



Construction Recently Completed!



New Development For Lease or Sale

392 - 488 Outerbelt Street, Columbus, OH

New speculative Class A development along the east side of Columbus, OH. 205,000 ± square feet with modern amenities and characteristics. Great access at I-270 and E Broad Street, not far from Port Columbus Airport, the new Intel Development and all points within the central Ohio region. Building offers additional trailer parking and/or heavy car parking should a user require. Owner/developer is an affiliate of Crawford Hoying.

For more information, contact:

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Property is owned and developed by an affiliate of:



Building Specifications

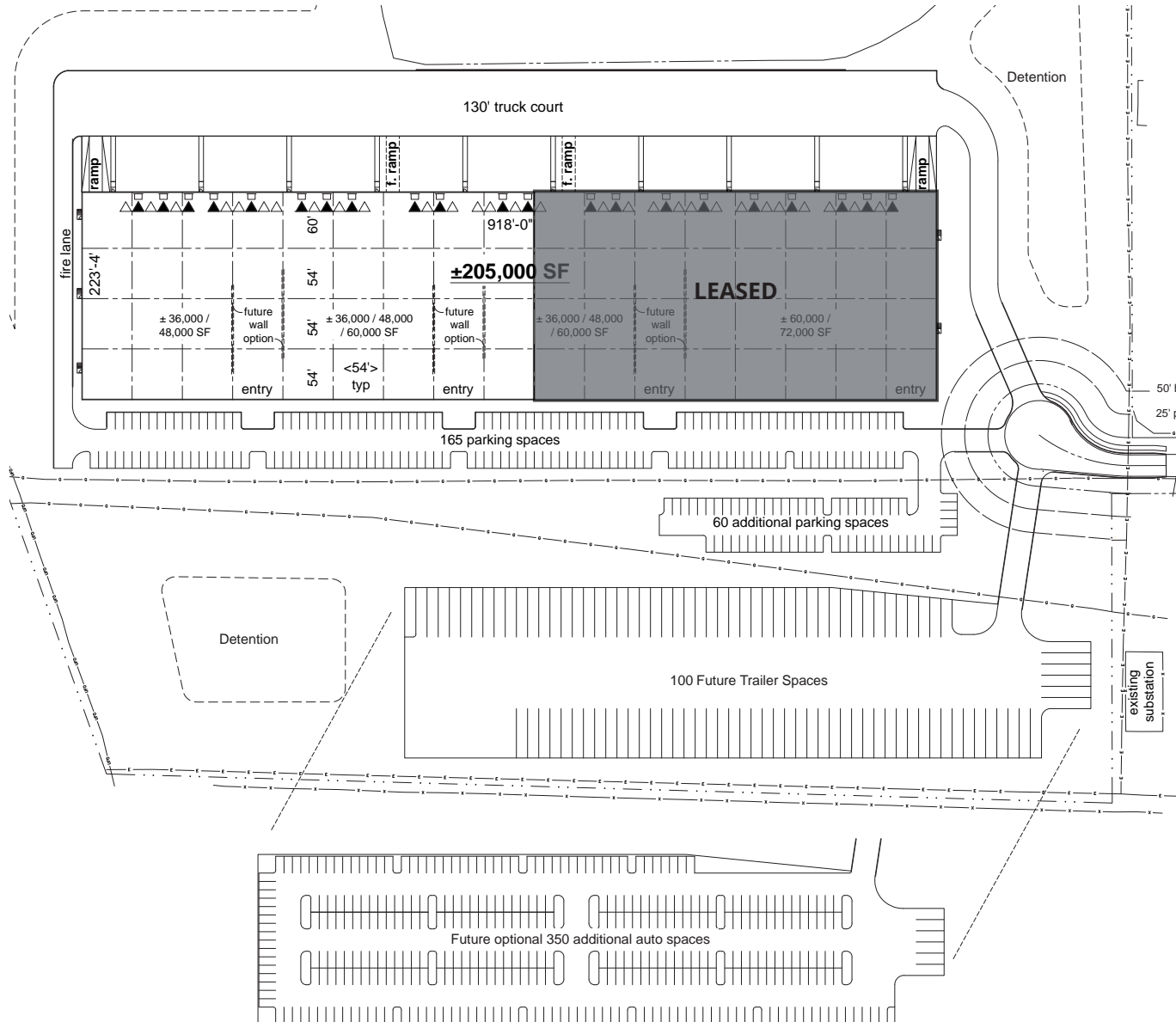
Building Size:	205,000± SF	County:	Franklin
SF Available:	36,000 - 108,000 ± SF	Sprinkler:	ESFR system with K-17 ESFR heads
Site Size:	30.5 ± acres	Lighting:	Highbay LED Lighting with motion sensors to a base design of 25 FC measure at 3' AFF in an open and uncracked environment.
Building Dimensions:	223'4" deep x 918' long	Electrical Service:	3 phase, 4 wire, 480/277 volt power, 800 Amps Adjacent substation can provide heavy power if needed by tenant
Office SF:	Build-to-Suit	Incentives:	10 year, 75% tax abatement
