



FOR LEASE

# Rickenbacker Central 759

6198 GREEN POINTE DRIVE SOUTH. GROVEPORT, OH 43125

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## Building Information

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

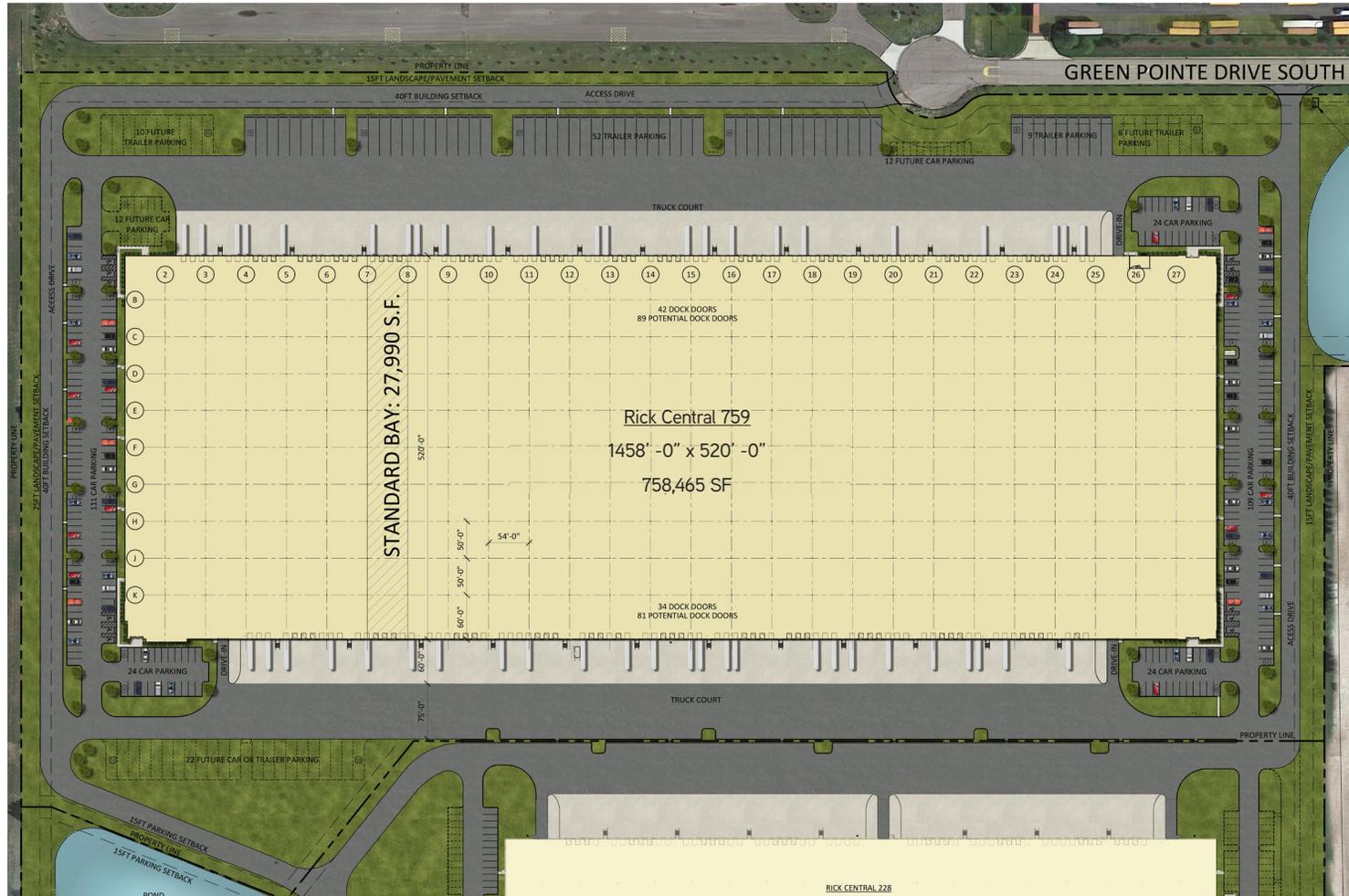
<b>Mechanical:</b>	Four (4) roof mounted 80/20 direct gas-fired make-up air handling units designed to maintain a minimum inside temperature of 55 degrees with an outside temperature of 0 degrees
<b>Fire Protection:</b>	ESFR sprinkler system - K-22 heads
<b>Floor Slab:</b>	7" unreinforced 4,000 psi concrete slab with Floor flatness at F55/FL35
<b>Floor Sealer:</b>	Ashford Formula
<b>Docks:</b>	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
<b>Trailer Parking:</b>	61 trailer parking stalls with 40 future stalls available
<b>Car Parking:</b>	292 parking spaces constructed, with the ability to add 24 additional spaces to a total of 316
<b>Subgrade:</b>	The building pad, car and trailer parking areas are stabilized at a depth of 16"
<b>Net Lease Rate:</b>	\$3.75 per square foot
<b>Tax Abatement:</b>	15-year, 100% real estate tax abatement

