



SPEC DEVELOPMENT

Q3 2027 DELIVERY

262,785 SF AVAILABLE

15 YEAR, 100% TAX ABATEMENT APPROVED

1.85 ACRES OF OUTSIDE STORAGE OR 43 TRAILER PARKING SPACES

2300 Etna Parkway SW
ETNA, OH 43062



PROPERTY HIGHLIGHTS

JLL is excited to present a speculative industrial development currently under construction in Columbus, Ohio. This property boasts excellent labor demographics, a range of amenities, and esteemed corporate neighbors.



40,500 – 262,785 SF available

15-year 100% tax abatement

1.85 acres outside storage (or 43 trailer parking spaces)

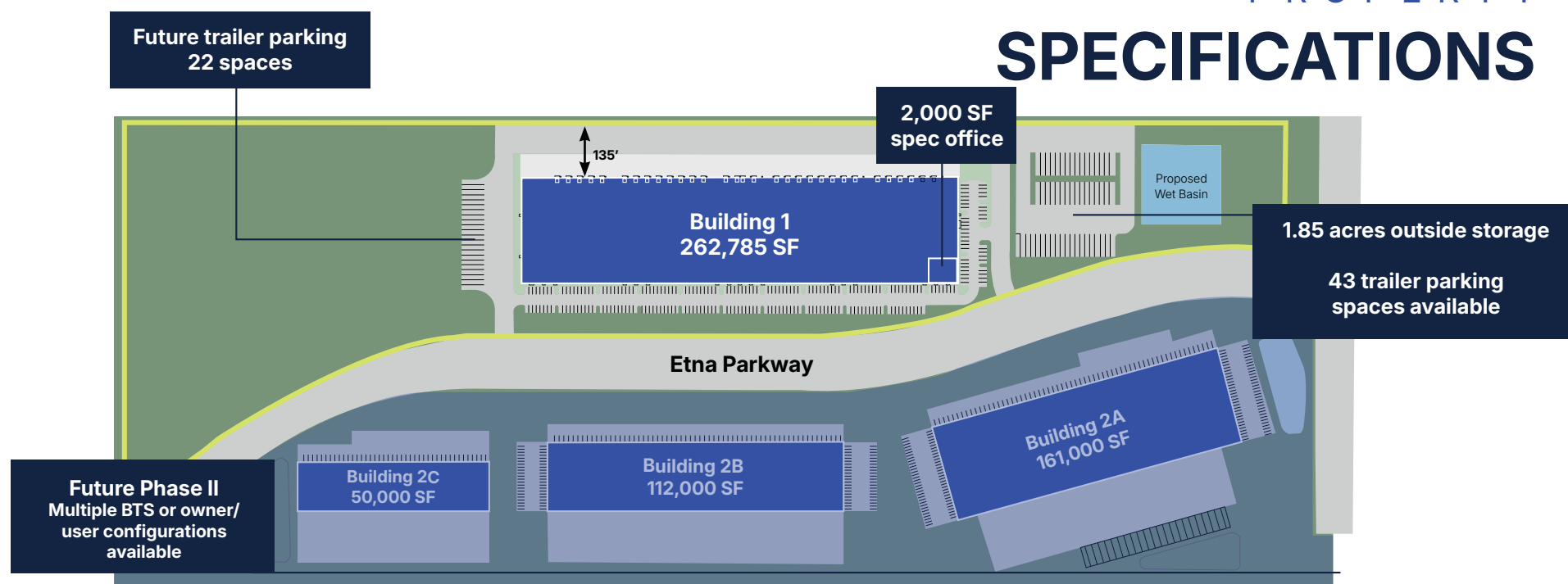
2,000 SF spec office

High-bay LED lighting

ESFR fire suppression



SPECIFICATIONS



SQUARE FEET	262,785 SF (250' x 1,050')
ADDRESS	2300 Etna Parkway SW Etna, OH 43062
YEAR BUILT	Under construction, delivering Q3 2027
BUILDING TYPE	Tilt-up
CLEAR HEIGHT	32'
CAR PARKING	254 car spaces (0.96 per 1,000 SF)
TRAILER PARKING	43 trailer spaces - expandable to 65
DOCK HIGH DOORS	32 (32) future with bumpers and quad outlets at every other door
DOCK PACKAGES	26 35,000 lb mechanical levelers
DRIVE-IN DOORS	Two (2) 12'x14' drive-in doors - expandable
BUILDING DEPTH	250' building depth

TRUCK COURT DEPTH	135' depth
TYPICAL COLUMN SPACING	54' x 47' 6" typical bays; 54' x 60' speed bay
EXISTING OFFICE	+/- 2,000 SF spec office
LIGHTING	High-bay LED lighting
POWER	3,000-amp AEP service transformer, 480V 3-phase
FLOOR SLAB	7" unreinforced SOG
TAX INCENTIVES	100% tax abatement for 15 years
FIRE SUPPRESSION	ESFR
ROOF TYPE/INSULATION	45-mil TPO over R-20 insulation
ZONING	M-1 light manufacturing