Dock Doors:	21 – 9'x10' insulated overhead dock doors with 35,000 lb capacity 7'x 8'mechanical pit levelers, standard dock bumpers, heavy duty fabric foam pad dock seals with drop head curtain, and track guards. Up to (29) additional dock positions can be added	Tenant Improvement Dollars:	Negotiable
Drive-in Doors:	2 - 12' x 14' drive-in doors (2 future ramps for drive-in doors can be added)	Floor Sealer:	Ashford concrete hardener and dustproofer
Parking Spaces:	225 auto spaces	Walls:	Tilt-up concrete panels painted inside & out
Trailer Spaces:	Up to 31 trailer parking spaces at future dock and/or ramp positions along the rear of the building	Warehouse Floor:	7" unreinforced concrete floors
Overflow Parking Area:	Up to 350 additional car parking spaces OR Up to 100 trailer parking spaces	Truck Court:	130' truck court with heavy duty asphalt throughout except at the building which has a 60' concrete trailer apron
Clear Height:	32'	Zoning:	Zoning: M in the City of Columbus
Column Spacing:	54' x 54' (60' staging bay)	Net Lease Rate:	Market Rents
Roof:	45 mil TPO roof with R-20 insulation plus external gutters and downspouts	Estimated Operating Expenses:	\$1.10/SF
Bay Size:	11,988 ± SF (54' wide x 222' deep)	Sale Price:	Negotiable
Warehouse Heating:	Make up Air	Availability Date:	Immediately
Utilities:	Electric – AEP, Gas - Columbia Gas, Water - City of Columbus		