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## Site Plan

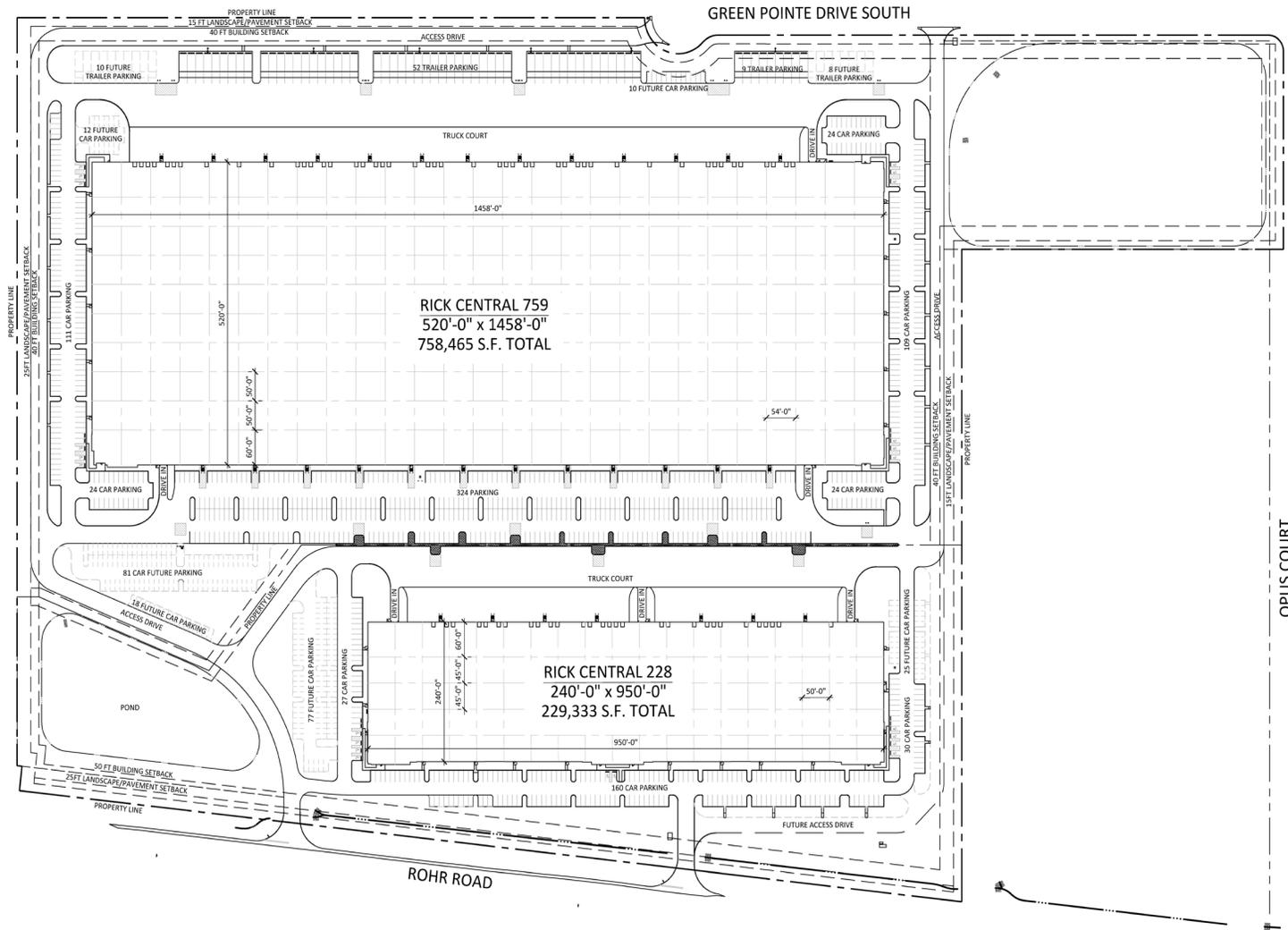


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## Site Plan

