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RICKENBACKER

SOUTH

THE BEST MANUFACTURING SITE AVAILABLE IN THE STATE

NEWMARK

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02



LOCATION AMENITIES

In a Reinvestment Area,
an Enterprise Zone and the
7th largest Foreign Trade Zone



ZONING

Zoned by right
for data centers



RAIL ACCESS

Adjacent to Rickenbacker
Intermodal Rail Yard



AIRPORT ACCESS

10 minutes to Rickenbacker
International Airport



HIGHWAY ACCESS

Easy access to
I-70, I-71 and I-270



POWER

69kV and 12kV around site,
138kV along Shepard
associated with substation



ABUNDANT WATER

Earnhardt Hill Regional Water
& Sewer District, extension
of 18" of 24" from earth



NATURAL GAS

8" or 12" possible,
700 MCF per hour if 12"

HIGHLIGHTS

**THE SITE
IS DIVISIBLE
FROM 25 TO
671 ACRES**



671 AC

03

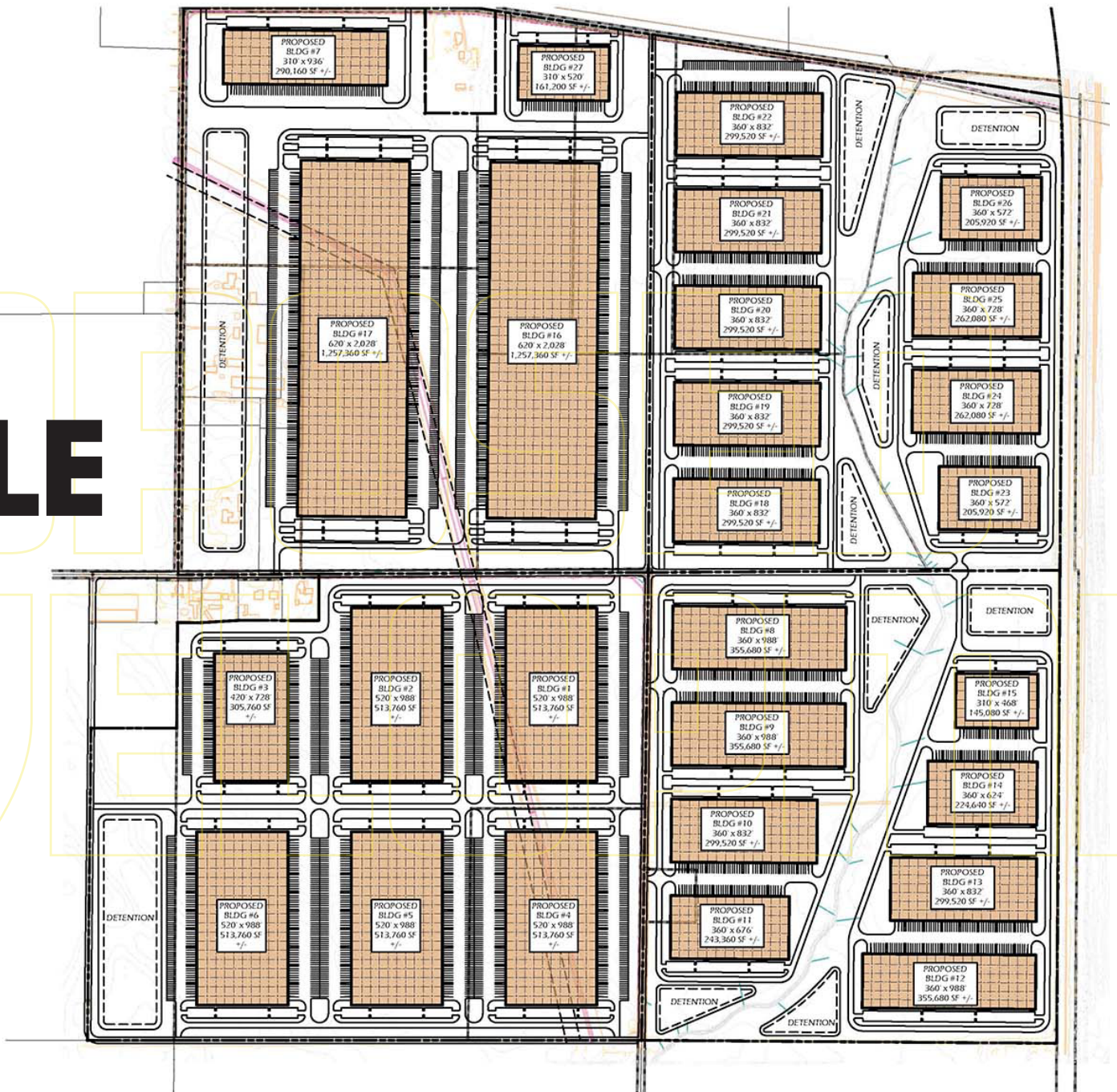
SITE AERIAL

POTENTIAL MAX DENSITY SITE PLAN

Subject to Change

SAMPLE SITE PLAN

04



DEMOGRAPHICS

5 Mile Radius from the Site



16,669

Area Population



1.9%

Population Growth



37.0

Median Age



25%

College Educated



6,538

Households



\$94,268

Average Income



\$218,462

Median Home Value



10,754

Area Employees



\$216.7 M

Consumer Spending



05

AREA OVERVIEW