Site Overview

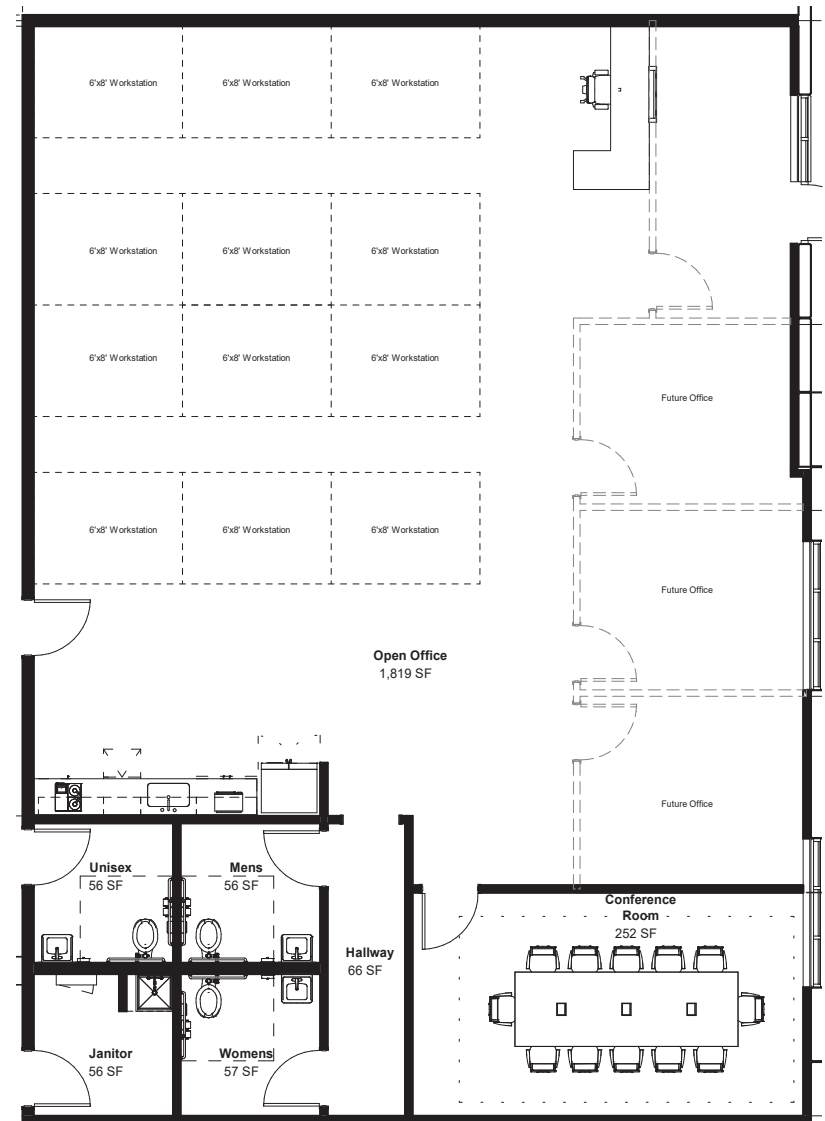
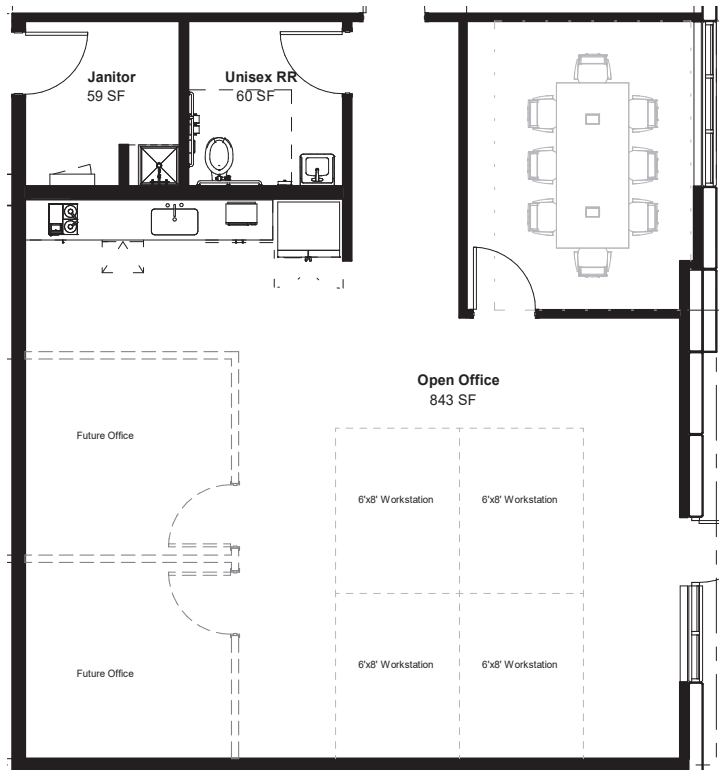