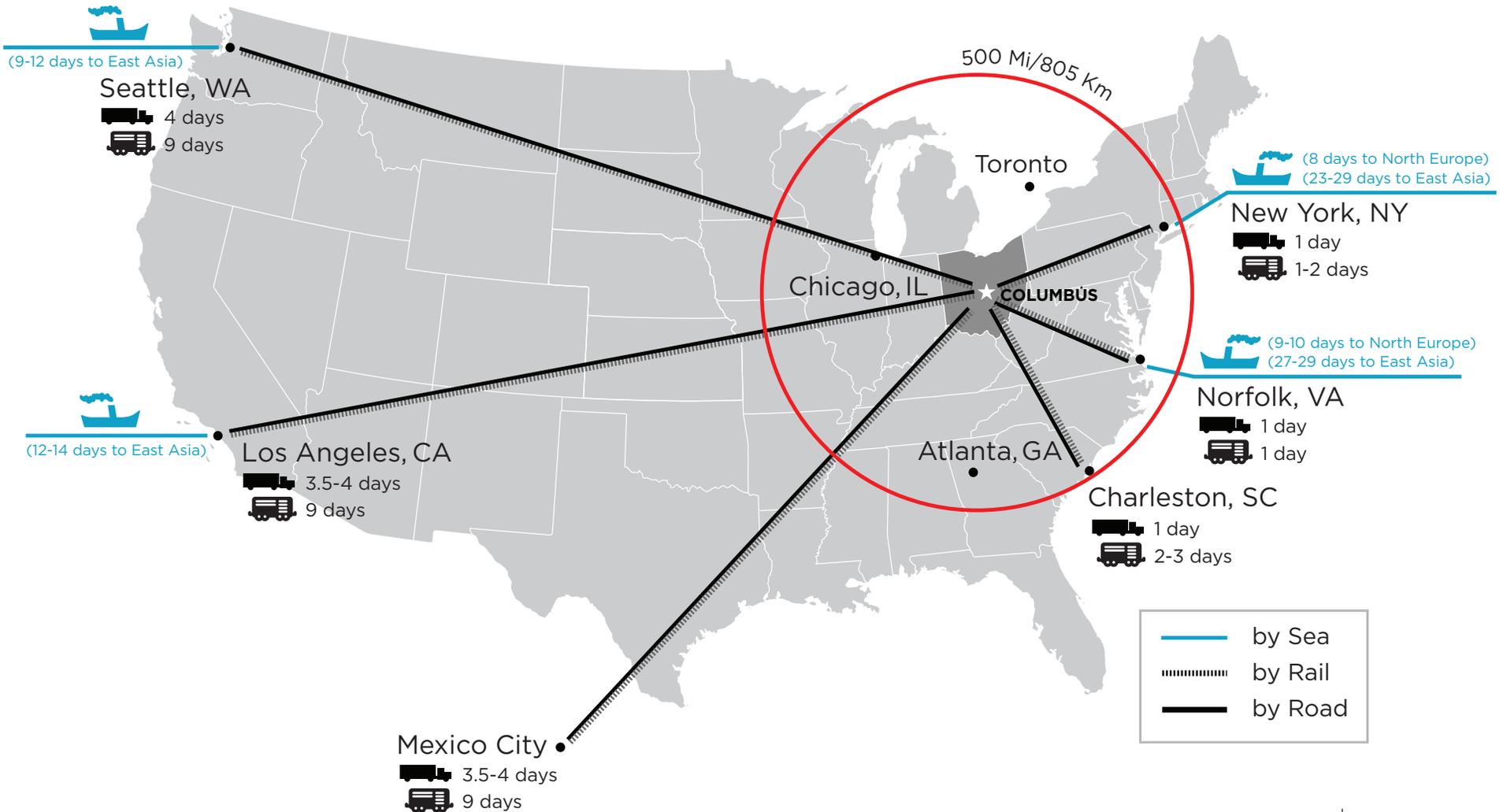


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## North American Market Access



[columbusregion.com](http://columbusregion.com)