CORRIDOR I-70



AREA ADVANTAGES

- Great access to I-70 via five lane SR 310 new interchange
- Road improvements recently completed include: widening of Refugee Road between Mink Street and Etna Parkway and two new roundabouts.
- Strong labor pool



AREA AMENITIES

- Love's Truck Stop
- Hardee's
- McDonald's
- Chipotle
- Starbucks
- Jersey Mike's
- Speedway
- Dairy Queen
- Sheetz
- Subway



MARKET ACCESS

I-70	0.82 MI
US 40	0.3 MI
I-270	8.0 MI
Intel	10 MI
John Glenn Columbus International Airport	10 MI
Rickenbacker International Airport	14 MI
The Ohio State University	15 MI
Anduril Arsenal-1	16 MI



A R E A

DEMOGRAPHICS

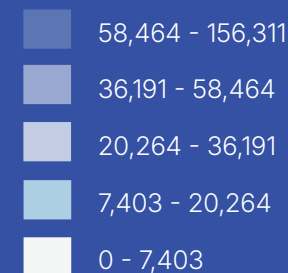
POPULATION/WORKFORCE LOCATED
WITHIN 15, 30, AND 45 MINUTES



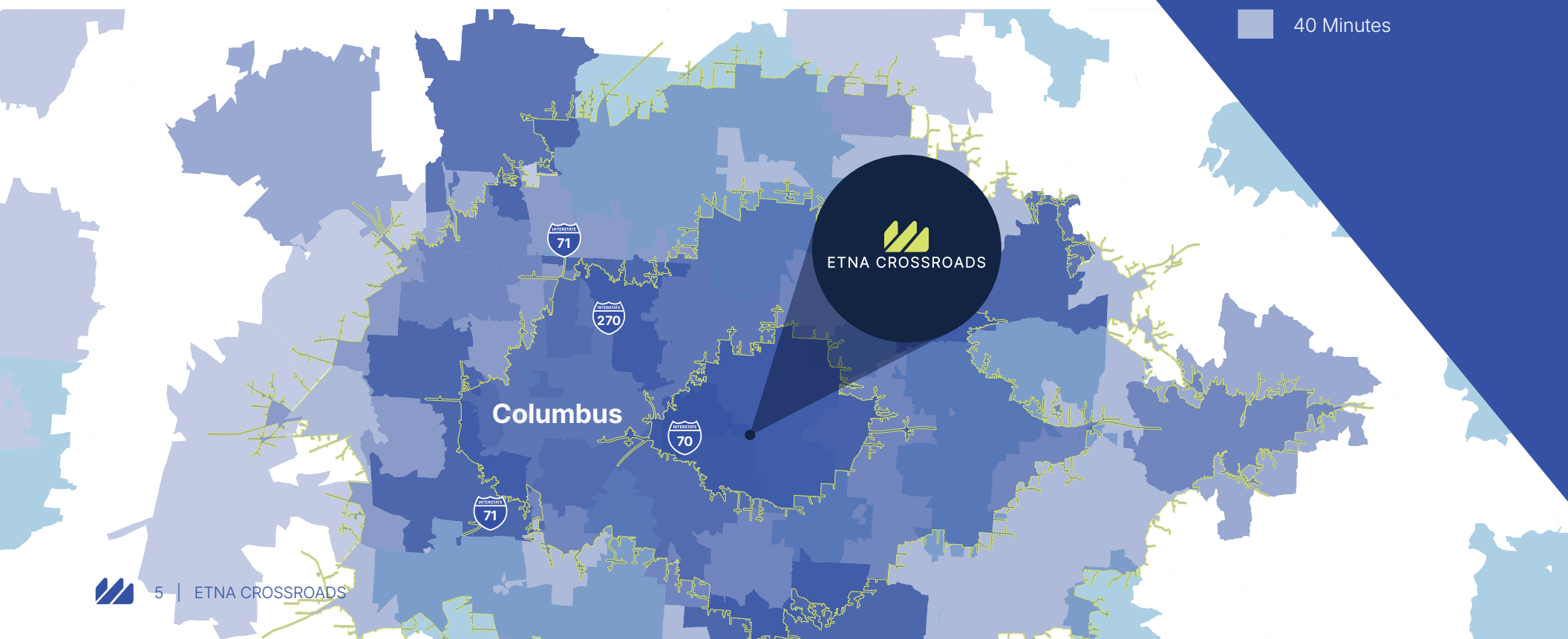
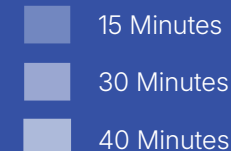
	15 Minutes	30 Minutes	45 Minutes
Population	159,938	986,841	1,945,794
Median HH Income	\$87,105	\$71,095	\$77,688
Daytime Population	131,993	1,072,556	2,018,436

Resident Workers

#Per ZIP Code



Drive Time Trade Area



ACCESS BY AIR

John Glenn Columbus International Airport (CMH)—located just 15 minutes from Downtown Columbus—provides business travelers daily flights to major cities including New York, Chicago, Atlanta and Washington, D.C. Rickenbacker International Airport, one of the world's only cargo-dedicated airports, is located 10 miles south of Columbus to transport good any place, any time.



