

# PARK 762

DELIVERING Q1 2027



2330 OLD SILO WAY, ASHVILLE, OHIO, 43103

**COMING SOON TO  
RICKENBACKER**

**1,082,578 SF  
FOR LEASE**

**INDUSTRIAL &  
MANUFACTURING  
OPPORTUNITY**

**CBRE**

 **VanTrust**

# WELCOME TO PARK 762

Park 762 is a 286-acre, master-planned industrial park located on SR 762 with immediate access to Rickenbacker Global Logistics Park, a premier hub designed to streamline large-scale distribution and accelerate the movement of goods in Columbus' largest industrial sub-market. The park is only a half mile from the intersection of SR 762 and US Route 23; ODOT plans to convert this intersection to a full interchange by 2028.

## RICKENBACKER GLOBAL LOGISTICS PARK



### 165M

People within a one-day drive (600 miles).



### 50%

of headquarters operations within a one-day drive, strengthening supply chain reach and operational efficiency with unmatched proximity.



### TOP 10

Foreign trade zone for warehousing and distribution. Rickenbacker International Airport (FTX #138) gives companies powerful cost-saving advantages and seamless global logistics connectivity.



Proximity to two of the nation's largest rail providers gives double-stacked freight trains access to east coast ports via the heartland and gateway corridors.

# BUILDING SPECIFICATIONS


BUILDING SIZE	EXPANDABLE BY	BUILDING DIMENSIONS	PROPERTY SIZE	LEED CERTIFIED
1,082,578 SF	129,675 SF	1,897'6 x 570'	82.92 Acres	



