



3080-3232 ALUM CREEK DR, COLUMBUS, OH 43207

AVAILABLE NOW

150,000-604,800 sf
AVAILABLE

up to 800,000 sf ±
CAN BE PROVIDED
(VIA BUILDING EXPANSION)

3080

3232

46

DOCK DOORS

42

DOCK DOORS

1

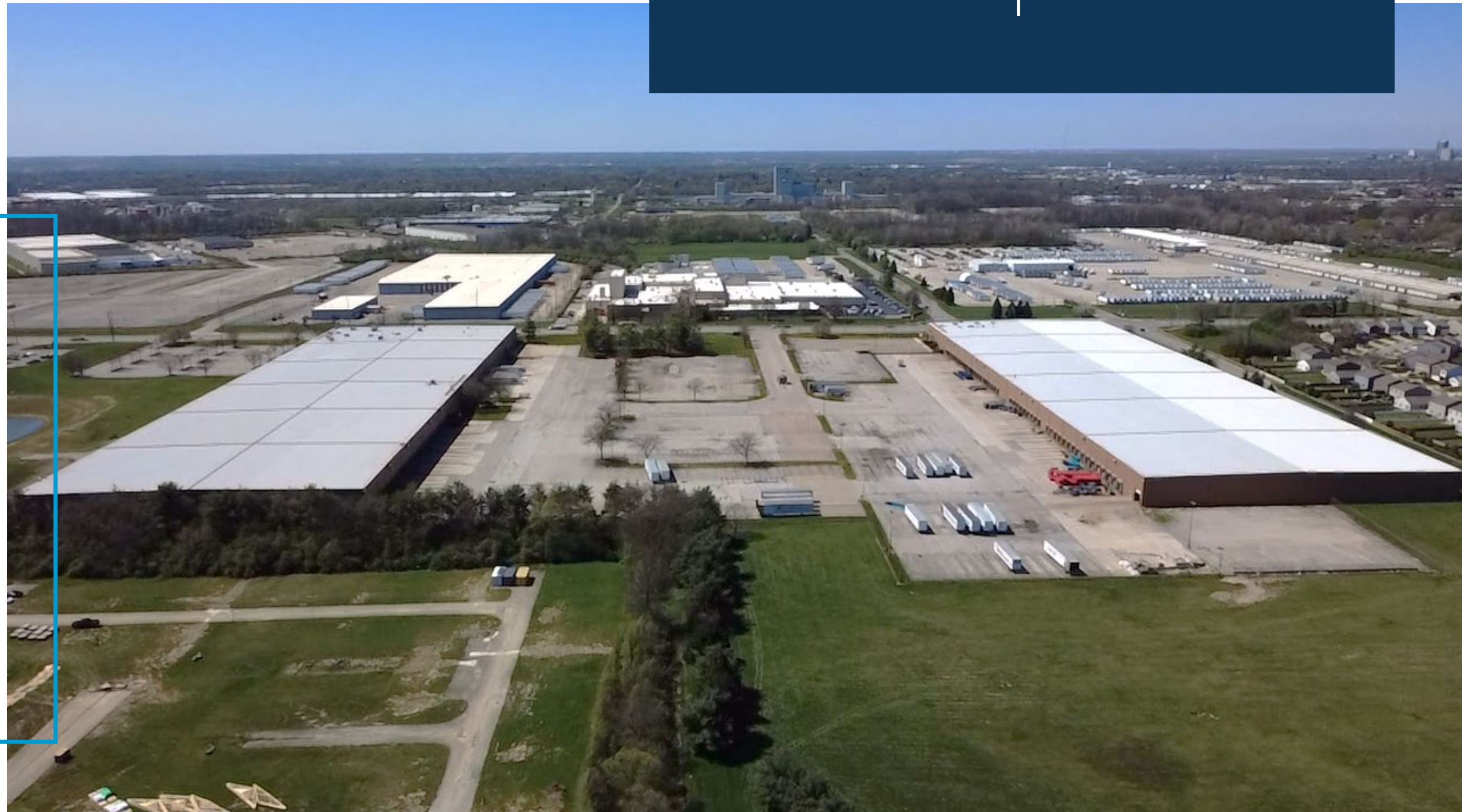
DRIVE-IN DOORS (12'X14')

