

# 341 O'Neill Drive

## For Sale/Lease

Colliers



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**Colliers**  
Greater Columbus Region  
Two Miranova Place  
Suite 900  
Columbus, Ohio 43215

# Property Overview

Colliers | Columbus is proud to share 341 O'Neill Drive, a rare ± 81,359 SF freestanding building available for sale or lease. Located just off of I-70, the building lends itself to a variety of potential uses given its quality loading capabilities, heavy electric and usable acreage.

Sale Price	\$5,300,000.00
Lease Rate	\$4.95/SF NNN
Real Estate Taxes 2023	\$0.38/SF
Available	± 81,359 SF
Timing	Available now
Office	± 4,000 SF
Clear Height	20' – 21'
Loading	(4) 10' dock doors (3 with levelers) (1) 12'x14' drive-in door
Column Spacing	40'x40'
Sprinkler	Wet system
Electric	3-phase service, heavy electric



## Property Highlights

- **± 4,000 SF Office space**
- **(4) 10' Dock doors (3 with levelers)**
- **(1) 12'x 14' Drive-in door**
- **Available now**
- **40' x 40' Column spacing**
- **Single tenant building**
- **20' to 21' Clear height**
- **3-Phase, 480 v service, heavy electric**
- **Roof recently replaced (transferrable warranty)**
- **Abundant parking**
- **Lab space (part of office)**



# Location

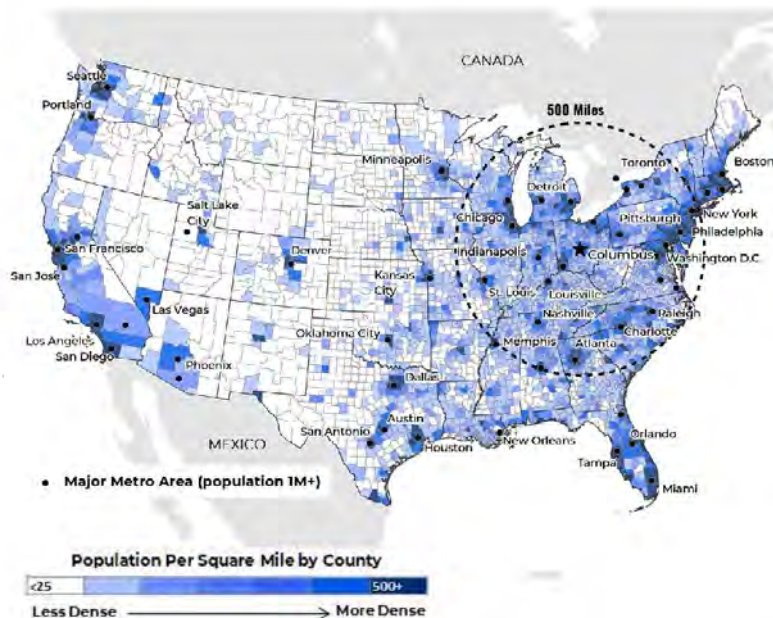




341 O'Neill Drive  
Hebron, OH

# Columbus Industrial Market

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro. Within a day's drive of the Columbus Region, you can reach 151 million people and 42,100 headquarters. That's 46 percent of the country's population base and 48 percent of headquarters operations.



Metro	10-Hour Drive Population	% of U.S. Population
Columbus	151,402,639	46%
Indianapolis	128,701,847	39%
Detroit	113,275,140	34%
Atlanta	94,930,501	29%
New York	93,730,583	28%
Minneapolis	48,293,098	15%
Phoenix	39,926,633	12%
Salt Lake City	22,780,929	7%

**lululemon**  **athletica**

After lululemon went live with its Columbus distribution and fulfillment center, the retailer's **average transit times** to stores and direct customers were **reduced by 48%** (from 3.72 to 1.92 days).

Source: ESRI Business Analyst, 2019, 10-hour drivetime from city center; Logistics Management, 12/1/14, "Sweating the details at lululemon's Ohio DC."