**OFFICE SIZE**  
2,500 SF




**DOCK DOORS**  
100 (143 Future)



**DRIVE-IN DOORS**  
4 (14' x 16')




**CLEAR HEIGHT**  
40'



**COLUMN SPACING**  
57'6" x 53'9" with  
70' Speed Bays



**TAX INCENTIVES**  
15-Year, 100%  
Abatement




**TRUCK COURTS**  
135'



**CAR PARKING**  
571 (388 Future)



**TRAILER PARKING**  
138 (130 Future)



**CONSTRUCTION**  
Insulated Precast




**ROOF**  
45 Mil; 15-Year  
Warranty



**FLOOR**  
8" Unreinforced



**FIRE SUPPRESSION**  
ESFR



**POWER**  
(2) 4,000-Amp Services  
**PROVIDER**  
South Central Power



**LIGHTING**  
Motion-Sensored  
LED High Bay  
Fixtures

# MASTER PARK PLAN

PARK  
762

N



# SITE PLAN

PARK  
762



# THE COMPANY YOU'LL KEEP

RICKENBACKER AIRPORT

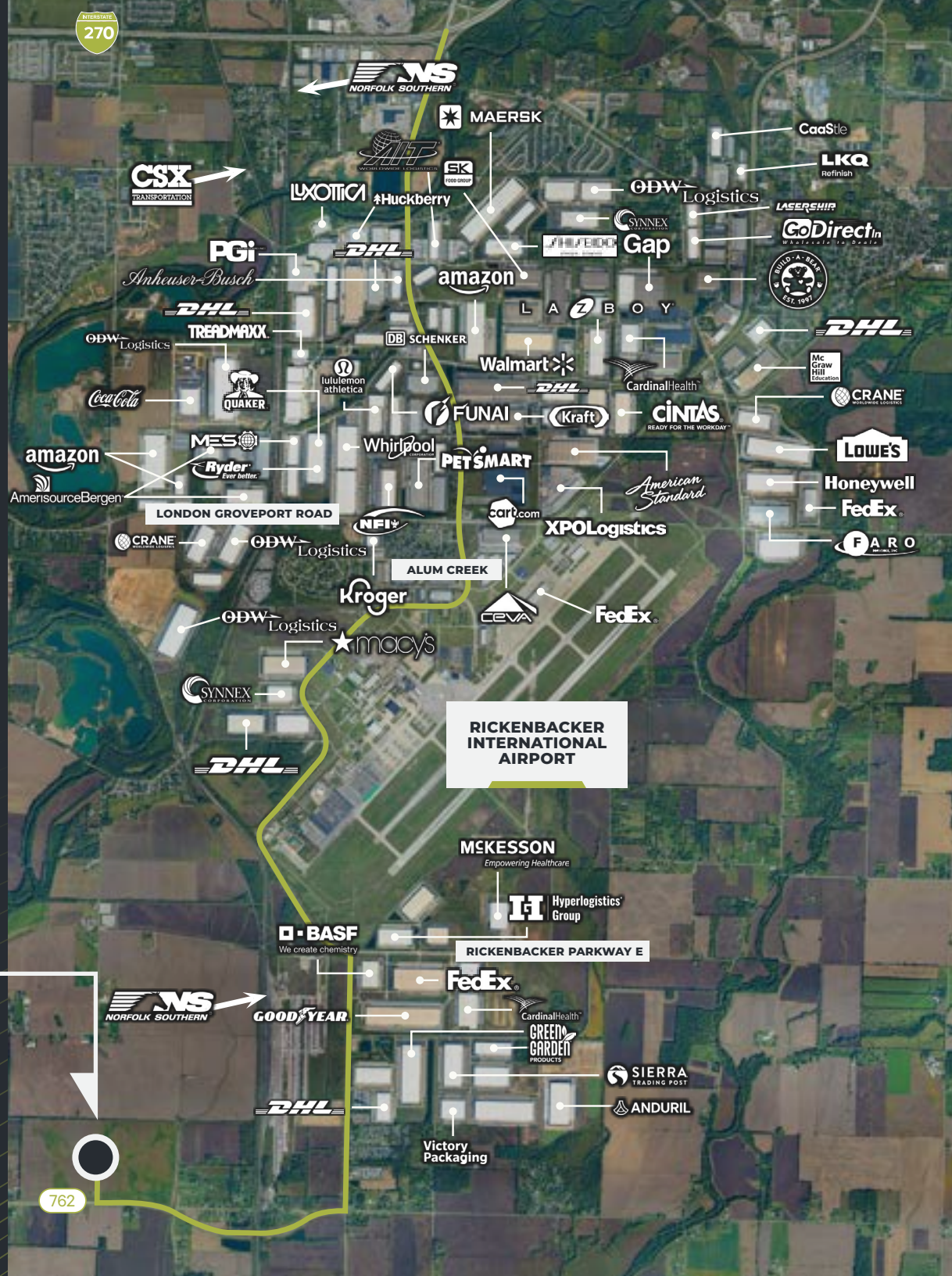
INTERMODAL

RICKENBACKER LOGISTICS PARK TENANTS

& MORE

±87M SF  
Industrial Space in the  