5

DRIVE-IN DOORS (12'X14')

Features

- Flexible space options with two free-standing 302,400 sf ± buildings
- Ample auto parking plus 10 acres± of IOS on site
- Infill location with access to a plentiful labor pool
- Excess land available for building expansion or additional IOS



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



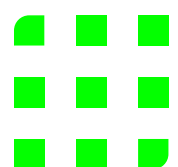
Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



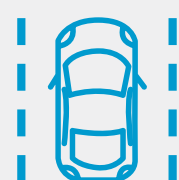
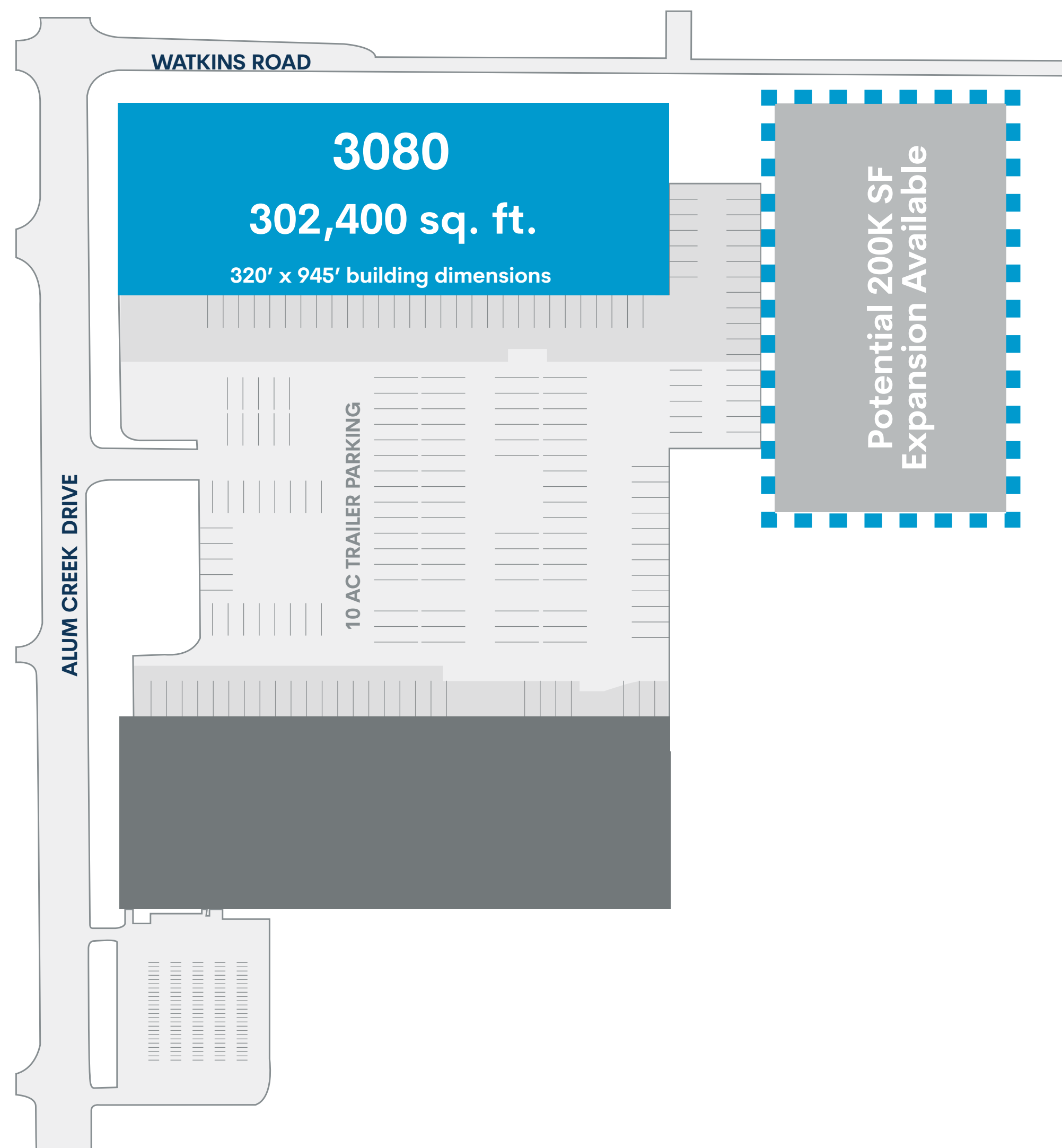
Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

