



FOR LEASE

Rickenbacker Central 759

6198 GREEN POINTE DRIVE SOUTH. GROVEPORT, OH 43125

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Building Information

Building Size:	758,465 SF (1,458' x 520')
SF Available:	250,000 - 758,465 SF
Site Size:	42.31 acres
Clear Height:	36' measured at the first column
Column Spacing:	60' x 54' speed bay 50' x 54' interior bay
Bay Size:	27,990 SF
Access:	I-270 access is provided via Alum Creek. Drive approximately 2 miles from the site
Exterior Walls:	Precast concrete 10" insulated precast panels with R-10 rating
Roof:	Mechanically fastened TPO sure-weld reinforced 45-mil roof system with 15-year warranty and R-20 rating
Zoning:	City of Groveport-Planned Industrial Park (PIP)
Utilities:	Gas -Columbia Gas Electric - South Central Power Water and Sewer - City of Columbus Low Voltage - AT&T
Project Start:	May 2018
Completion:	December 2018
Plumbing:	3" domestic line and 8" fire loop

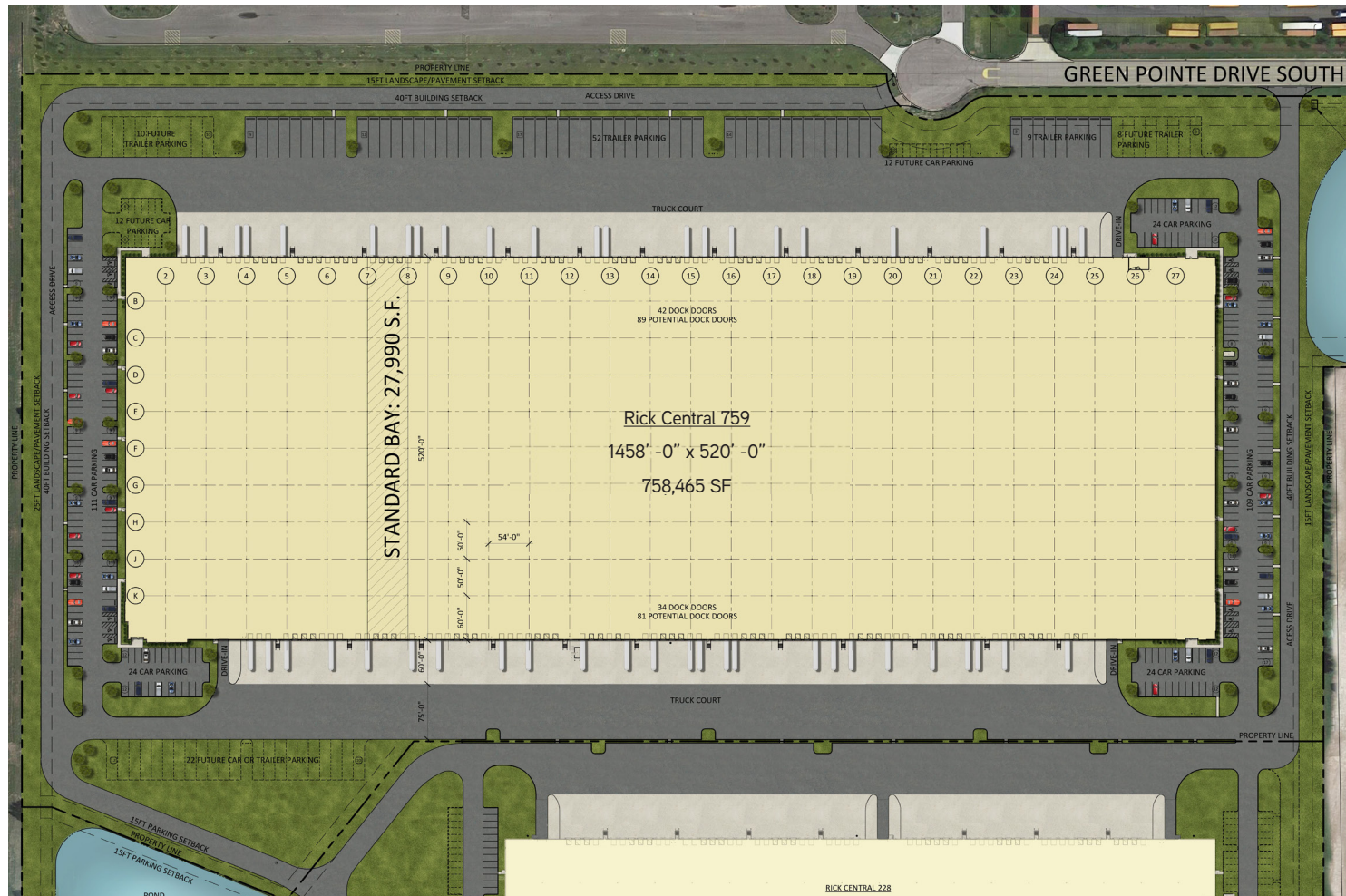
Mechanical:	Four (4) roof mounted 80/20 direct gas-fired make-up air handling units designed to maintain a minimum inside temperature of 55 degrees with an outside temperature of 0 degrees
Fire Protection:	ESFR sprinkler system - K-22 heads
Floor Slab:	7" unreinforced 4,000 psi concrete slab with Floor flatness at F55/FL35
Floor Sealer:	Ashford Formula
Docks:	The building shell will include 76 docks fully-equipped packages with 7' x 8' 40,000 lbs mechanical levelers, seals, bumpers, vision panels, dock lights and outlets. Three (3) 12' x 14' drive-in doors. An additional 94 future docks can be added to accommodate tenants' requirements
Trailer Parking:	61 trailer parking stalls with 40 future stalls available
Car Parking:	292 parking spaces constructed, with the ability to add 24 additional spaces to a total of 316
Subgrade:	The building pad, car and trailer parking areas are stabilized at a depth of 16"
Net Lease Rate:	\$3.75 per square foot
Tax Abatement:	15-year, 100% real estate tax abatement

