

3780 Tradeport Court

Lockbourne, OH 43137



±508,775 SQ. FT AVAILABLE

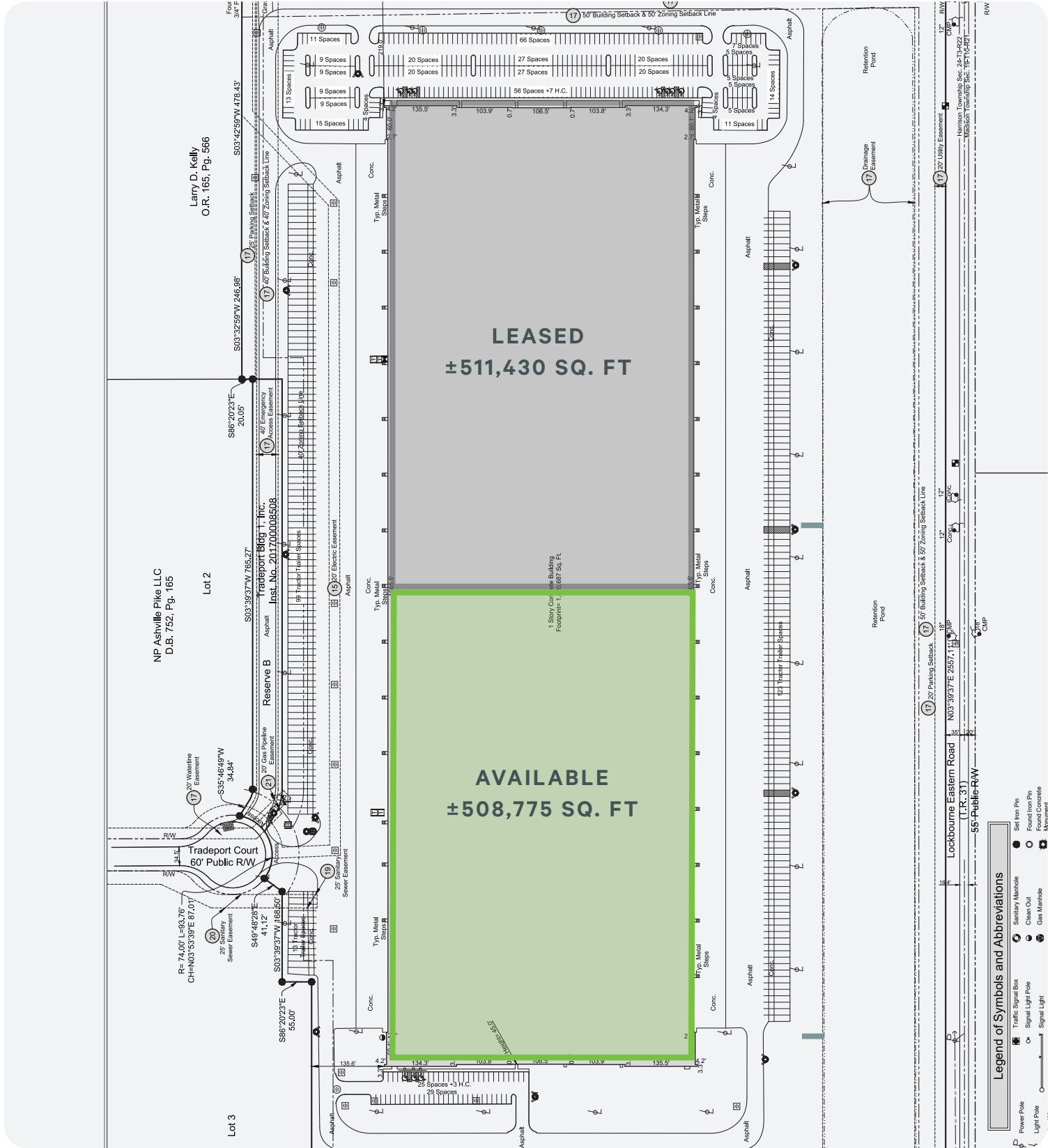
- » Located in Rickenbacker, which has a 2.4% vacancy rate
- » Available immediately
- » ±6.0 Miles to I-270, and close to I-71 and I-70
- » 10-hour truck drive to 47% of US population

