



RICKENBACKER

COMMERCE CROSSING



FOR LEASE ±56,819-127,187 SF

6054 SHOOK ROAD, LOCKBOURNE, OH 43137

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RICKENBACKER
AVIATION


Boar's  Head

amazon
PEPSICO
whiplash
Whirlpool
CORPORATION


essilor


Little Caesars Pizza

PETSMART

 lululemon

Walmart
DB SCHENKER
vspone


RICKENBACKER
COMMERCE CROSSING

8 MINUTES TO
I-270

7 MINUTES TO
RICKENBACKER AIRPORT

1 MINUTE TO ALUM
CREEK DRIVE

SHOOK ROAD

KEY SITE ADVANTAGES



21.27 ACRE
INDUSTRIAL
PARK



CLOSE PROXIMITY TO
RICKENBACKER
AIRPORT



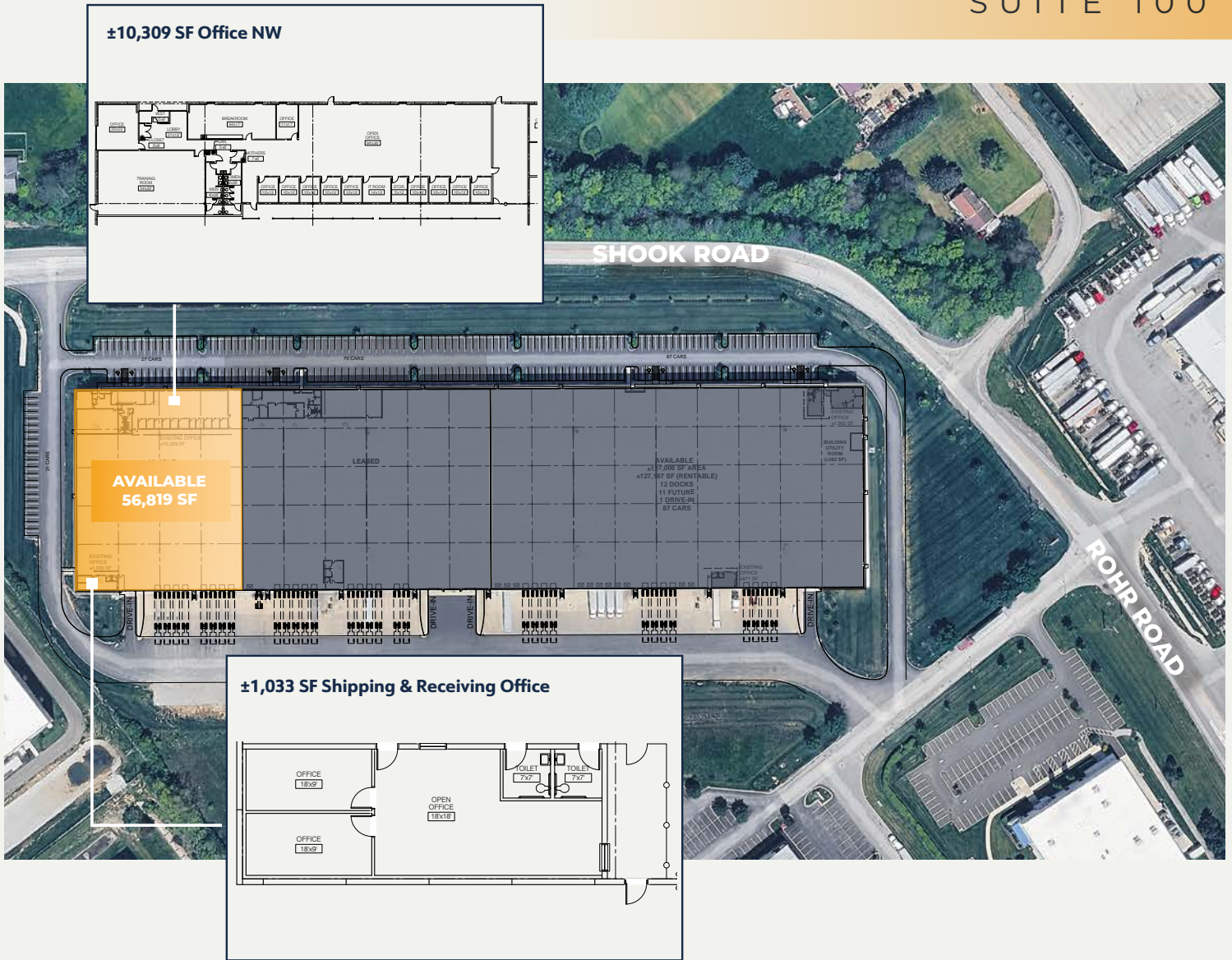
CLASS A BLDG
WITH 2 ACCESS
POINTS FOR
INGRESS/EGRESS



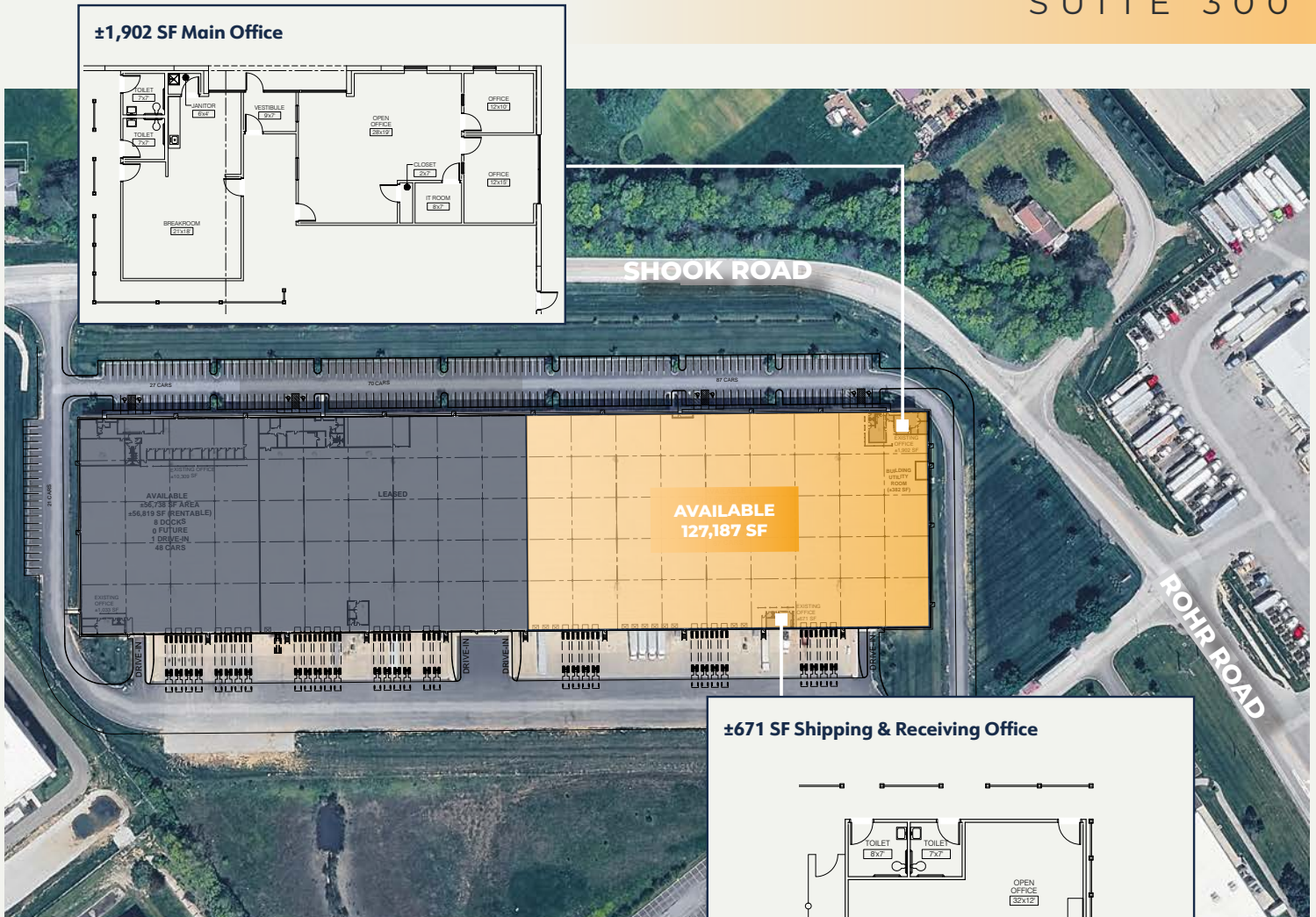
15 YEAR
100% TAX
ABATEMENT



CLOSE PROXIMITY
TO I-270 VIA ALUM
CREEK DRIVE



Building Size	± 184,078 SF	Clear Height	30'
Available SF	± 56,819 SF	Docks	8
Office SF	± 11,342 SF	Drive-in Doors	1
Column Spacing	54' w x 50' d	Car Parking	48 cars
Power	400-amp, 277/480 volt 3-phase service	Trailer Parking	10 stalls (back of truck court)
Heating/Gas	AEP Energy	Sprinkler	ESFR
Water	City of Columbus		



Building Size	± 184,078 SF
Available SF	± 127,187 SF
Office SF	± 2,573 SF
Column Spacing	54' w x 50' d
Power	400-amp, 277/480 volt 3-phase service
Heating/Gas	AEP Energy
Water	City of Columbus

Clear Height	30'
Docks	12 existing/ 11 knockouts
Drive-in Doors	1
Car Parking	87 cars
Roof	TPO
Sprinkler	ESFR
Lighting	LED