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Site Plan

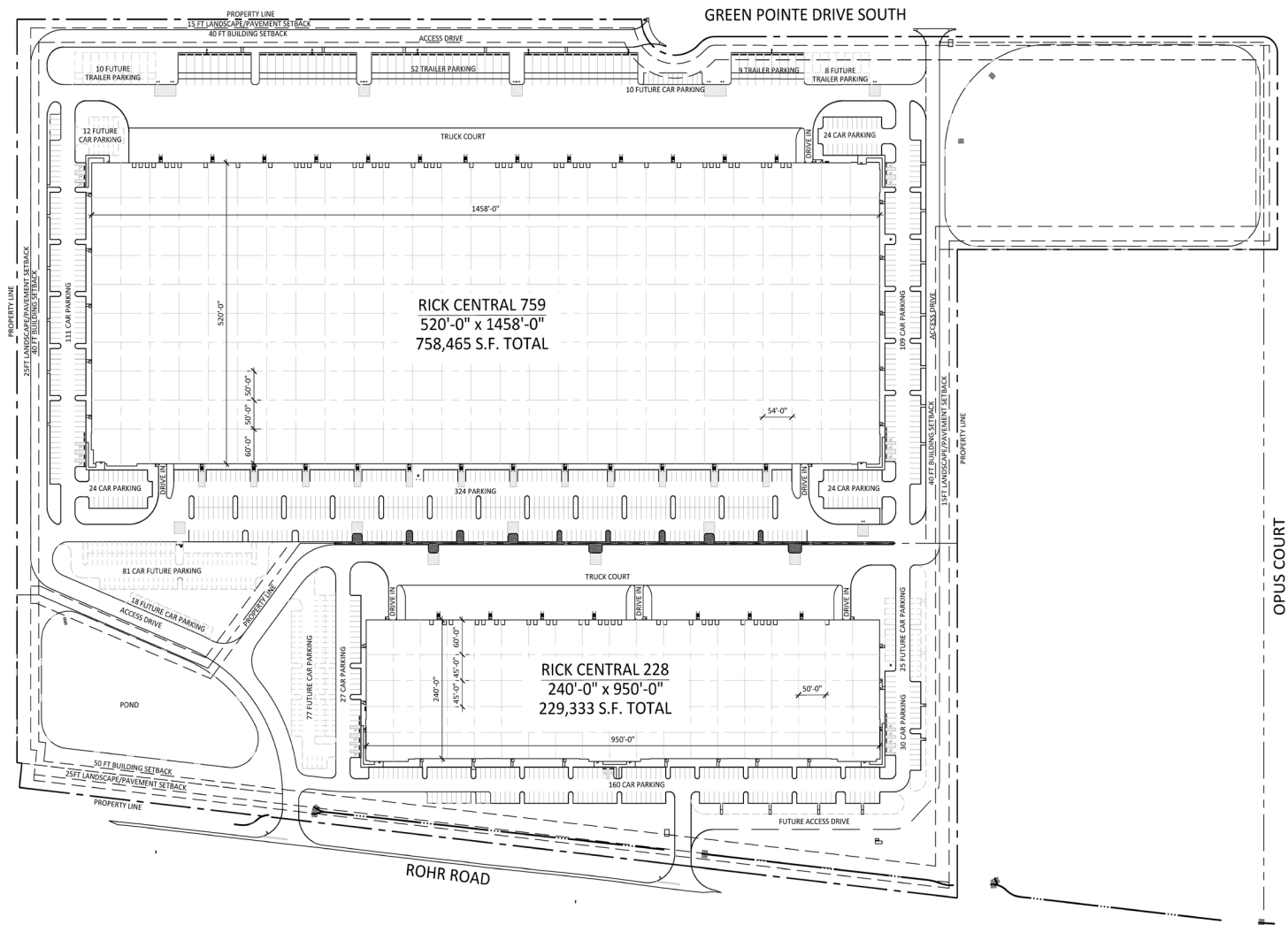


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Site Plan

