



NEW
CLASS-A
WAREHOUSES
COMING
SOON

PARK IDI AT RICKENBACKER EXCHANGE

Commercial Point, OH 43116

Building G1	332 Commercial Point Pkwy
Building G2	210 Kenmore Blvd
Building G3	340 Commercial Point Pkwy

398,780 SF
431,045 SF
189,788 SF

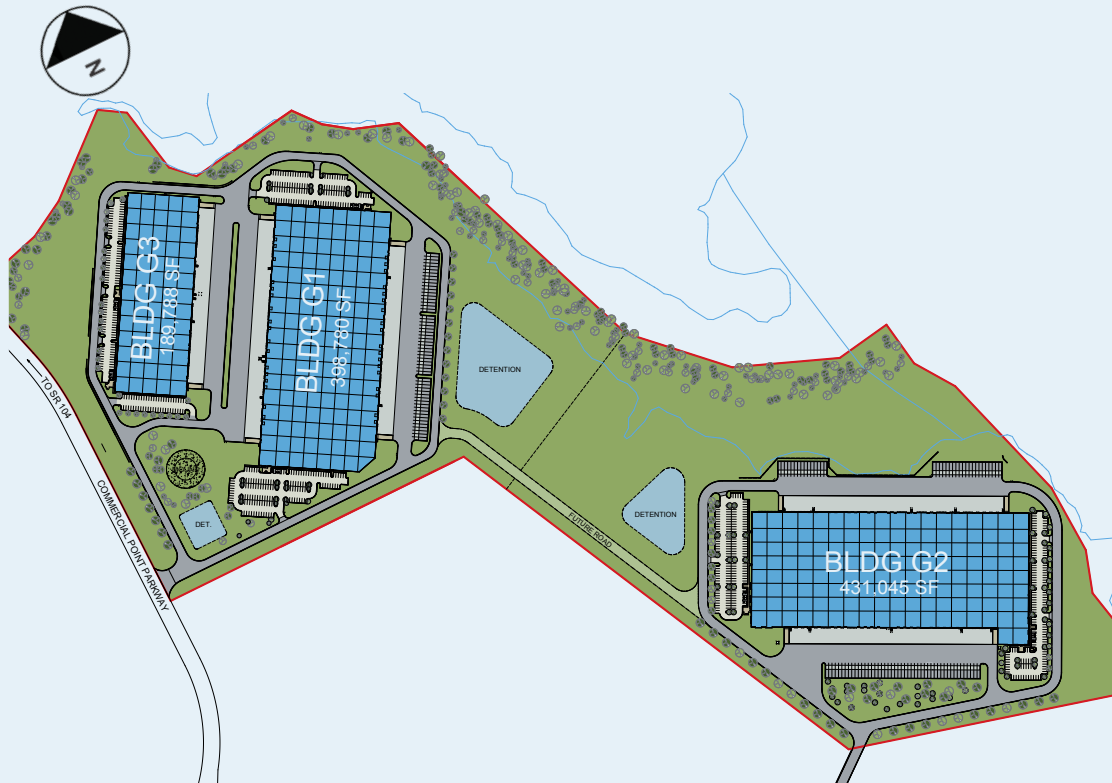
Colliers

 **IDI Logistics**

www.idilogistics.com

PARK IDI AT RICKENBACKER EXCHANGE

Proposed Building Layouts



BUILDING G1 - 332 COMMERCIAL POINT PKWY

BUILDING AREA:	398,780 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	40'
DOCK DOORS:	40
DRIVE-IN DOORS:	4

BUILDING G2 - 210 KENMORE BLVD

BUILDING AREA:	431,045 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	40'
DOCK DOORS:	48
DRIVE-IN DOORS:	4

BUILDING G3 - 340 COMMERCIAL POINT PKWY

BUILDING AREA:	189,788 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	32'
DOCK DOORS:	12
DRIVE-IN DOORS:	4

Park IDI at Rickenbacker Exchange is a land/build-to-suit opportunity strategically located in pro-business Pickaway County, Ohio. This site offers great access to multiple highways, the Rickenbacker Airport, NS Intermodal and the Columbus MSA. Park IDI at Rickenbacker Exchange is a one-day truck drive to nearly half of the U.S. population and to one-third of Canada's population. We are pursuing LEED® Certification for Park IDI at Rickenbacker Exchange.