Floor Plan

Floor plan is divisible in to as many as four (4) tenant suites



Spec Office Options



**These are just two possible options for reference and are not limited to these two layouts*

Drive Times



Highway

Access to I-270 Interchange

4 minutes
1.5 miles



Airport

John Glenn Int'l Airport

12 minutes
8.3 miles



Columbus

Downtown Columbus

19 minutes
13.5 miles



Airport

Rickenbacker Int'l Airport

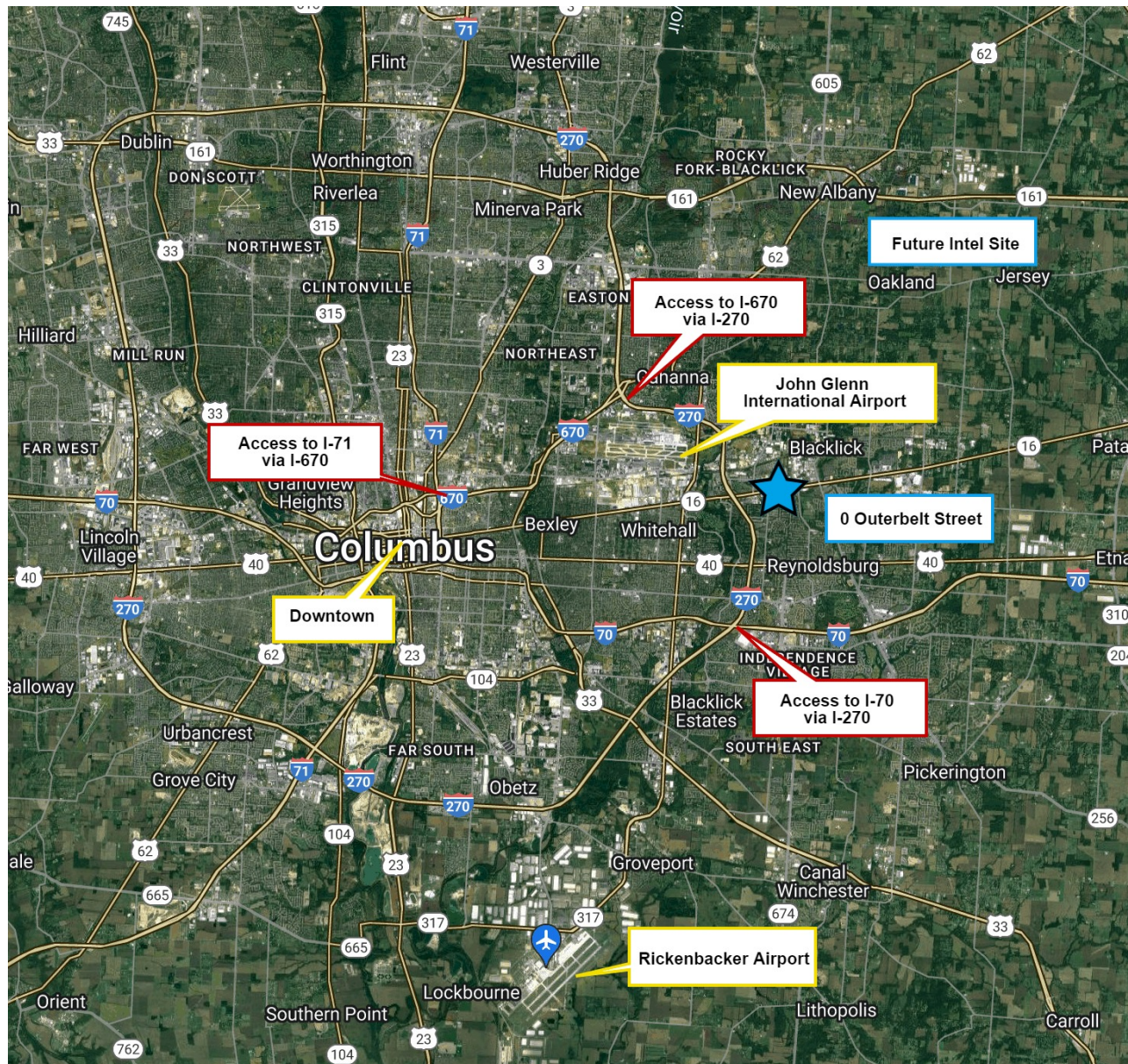
22 minutes
15.4 miles



Future Intel

Intel Site

25 minutes
14.6 miles



Area Amenities





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