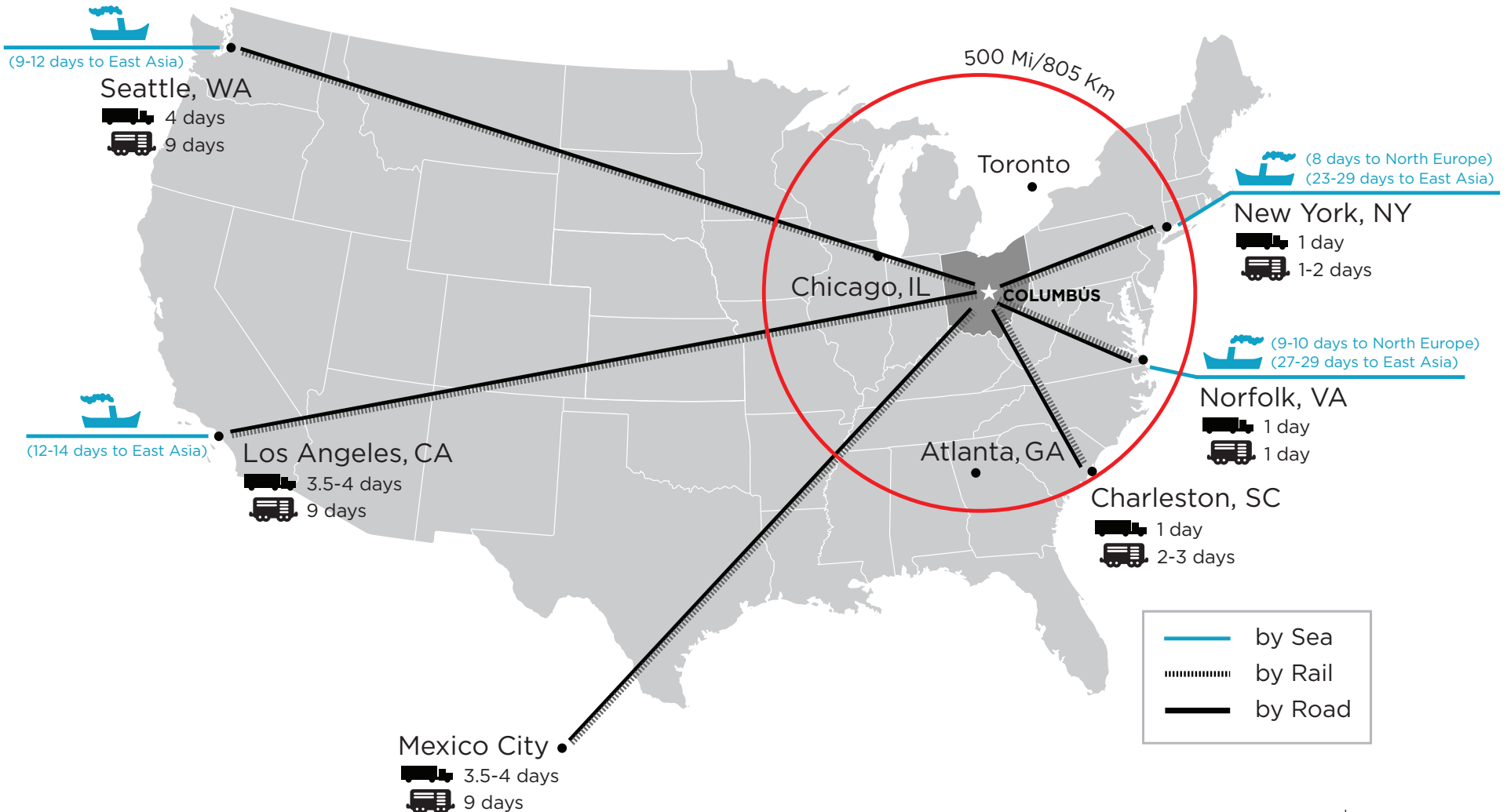


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North American Market Access



