

A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

# DEARBORN PROFESSIONAL PARK

1050 DEARBORN DRIVE, COLUMBUS, OH



342,926 SF | 96% LEASED TO FIVE TENANTS | LEADING INDUSTRIAL SUBMARKET | SIGNIFICANT DISCOUNT TO REPLACEMENT COST



# THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale of **Dearborn Professional Park** (the "Property"), a 342,926-square-foot, highly functional industrial asset located at **1050 Dearborn Drive in Columbus, Ohio**.

Originally owned and operated by a single tenant, the Property has since been transformed through recent significant capital investment. Ownership executed a partial sale-leaseback and repositioned the building into a multi-tenant layout, bringing occupancy to 96% across five diverse tenants. With an average tenant size of approximately 66,000 square feet, the Property meets demand in a size range with little competing supply.

Strategically positioned in Columbus' premier Northeast industrial submarket, the Property benefits from an infill location with immediate interstate connectivity, proximity to a deep labor pool, and abundant surrounding amenities.

This opportunity allows investors to acquire a modernized, well-leased industrial facility at a discount to replacement cost in a supply-constrained, infill location where new development is limited. With recent ownership investment and durable in-place cash flow, the Property offers both immediate income security and long-term potential.



**342,926 SF**  
PROPERTY SIZE



**96%**  
LEASED



**5**  
TENANTS



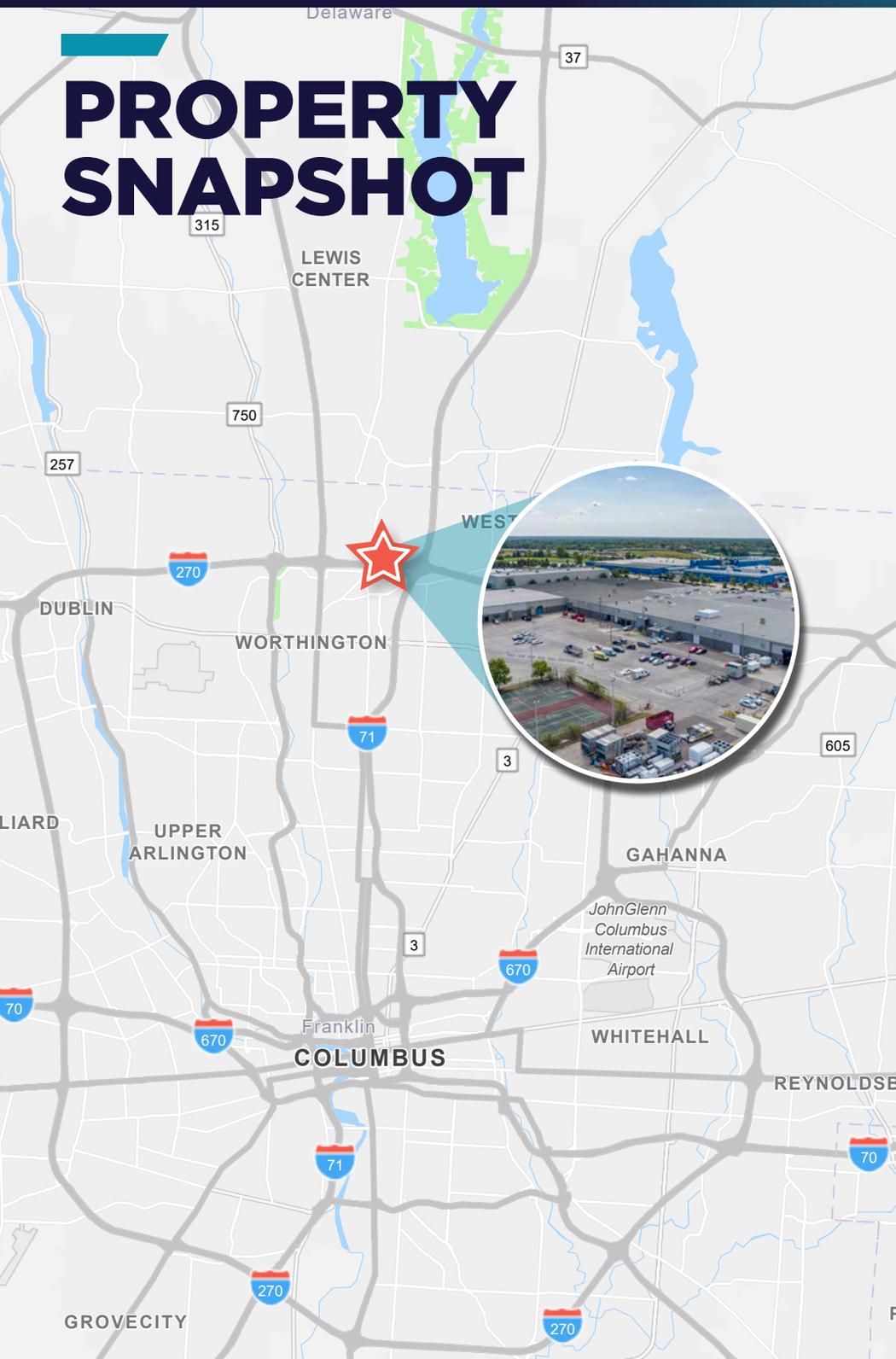
**6.1 YEARS**  
WALT (AS OF 4/1/2026)



**6%**  
MARK-TO-MARKET



# PROPERTY SNAPSHOT



## PROPERTY SUMMARY

<b>Address</b>	1050 Dearborn Drive
<b>Market / Submarket</b>	Columbus / Northeast
<b>Square Feet</b>	342,926 SF
<b>Year Built</b>	1974 / 1999 Addition
<b>Clear Height</b>	22'-24'
<b>Office %</b>	24.9%

## TENANCY SUMMARY

<b>% Leased</b>	96%
<b># of Tenants</b>	5
<b>WALT</b>	6.1 Years
<b>Market \$/SF/Yr</b>	\$7.95 Net
<b>Mark-to-Market</b>	6%



**Close Proximity  
to I-270**



**Diversified Multi-  
Tenant Facility**



**Highly Functional  
Asset**



**Located in Top  
Performing Submarket**



**Discount to  
Replacement Cost**

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