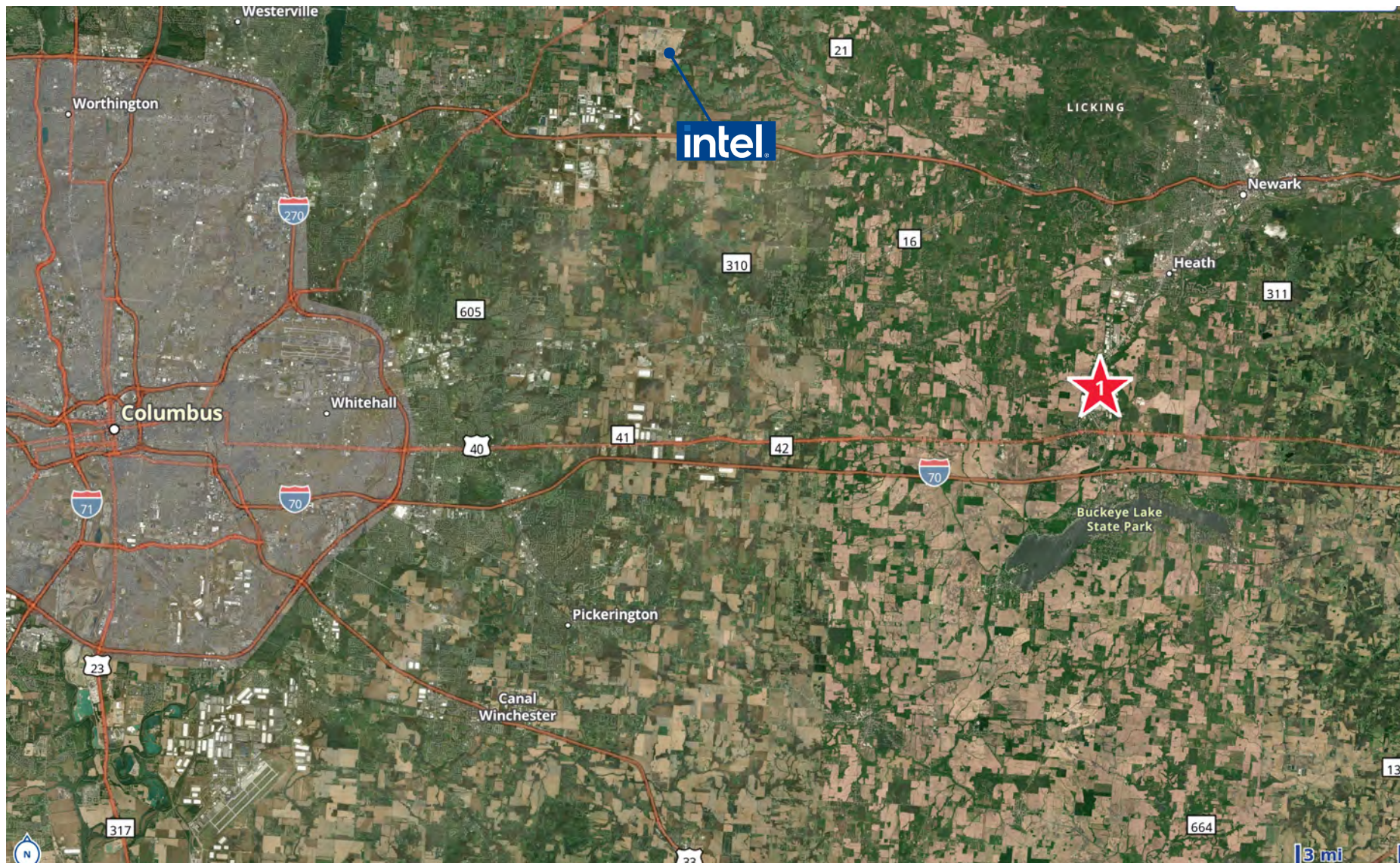
## Drive times

5 minutes to I-70 | 3 miles

4 minutes to US-40 | 2 miles

25 minutes to I-270 | 24 miles

26 minutes to Intel | 21 miles







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