Rickenbacker  
Submarket

**PARK  
762**





# AMENITIES & ACCESS

 **±11 Minutes**

RICKENBACKER INTERNATIONAL AIRPORT

 **±7 Minutes**

NORFOLK SOUTHERN INTERMODAL YARD

 **±14 Minutes**

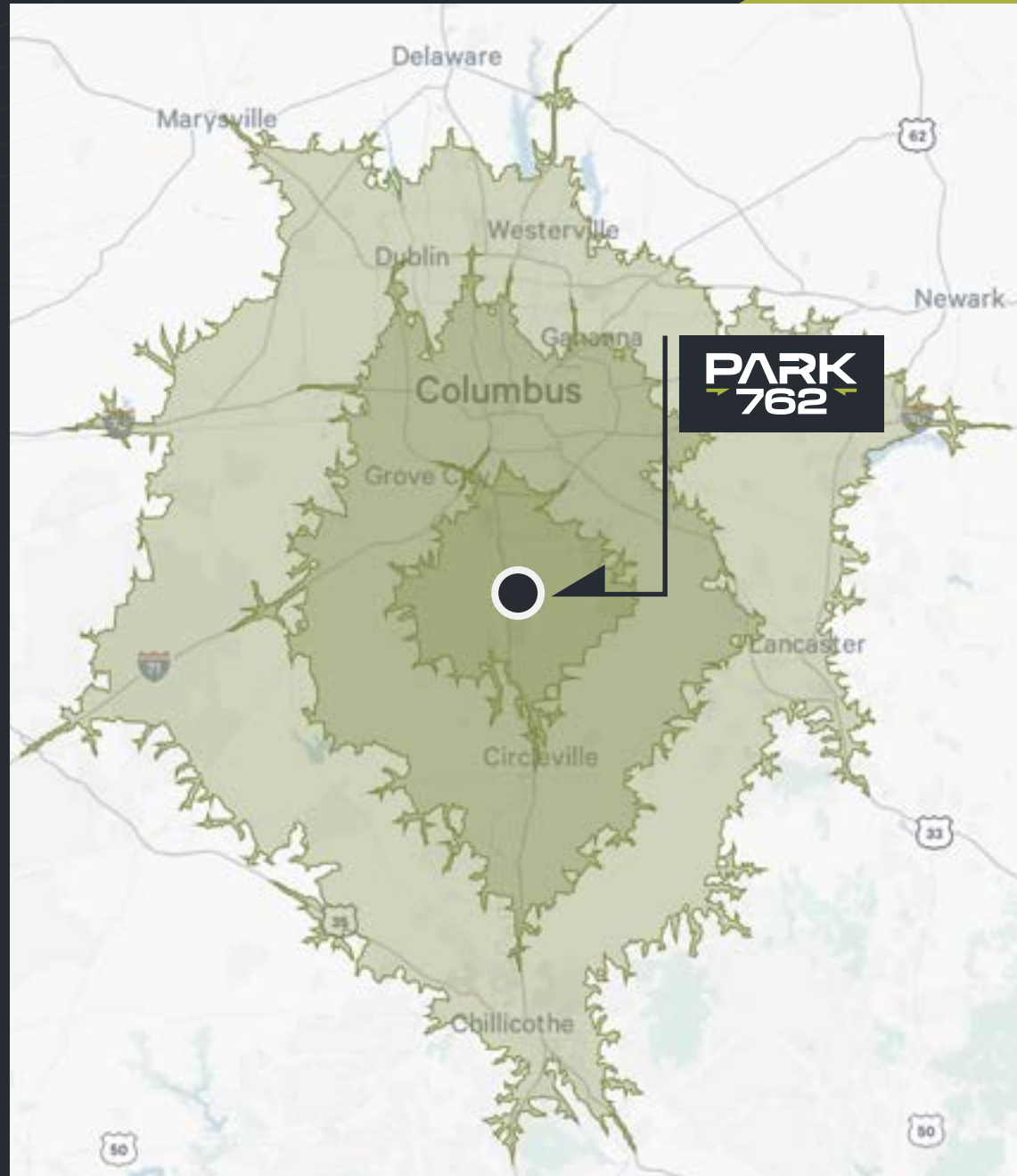
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 **±1 Minute**

US 23

# DEMOGRAPHICS

	WITHIN 15 MINS	WITHIN 30 MINS	WITHIN 45 MINS
<b>2025 Population</b> (CURRENT YEAR ESTIMATE)	<b>61,814</b>	<b>1,021,796</b>	<b>1,913,672</b>
<b>Annual Population Growth rate</b>	<b>1.02%</b>	<b>0.55%</b>	<b>0.57%</b>
<b>Civilian Population 16+ in Labor Force</b>	<b>31,208</b>	<b>540,681</b>	<b>1,007,264</b>
<b>Transportation &amp; Material Moving Employees</b>	<b>3,470</b>	<b>52,955</b>	<b>86,142</b>
<b>Production Employees</b>	<b>1,455</b>	<b>23,291</b>	<b>41,452</b>
<b>Construction &amp; Extraction Employees</b>	<b>1,451</b>	<b>18,690</b>	<b>32,833</b>



