

**9296 INTERMODAL COURT
COLUMBUS, OH 43125**

FOR LEASE

**304,560 SF
INDUSTRIAL PROPERTY**

LOCATION HIGHLIGHTS:

- Located within the low-vacancy Rickenbacker submarket
- Existing 100% real estate tax abatement
- Adjacent to the Norfolk Southern Rickenbacker Intermodal Yard and the Rickenbacker International Airport (Air Cargo)
- Excellent access to US 23, I-270, I-70, I-71 and other major roadways
- Within a one-day drive of 45% of the US population

SPACE FEATURES

304,560 SF BUILDING

- 6,527 SF Office
- Expandable by 126,900 SF
- Cross dock configuration
- Thirty (30) dock doors
- Two (2) drive-in doors
- 32' clear height
- Building Dimensions: 648' x 470'
- Column spacing: 54' x 50' (60' speed bays)
- 135' truck court
- 122 parking spaces (expandable)
- 36 trailer parking spaces (expandable)
- ESFR sprinklered

CONSTRUCTION

- Precast concrete construction
- Roof type: Mechanically Fastened TPO with R19 Insulation
- Lighting: T-5 Fluorescent with motion sensors
- Power: 800 amp, 277/480v, 3 phase
- Construction year: 2014