PARK IDI AT RICKENBACKER EXCHANGE

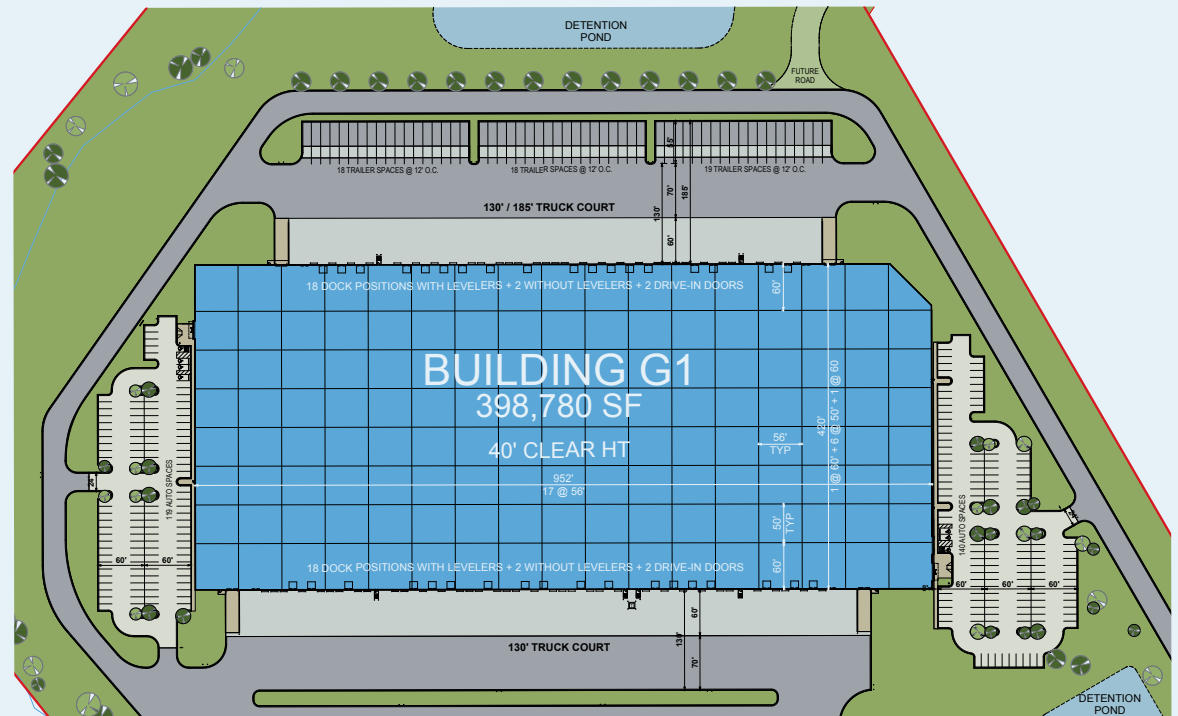


up to
398,780 available
square
feet

Building G1

332 COMMERCIAL POINT PKWY
COMMERICAL POINT, OH 43116

CLEAR HEIGHT:	40'
OFFICE AREA:	Build to suit
DIMENSIONS:	952' x 420'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	40
DRIVE-IN DOORS:	4
AUTO PARKING:	259 spaces
TRAILER PARKING:	55 spaces
TRUCK COURT:	130' / 185'
ELECTRICAL:	3,000 amp (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE PROTECTION:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses

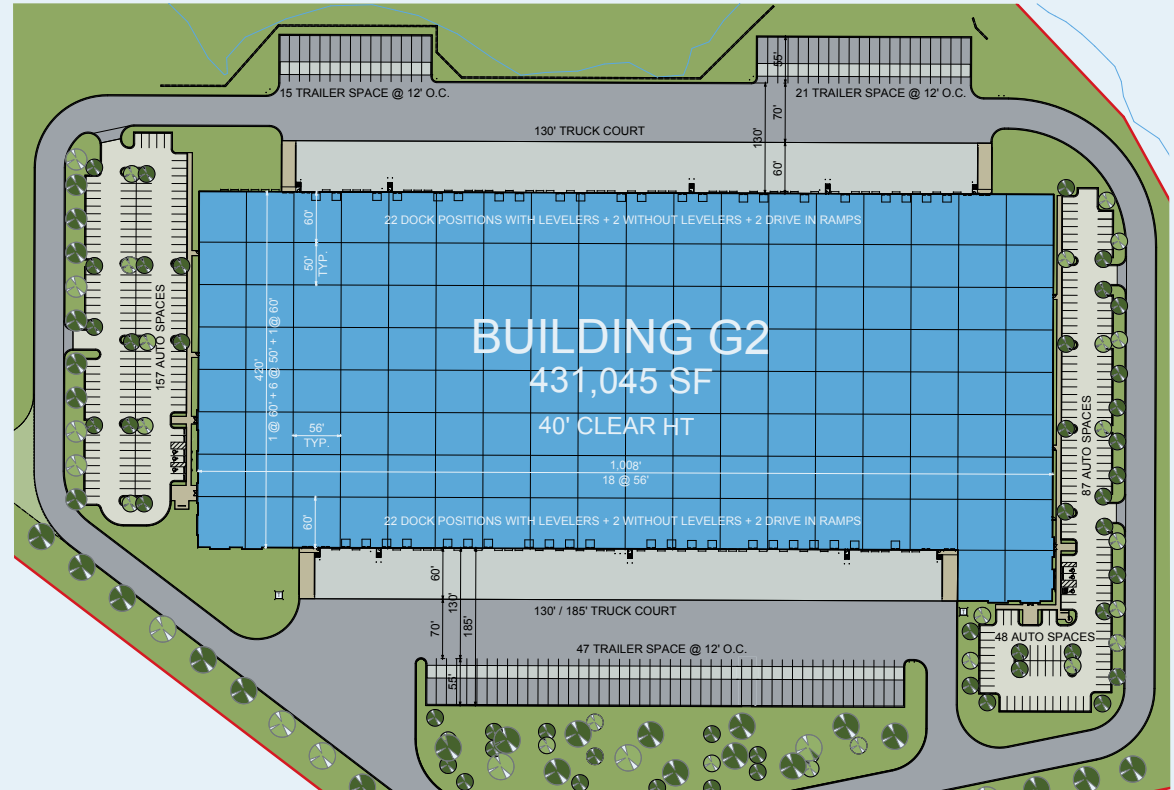


up to
431,045 available
square
feet

Building G2

210 KENMORE BLVD
COMMERICAL POINT, OH 43116

CLEAR HEIGHT:	40'
OFFICE AREA:	Build to suit
DIMENSIONS:	1,008' x 420'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	48
DRIVE-IN DOORS:	4
AUTO PARKING:	292 spaces
TRAILER PARKING:	83 spaces
TRUCK COURT:	130' / 185'
ELECTRICAL:	3,000 amp (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE PROTECTION:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses