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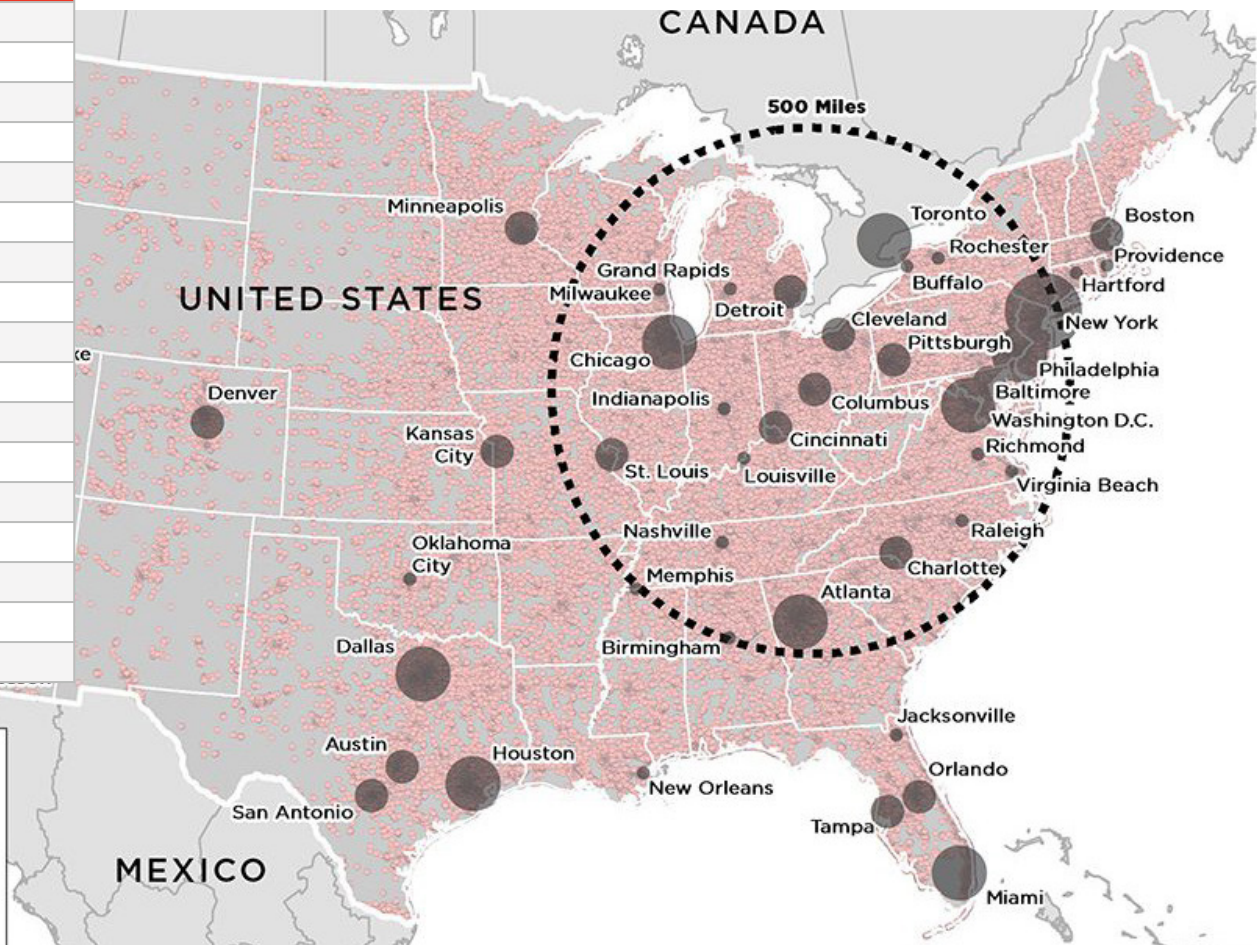
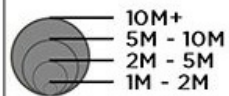
A Region With Reach