US 23 1.75 Miles

INTERMODAL 3.3 Miles

**RICKENBACKER
AIRPORT** 5.25 Miles

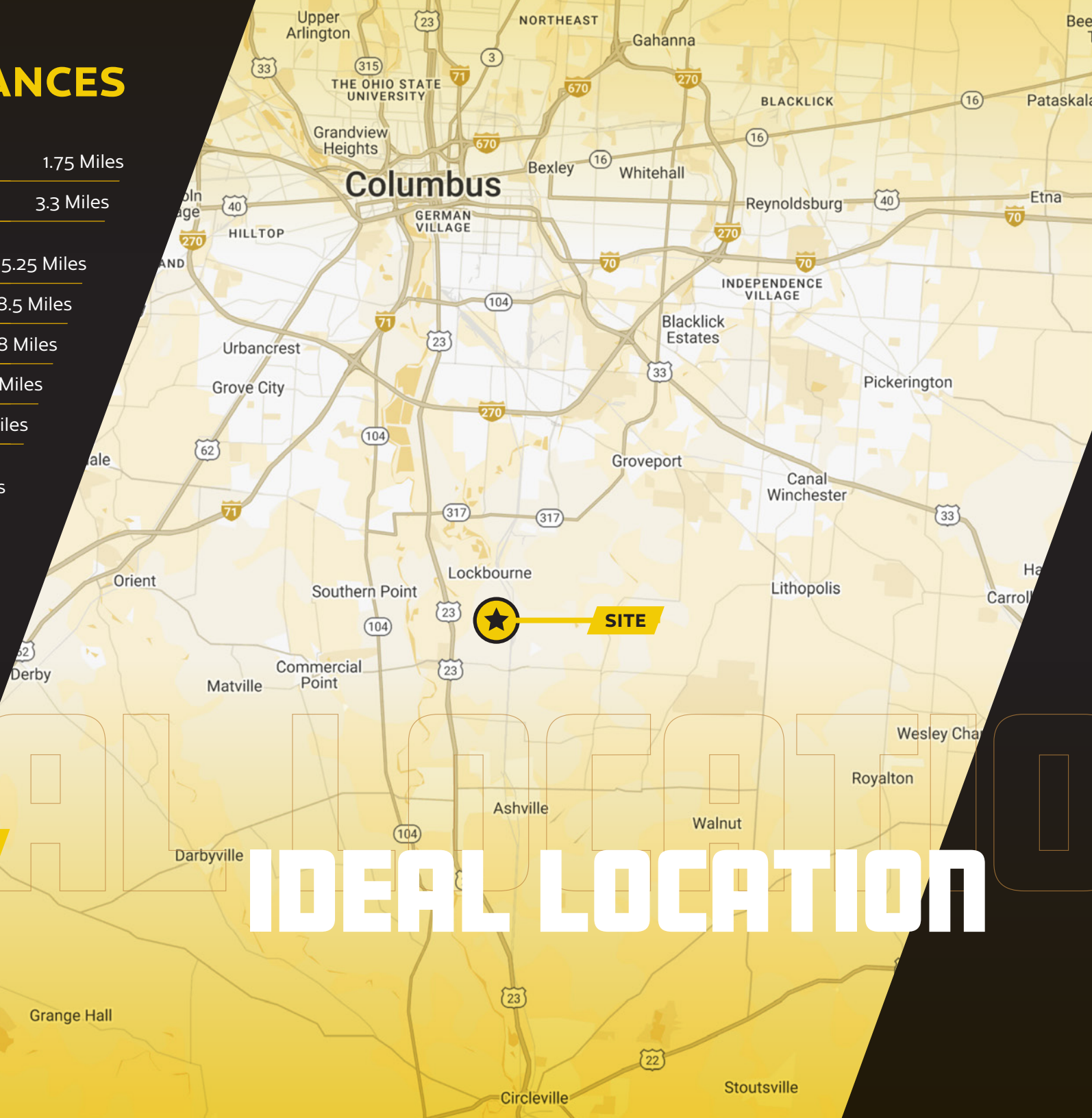
I-270 8.5 Miles

I-71 10.8 Miles

US 33 11.0 Miles

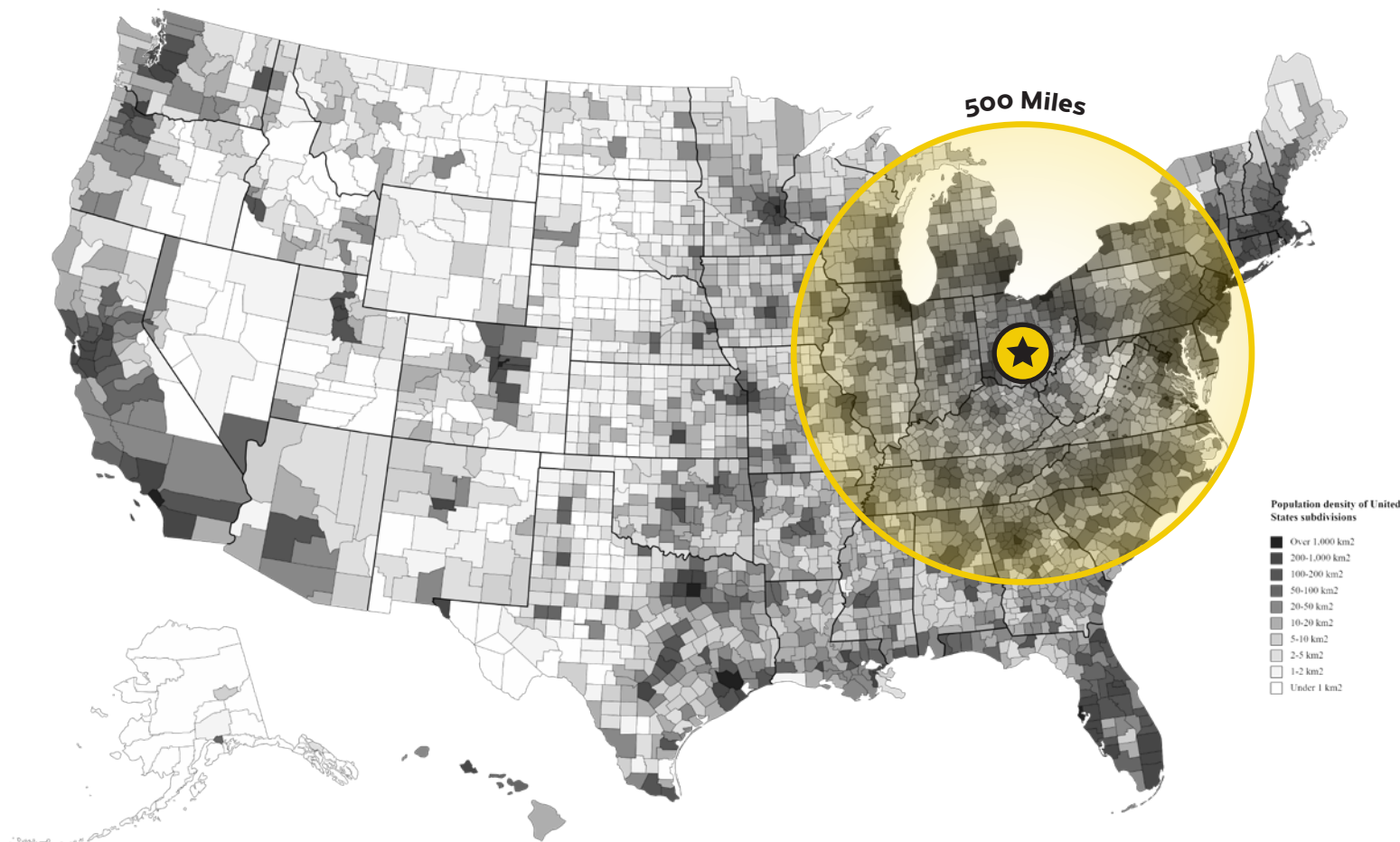
I-70 13.0 Miles

**JOHN GLENN
INTERNATIONAL** 21.6 Miles



06

IDEAL LOCATION



**45% OF THE
POPULATION OF
THE U.S. CAN BE
REACHED IN A
ONE-DAY DRIVE**

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, you can reach 45 percent of the country's population and manufacturing base.

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MARKET ACCESS

MARKETPLACE

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