Owned by
maple^{tree}

Property Details

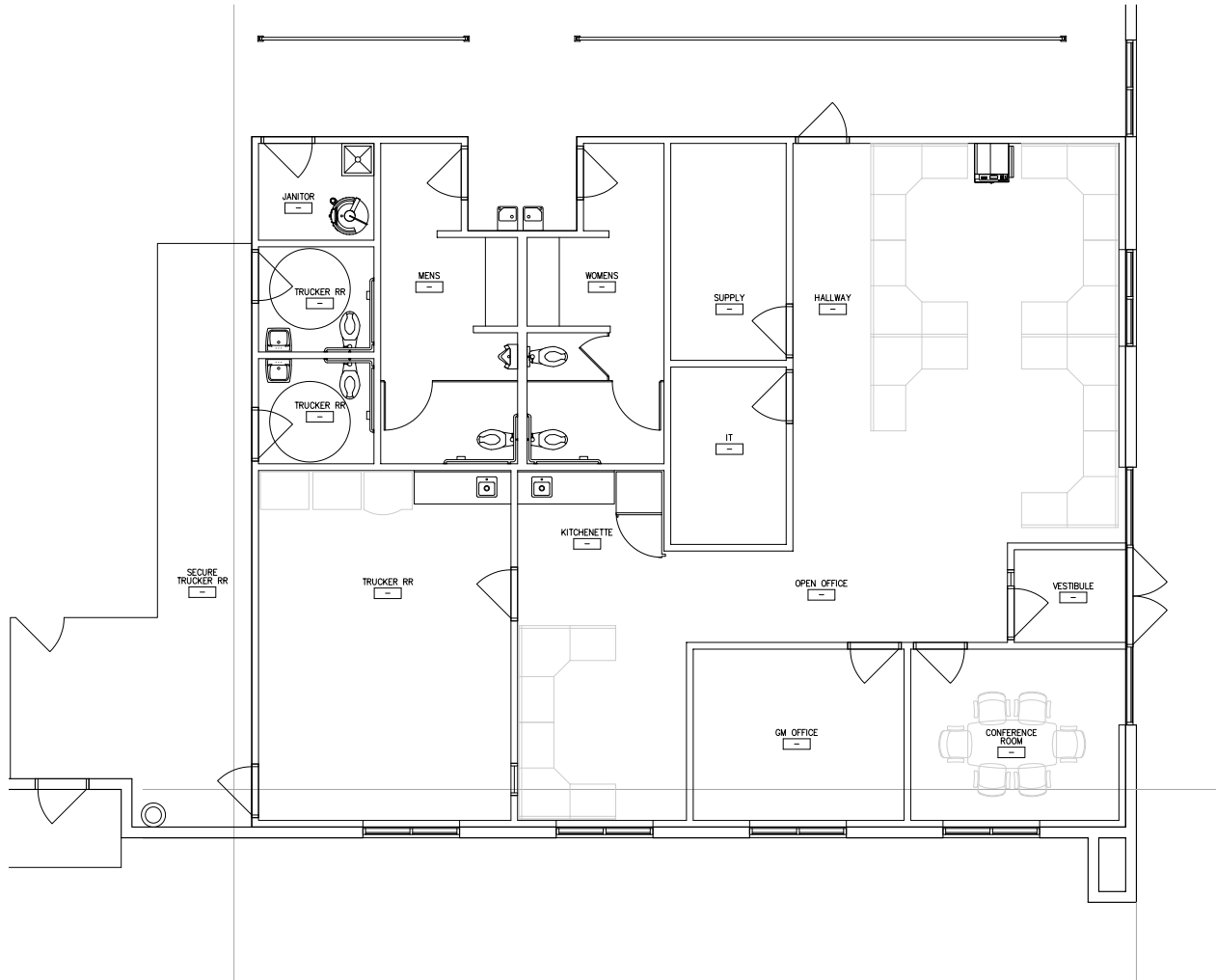
Available Space:	±508,775 Sq. Ft
Building Size:	±1,020,687 Sq. Ft
Office Size:	2,283 Sq. Ft Located in the SW Corner
Land:	73.45 Acres
Year Built:	2017
Zoning/Incentives:	Rickenbacker Business Development District / 15-Yr 100% Tax Abatement
Building Dimensions:	570' x 1,792'
Bay Size:	±31,920 Sq. Ft. (56' x 570')
Clear Height:	36'
Column Spacing:	55'W x 50'D with 60' speed bays
Docks	50 Docks (9' x 10')
Dock Equipment:	All Doors Outfitted with 40,000 lb Capacity levelers (6' x 8') Bumpers, Seals, Lights and Track Guards
Drive-ins:	2 - 12' x 14'
Truck Court:	130' Depth (60' Concrete Pad)
Construction:	Tilt-Up Concrete Panels
Roof:	45 mil Mechanically Fastened TPO Membrane Roof
Floor:	7" Unreinforced Concrete Slab (4,000 PSI); Staging Bay Reinforced with Wire Welded Mesh; FF 55, FL 33
Fire Suppression:	ESFR
Heating:	Direct Fired Gas Air Make-Up Units Mounted on Roof; 55° Inside at 0° Outside
Ventilation Fans:	Exhaust Fans and Intake Louvers Provide Ventilation to Code
Lighting:	LED, 30fc, occupancy sensors
Parking:	Est. 57 Auto Parking Spaces, Est. 115 Trailer Parking Spaces
Electrical Service:	One (1) 2000 Amp 277/480 Volt, 3 Phase Services; South Central Power
Rate:	Negotiable
Est. Opex:	Estimated at \$0.58/Sq. Ft