METRO	2016 10-HOUR DRIVE POPULATION	2016 PERCENT OF US POPULATION
Columbus	146,710,784	45%
Pittsburgh	138,198,860	43%
Louisville	126,333,382	39%
Indianapolis	123,575,384	38%
Memphis	109,670,752	34%
Charlotte	108,540,450	34%
St. Louis	107,401,791	33%
Virginia Beach	96,930,945	30%
Atlanta	92,982,477	29%
New York	92,264,786	29%
Chicago	87,751,328	27%
Savannah	77,182,486	24%
Dallas	57,618,772	18%
Los Angeles	49,369,760	15%
Minneapolis	46,929,356	15%
Phoenix	38,100,178	12%
Denver	22,815,936	7%

Located at the heart of the most densely populated area of the United States, the Columbus Region is the No. 1 point of access to U.S. businesses, supply chains and consumers.

Legend

Major metro area (population 1M+)



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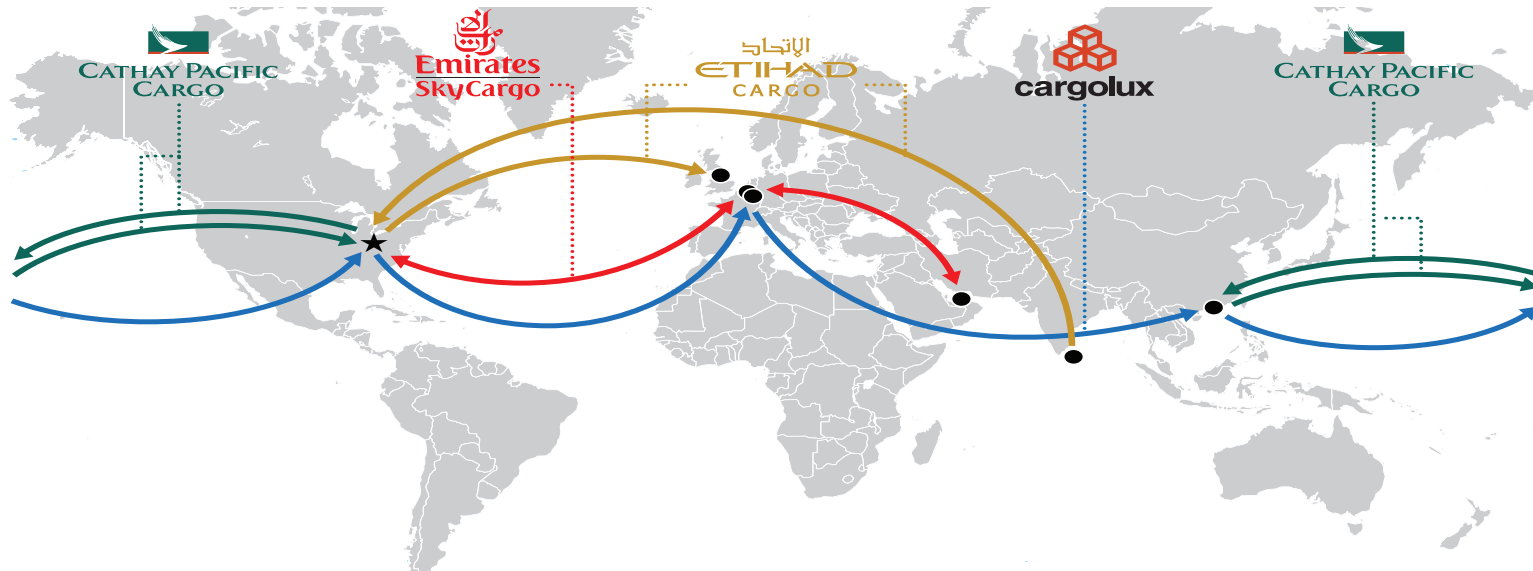
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By Air

Rickenbacker International Air Cargo Routes



Infrastructure Rickenbacker Inland Port - One of the worlds only cargo dedicated airport's.



AUTHORIZED PORT OF EMBARKATION FOR
EXPORT ANIMALS



500,000 SQ FEET
OF AIR CARGO FACILITY SPACE



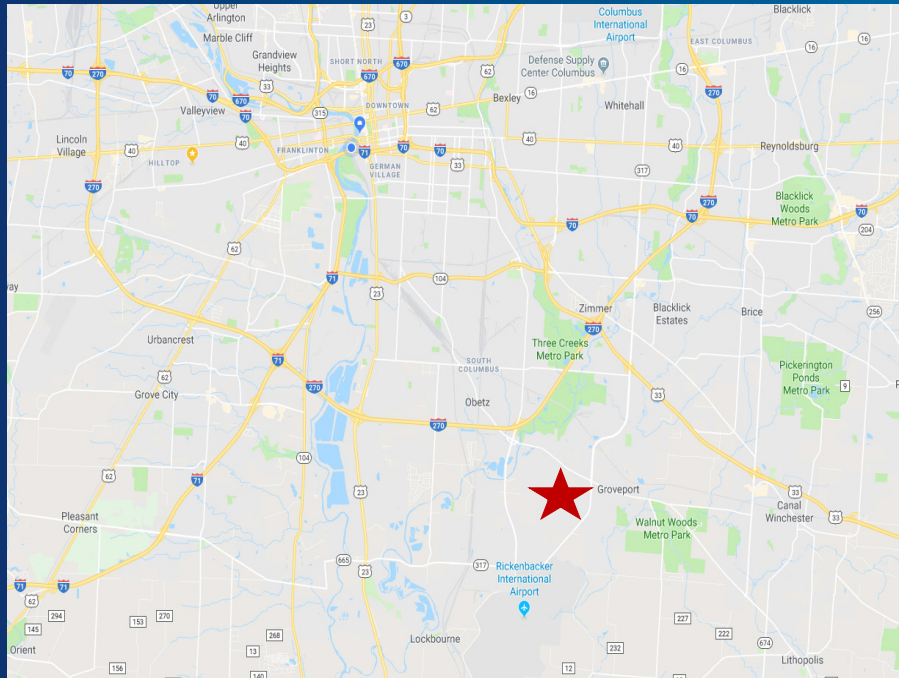
130 ACRES
OF UNCONGESTED CARGO RAMP

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