# ACCESS TO AN UNBEATABLE LABOR POOL

1,152,826

Rickenbacker  
Total Population



646,278

Labor Force



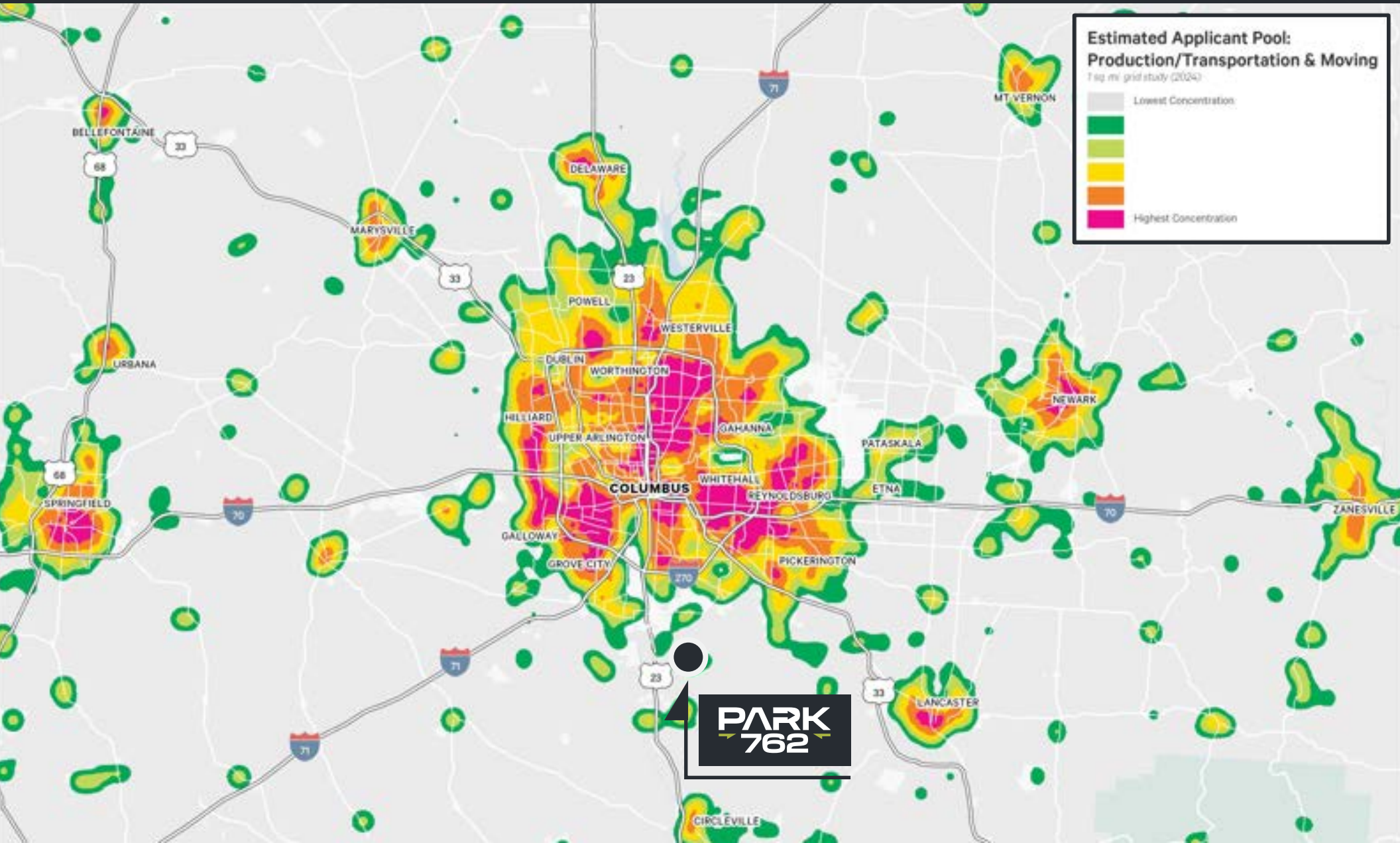
4.4%

Unemployment  
Rate