Site Plan



Office Layout

»» Optimal space for business operations



±2,283 SQ. FT OFFICE SPACE

Conceptual Truck Parking



Prime Location in Rickenbacker



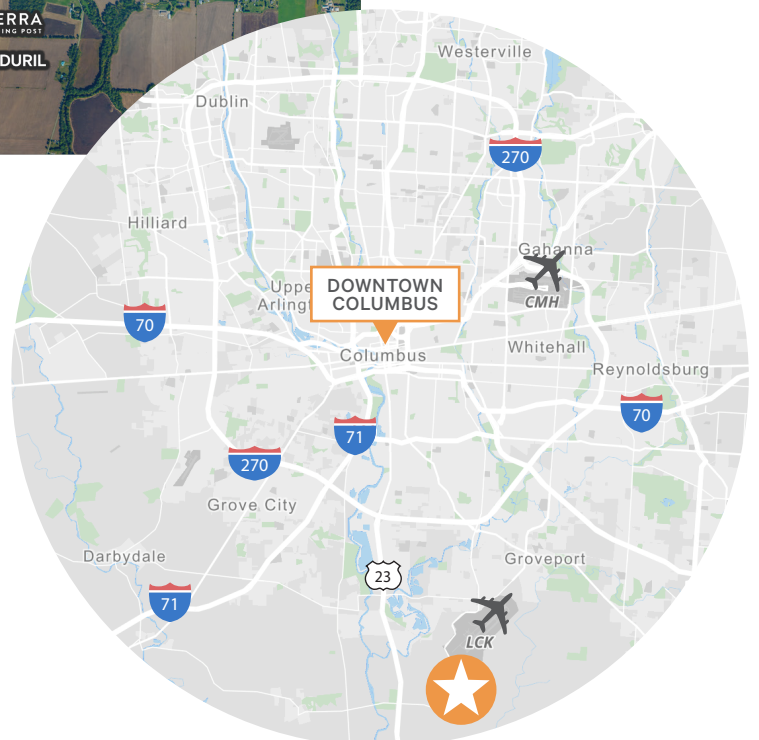
±2.5 Mi
to US-23

±19 Mi
to Downtown Columbus

±4.8 Mi
to Rickenbacker Int'l Airport

±23 Mi
to John Glenn Int'l Airport

- Located in Rickenbacker, which has a **2.4% vacancy rate**
- ±6.0 miles to I-270, and close to I-71 and I-70
- **Directly across** from the Norfolk Southern Rickenbacker Intermodal Yard
- Within a **one-day truck drive (10 hours)** of 47% of the US population and 33% of the Canadian population
- **Close proximity** to Distribution Hubs:
 - FedEx Smartpost - Grove City and Groveport
 - UPS Facilities - Obetz and Columbus West
 - FedEx Ground Hub - Grove City
 - FedEx Air Hub - Rickenbacker