WHY COLUMBUS?

Columbus is a one day truck drive to many metropolitan areas including, but not limited to New York City, Chicago, Toronto, Atlanta, Indianapolis and Washington D.C. Columbus is regionally located within 600 miles of 60% of the US population, 50% of the Canadian population and 46% of the US manufacturing capacity.



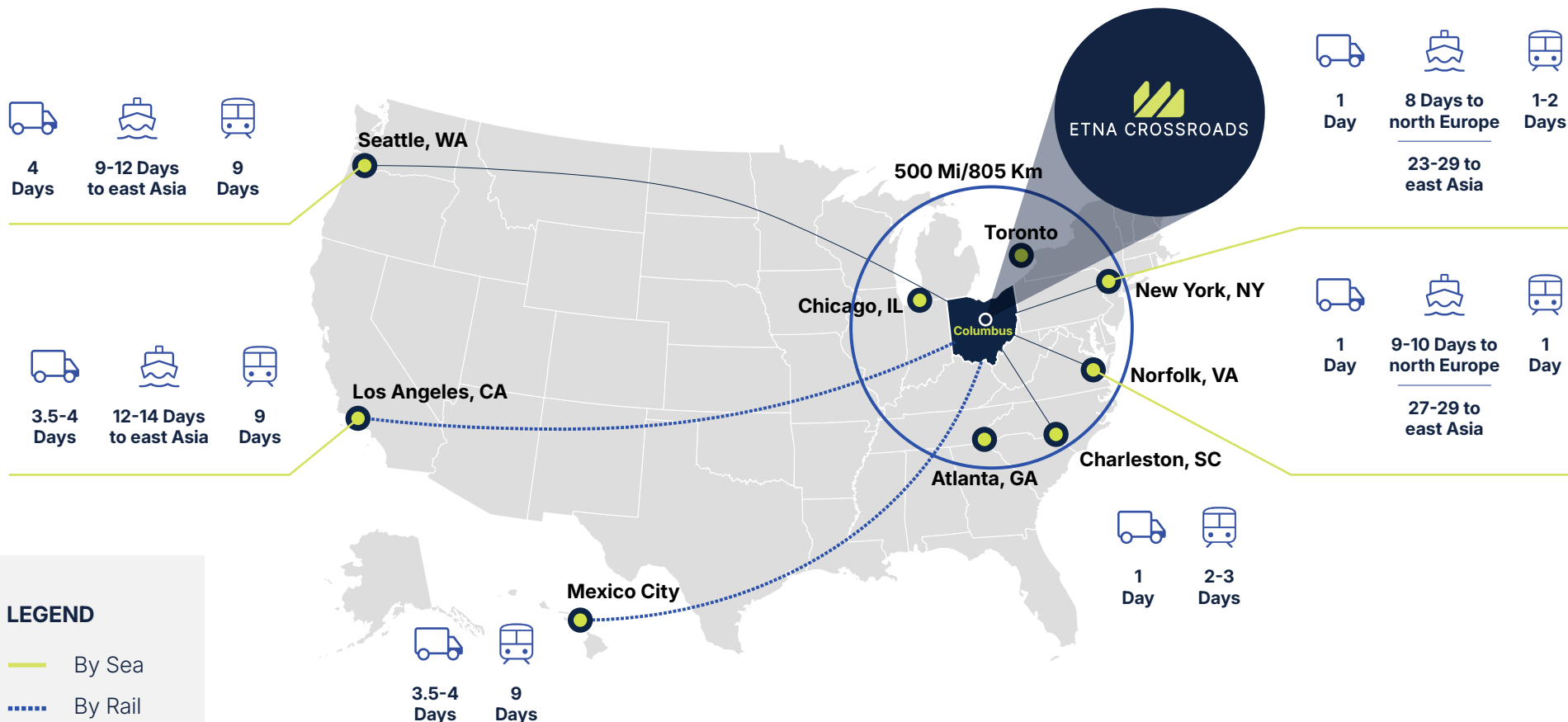
NATIONAL RAIL HUB

Norfolk Southern and CSX, two of the nation's largest rail providers, provide coast-to-coast rail service for double-stacked freight trains via the heartland and Gateway corridors. Four intermodal terminals handle 800,000 container lifts annually as they make their way to world markets and seaports.



GLOBAL ACCESS

Within a day's drive, you can reach 45 percent of the country's population





CONTACT INFORMATION

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