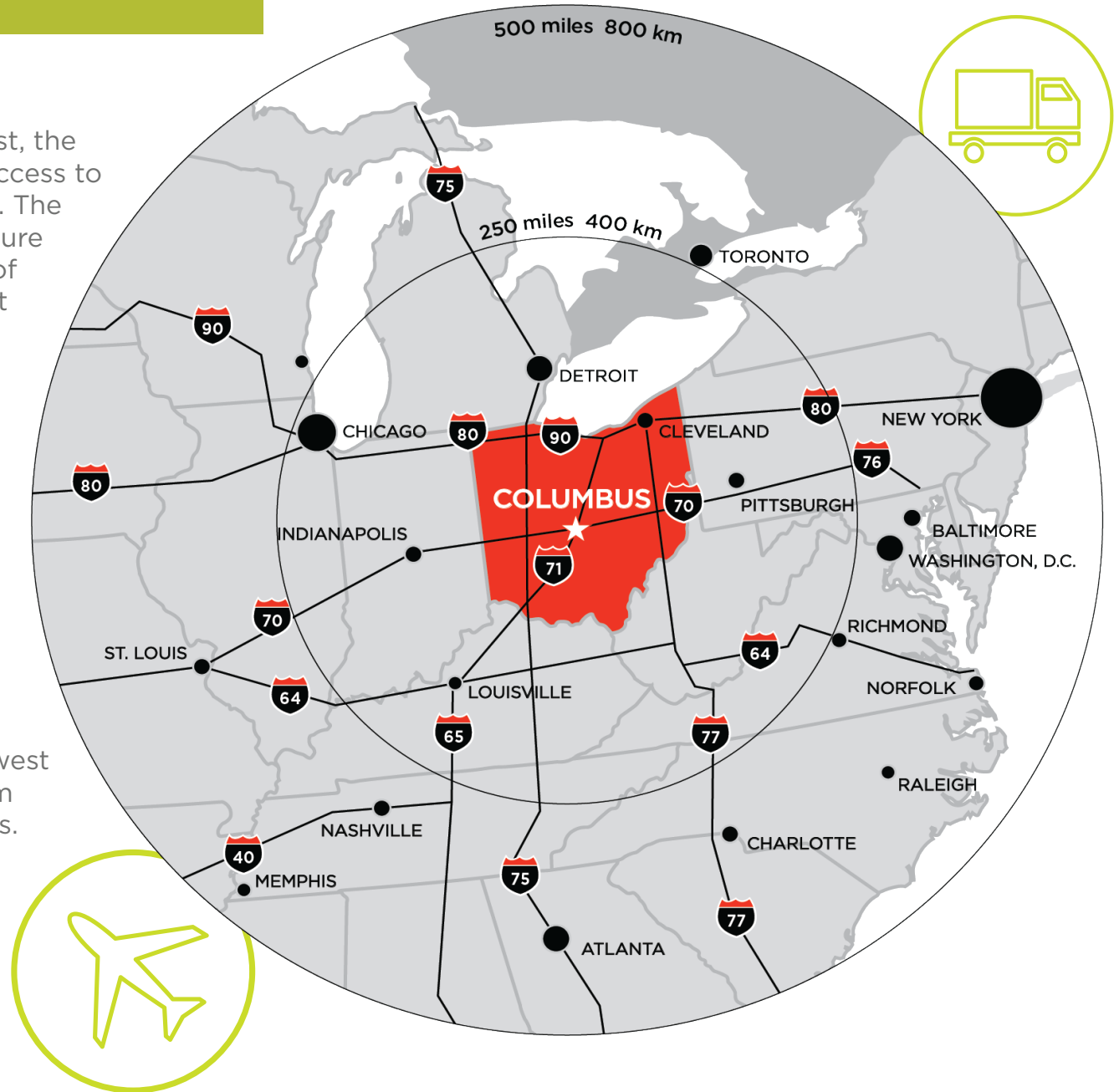
(Source: EMSI data)

TRANSPORTATION TO THE USA

Located in the heart of the Midwest, the Columbus Region provides easy access to major national and global markets. The Region's transportation infrastructure allows the cost-effective delivery of products and services anywhere at any time.

Central Ohio is located within a 10-hour drive of nearly half the population of the U.S. and one-third the population of Canada.

Crossed by eight major interstate highways, the Columbus Region has easy southbound access through the Mid-Atlantic states to the Southeast. The Region's east-west corridors traverse the country from coast to coast and into the Rockies.





CONTACT INFORMATION

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