Labor in Rickenbacker

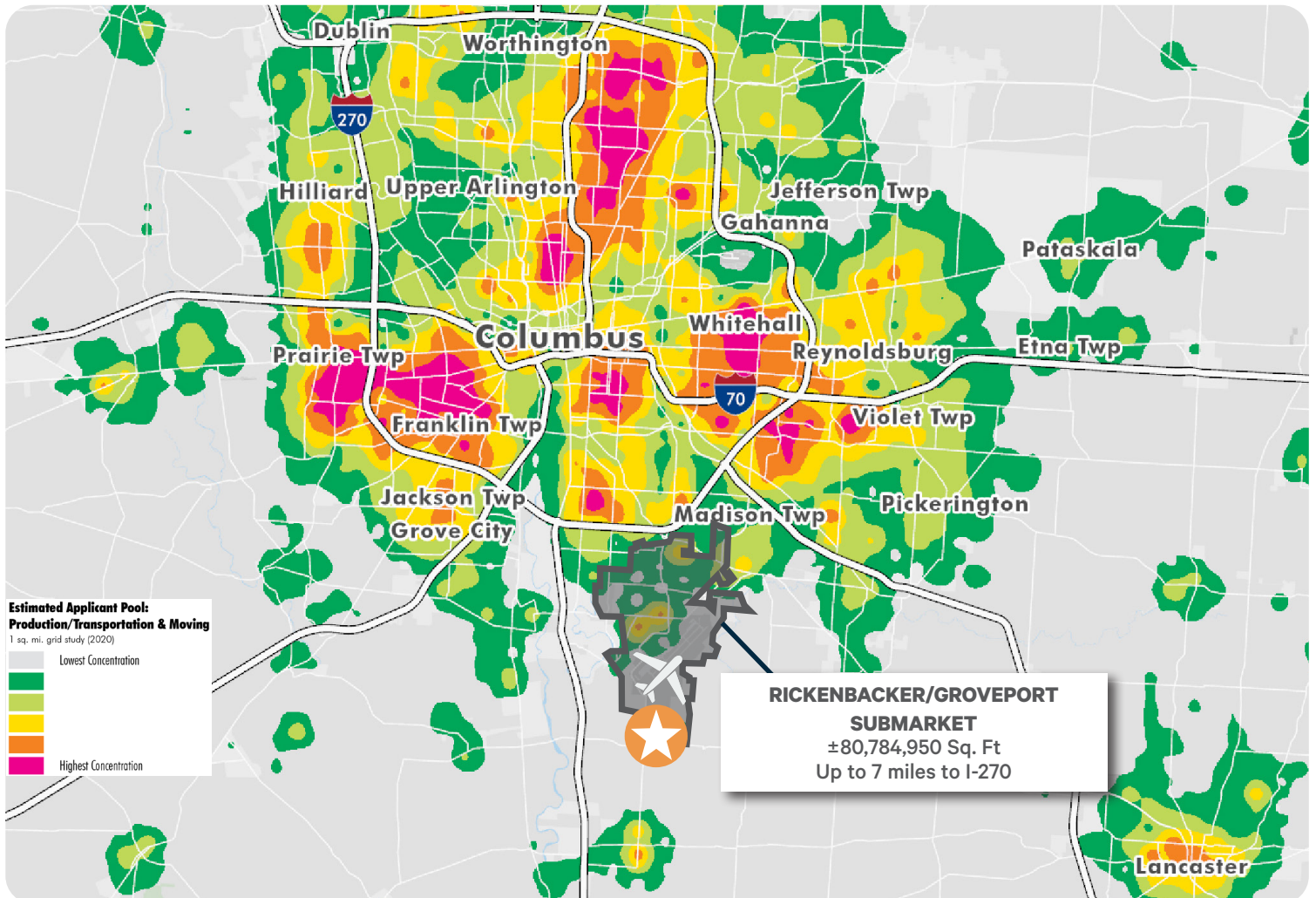
- » State incentives and tax programs available
- » Lower labor costs than the national average
- » More than 70,000 skilled and motivated workers in logistics-related occupations in Central Ohio
- » 62 colleges and universities nearby with 140,000 students provide excellent seasonal labor pool
- » Fisher College of Business at The Ohio State University ranks #5 in the nation among supply chain/logistics programs