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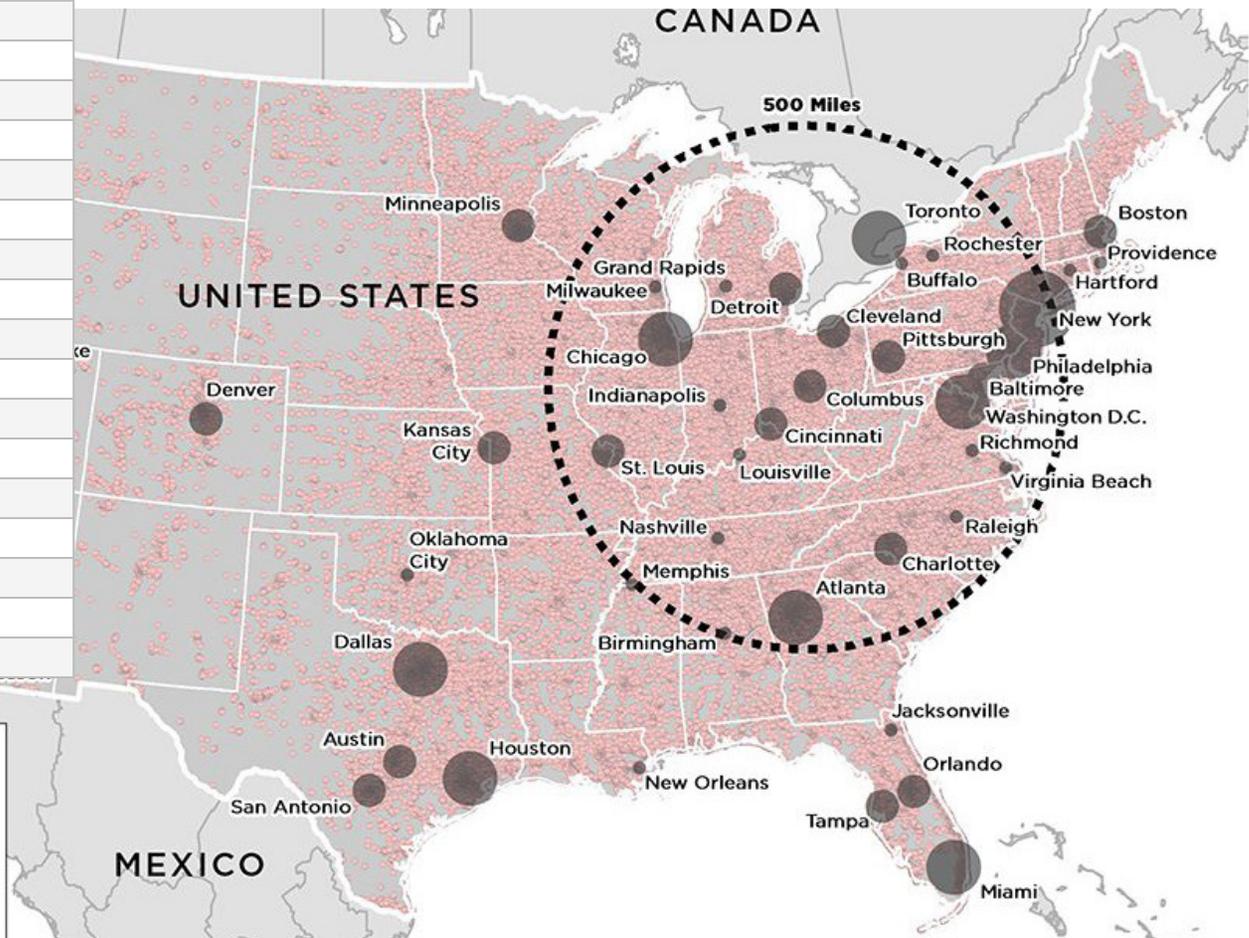


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## A Region With Reach

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.