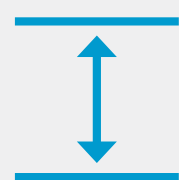


3080 Alum Creek Dr Building Specifications

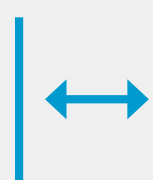
Building Size	302,400 sq. ft.
Available	302,400 sq. ft. (divisible)
Office Space	±10,800 sq. ft. (divisible)
Clear Height	28'
Dimensions	320' x 945'
Column Spacing	45' x 40'
Dock Doors	46 doors
Drive-ins	1 (12' x 14')
Trailer Parking	10 acres ± on site beyond truck court
Automobile Parking	160 spaces
Sprinklers	ESFR
Lighting	LED upgrades in progress; can be further customized to future tenant's racking layout
Power	1,600 amp / 480v, 3p 4wp



160
Automobile
Parking



28'
Clear
Height



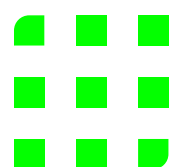
45' x 40'
Column
Spacing



46
Dock Doors

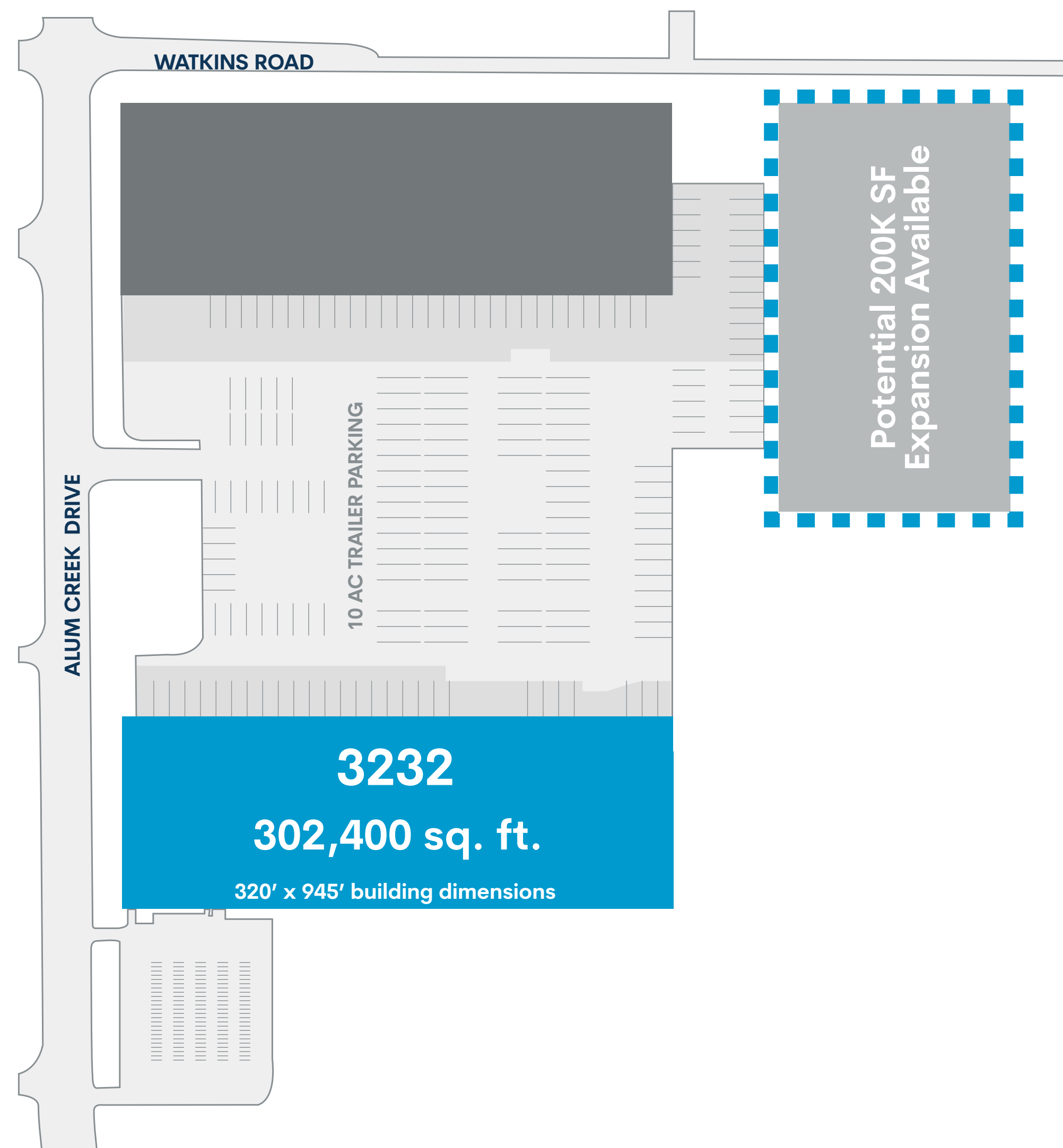


120'
Truck Court Depth
(expandable)



3232 Alum Creek Dr Building Specifications

Building Size	302,400 sq. ft.
Available	302,400 sq. ft. (divisible)
Office Space	3,150 sq. ft. 21,600 sq.ft. (divisible / demo possible)
Shop/Maintenance Area	10,800 sq.ft.
Clear Height	28'
Dimensions	320' x 945'
Column Spacing	45' x 40'
Dock Doors	42 doors
Drive-ins	5 (12' x 14')
Trailer Parking	10 acres ± on site beyond truck court
Automobile Parking	229 ± spaces
Sprinklers	ESFR
Lighting	LED upgrades in progress; can be further customized to future tenant's racking layout
Power	2,500 amp / 480v, 3p 4wp



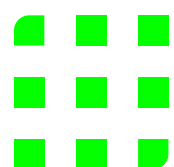
229
Automobile
Parking

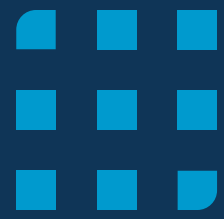
28'
Clear
Height

45' x 40'
Column
Spacing

42
Dock Doors

120'
Truck Court Depth
(expandable)





Corporate Neighbors:



CRST International

Specialized Bicycle Components

Hyperlogistics Group

Cleveland Cliffs

Cheryl's Cookies

NFI

Zenni Optical

Gap

Anheuser-Busch

DHL

Amazon

Cardinal Health

Coca-Cola

DHL

DHL

Lululemon

DHL

Walmart

FedEx

Amazon

NFI

PetSmart

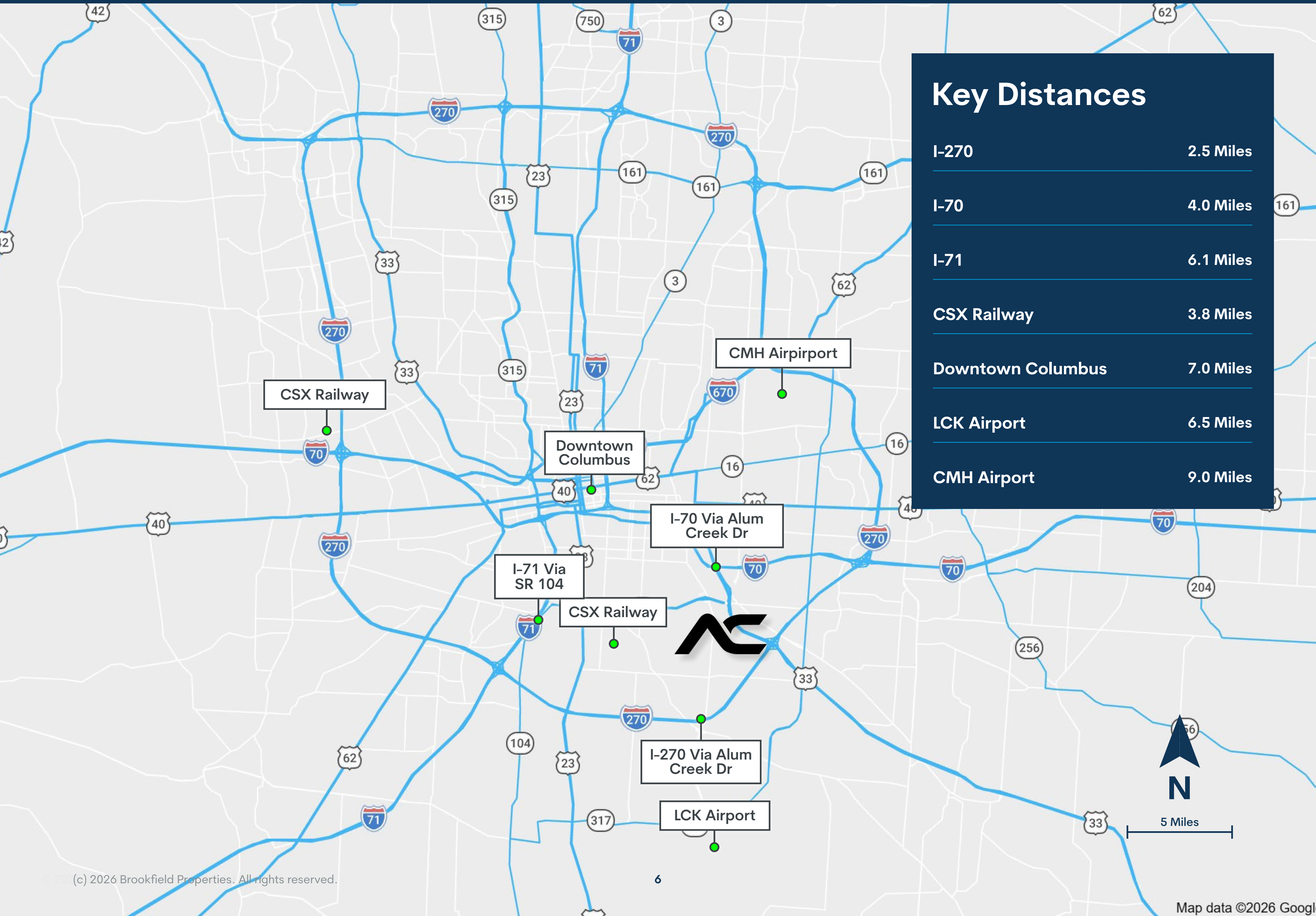
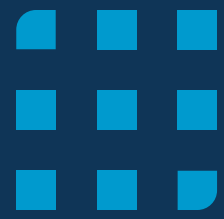
FedEx

DHL



1/2 Mile





Key Distances

I-270	2.5 Miles
I-70	4.0 Miles
I-71	6.1 Miles
CSX Railway	3.8 Miles
Downtown Columbus	7.0 Miles
LCK Airport	6.5 Miles
CMH Airport	9.0 Miles



LOT LINES ARE APPROXIMATE

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Brookfield Properties

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