4.00%
Unemployment Rate
(12/24)

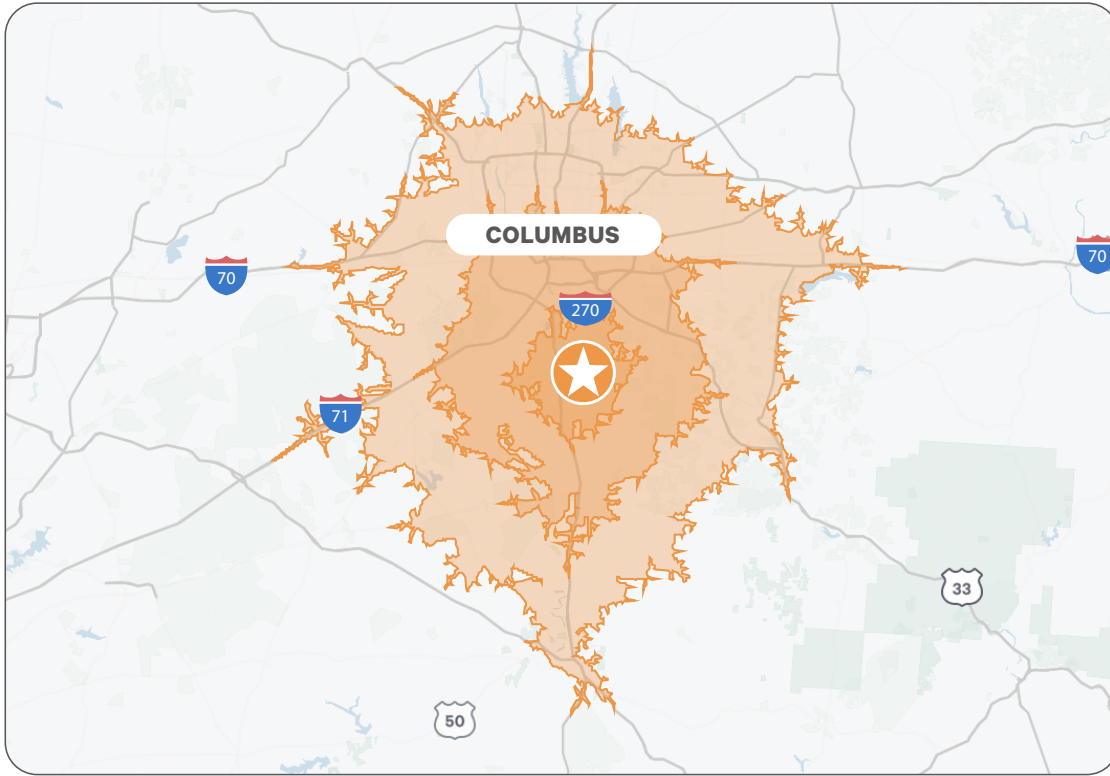
±16.48%
Employment Growth
Since 2011

51.97%
Labor Participation
Rate

\$20.32
Average Production
Wages (Per Hr)



Drive Times



WITHIN 15 MINUTES DRIVING TIME:

2022 Population (Current Year Est.)	96,159	Transportation and Material Moving	6,137
2022-2027 Annual Population Growth Rate	0.50%	Production	3,210
2022 Civilian Population 16+ in Labor Force	48,554	Installation, Maintenance and Repair	1,909

WITHIN 30 MINUTES DRIVING TIME:

2022 Population (Current Year Est.)	1,296,112	Transportation and Material Moving	60,754
2022-2027 Annual Population Growth Rate	0.42%	Production	31,943
2022 Civilian Population 16+ in Labor Force	685,757	Installation, Maintenance and Repair	15,870

WITHIN 45 MINUTES DRIVING TIME:

2022 Population (Current Year Est.)	1,926,602	Transportation and Material Moving	79,060
2022-2027 Annual Population Growth Rate	0.48%	Production	45,462
2022 Civilian Population 16+ in Labor Force	1,013,290	Installation, Maintenance and Repair	23,047

±508,775 Sq. Ft Available



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