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%



columbusregion.com



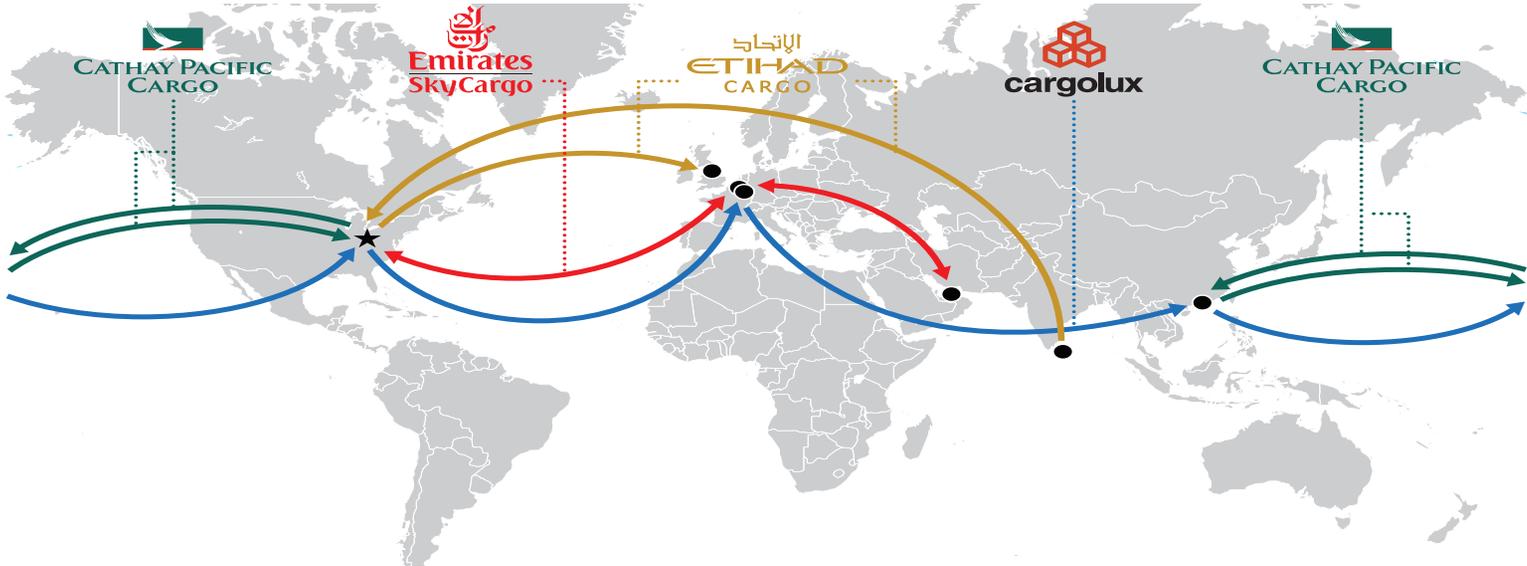
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By Air

## 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



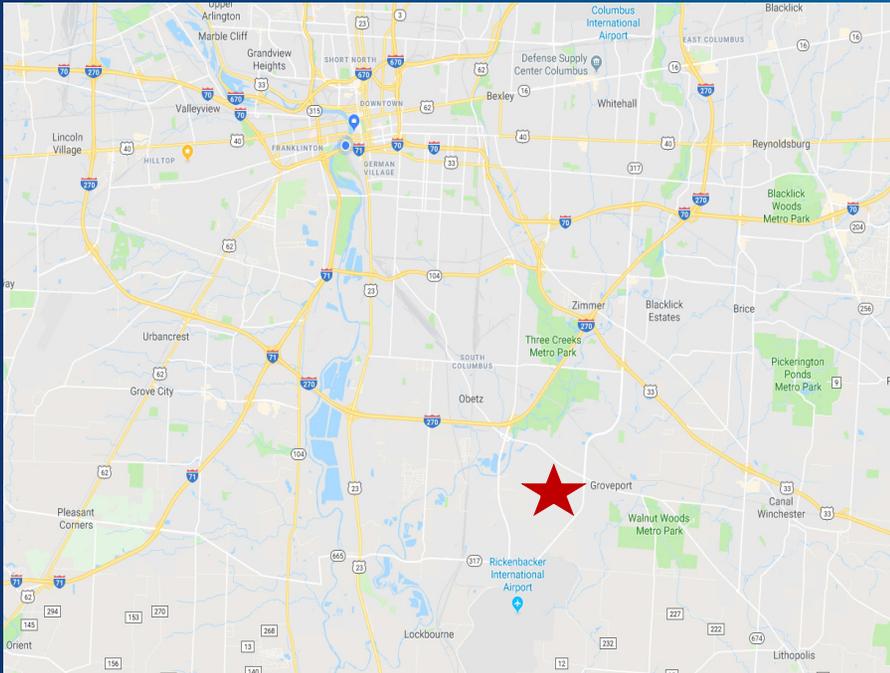
500,000 SQ FEET OF AIR CARGO FACILITY SPACE



130 ACRES OF UNCONGESTED CARGO RAMP

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