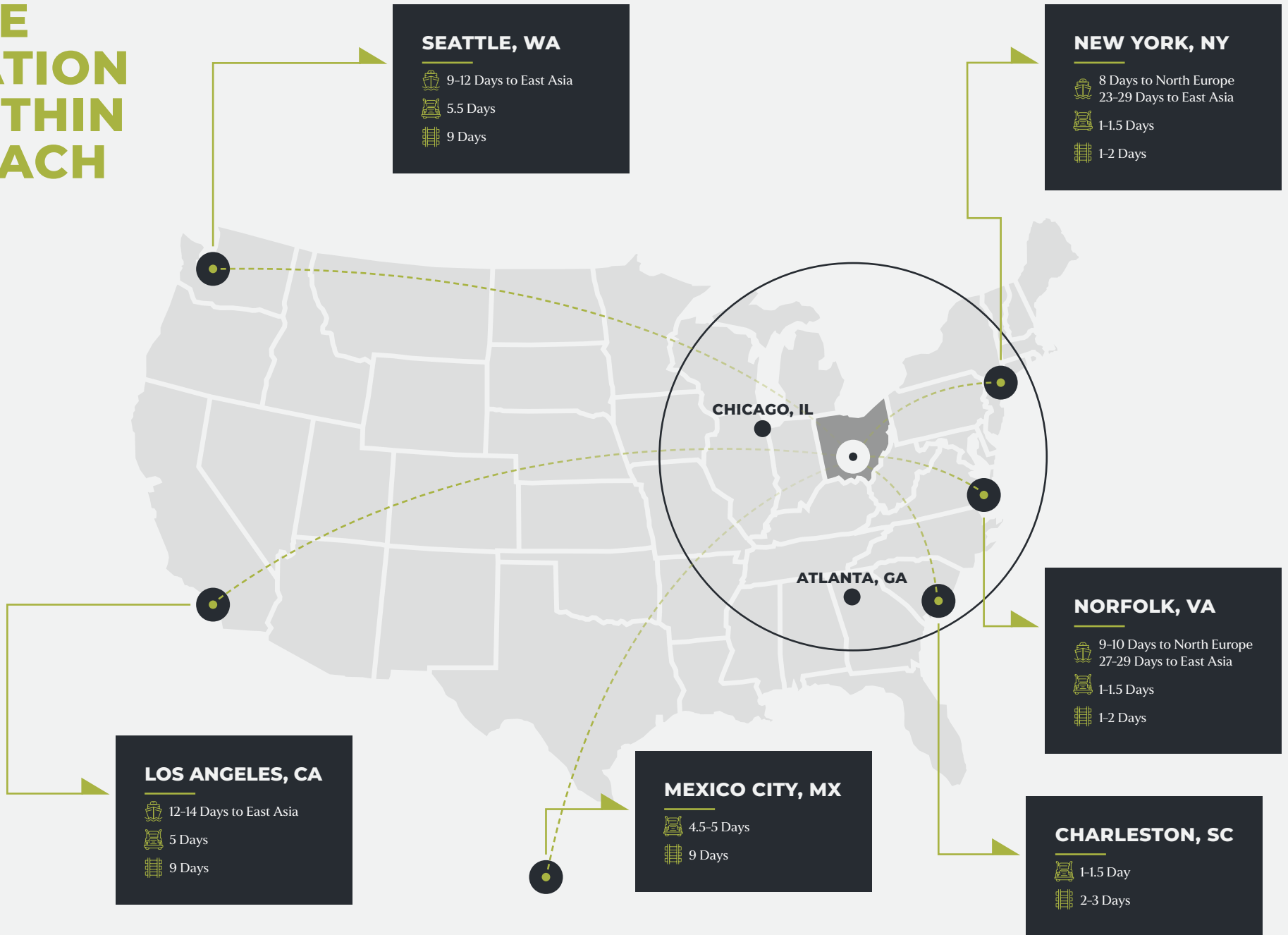
62.4%

Labor Participation  
Rate



**PARK  
762**

# THE NATION WITHIN REACH



# PARK 762

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