AMENITIES & ACCESS



8 MINS,
4 MILES
FROM
ROUTE 23



11 MINS,
3 MILES
FROM I-270



8 MINS,
3 MILES FROM LCK,
27 MINS, 18 MILES
FROM CMH

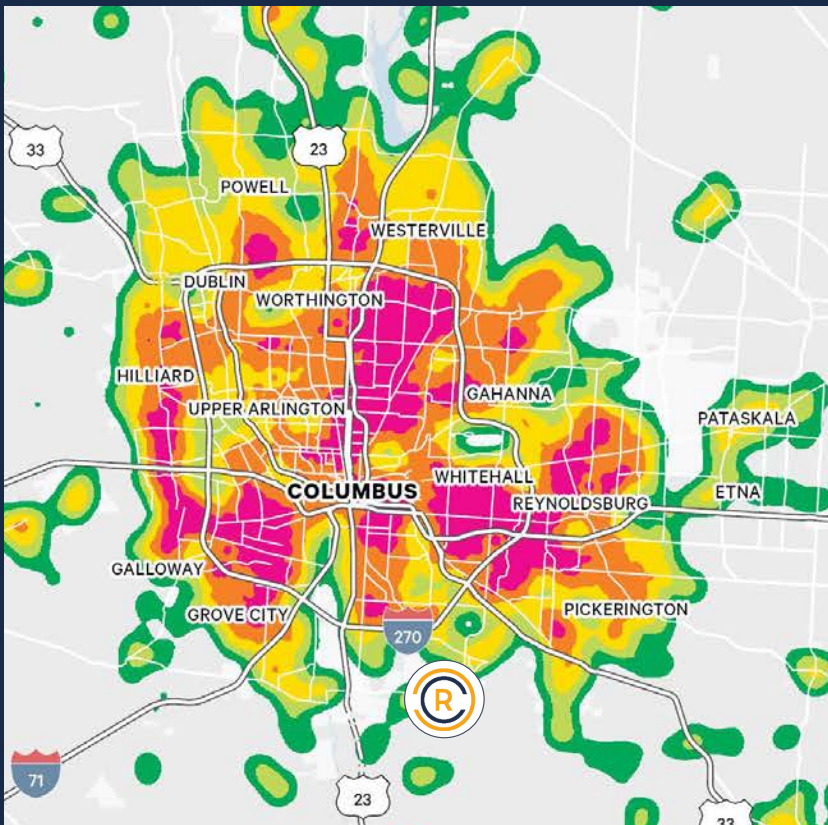
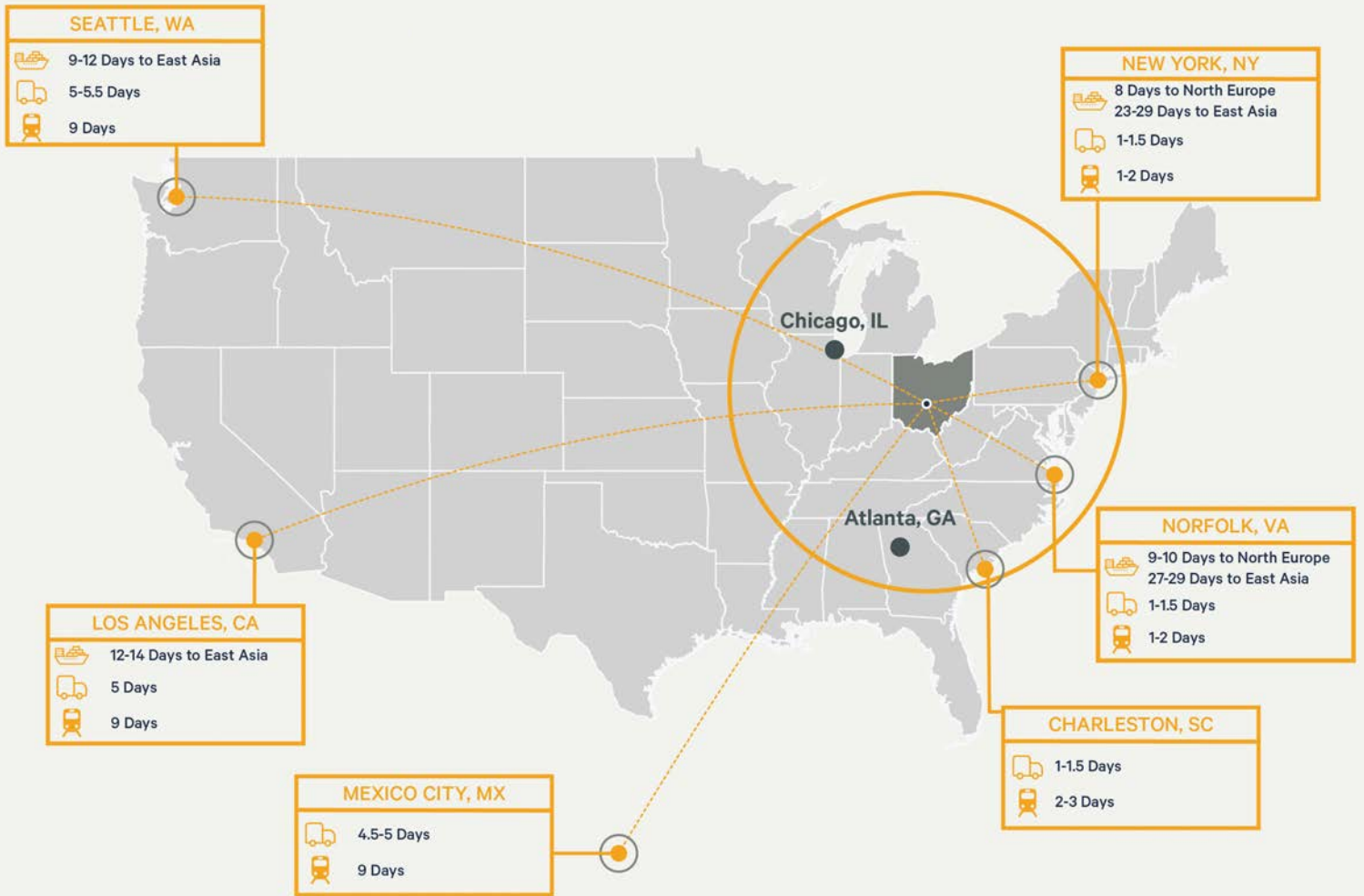


20 MINS
13 MILES
FROM I-71



17 MINS
9 MILES
FROM US-33

LABOR & MARKET



1,152,826
RICKENBACKER
TOTAL POPULATION



646,278
LABOR FORCE



4.4%
UNEMPLOYMENT
RATE



62.4%
LABOR
PARTICIPATION
RATE



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CBRE



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