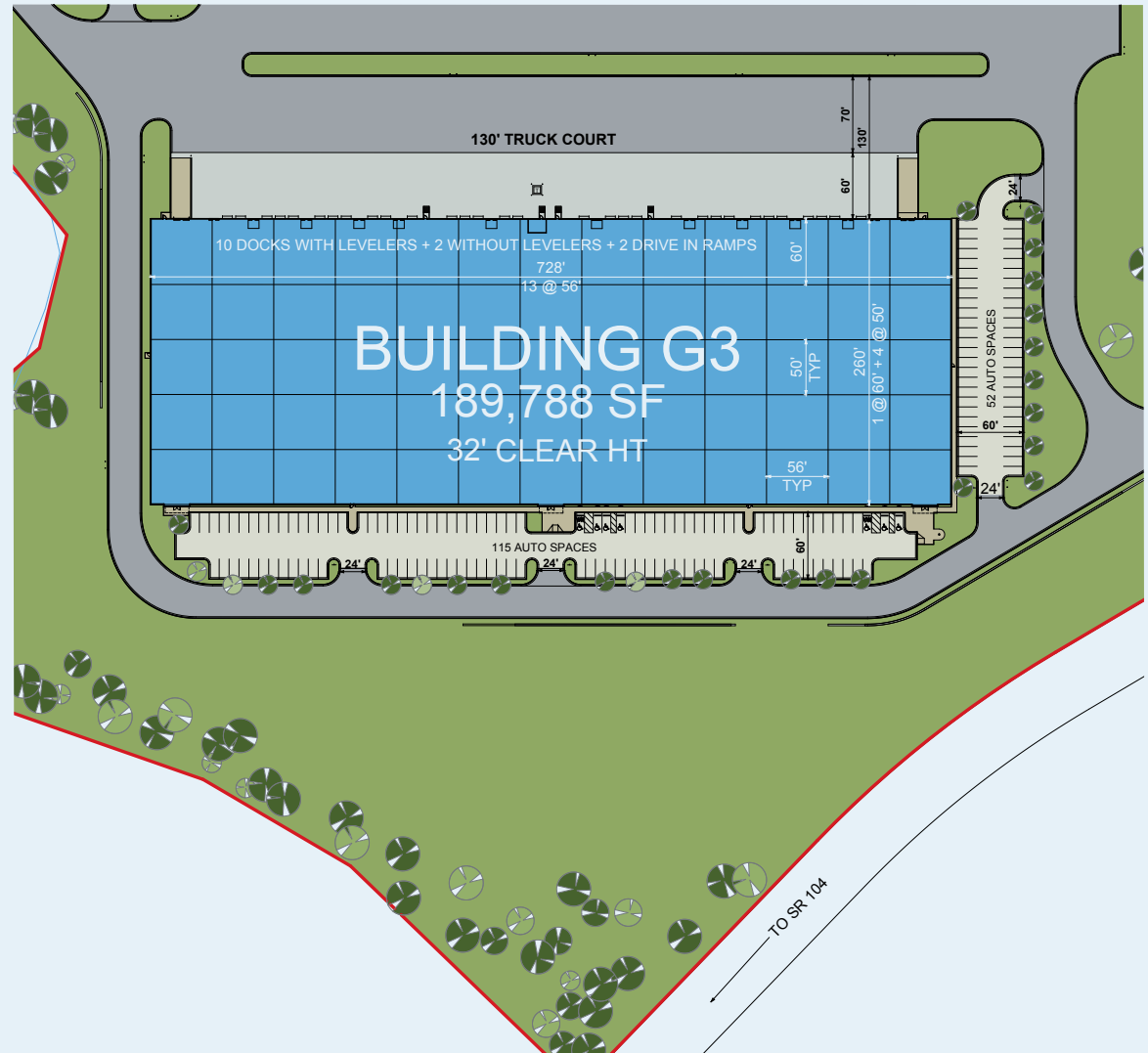


up to
189,788 available
square
feet

Building G3

340 COMMERCIAL POINT PKWY
COMMERICAL POINT, OH 43116

CLEAR HEIGHT:	32'
OFFICE AREA:	Build to suit
DIMENSIONS:	728' x 260'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	12
DRIVE-IN DOORS:	2
AUTO PARKING:	167 spaces
TRUCK COURT:	130'
ELECTRICAL:	3,000 amp (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE PROTECTION:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses



DRIVE TIMES



I-70 & I-270 Interchange

25 minutes
22 miles



SR 665 & I-71 interchange

10 minutes
7.5 miles



US 23 & I-270 interchange

11 minutes
8.5 miles



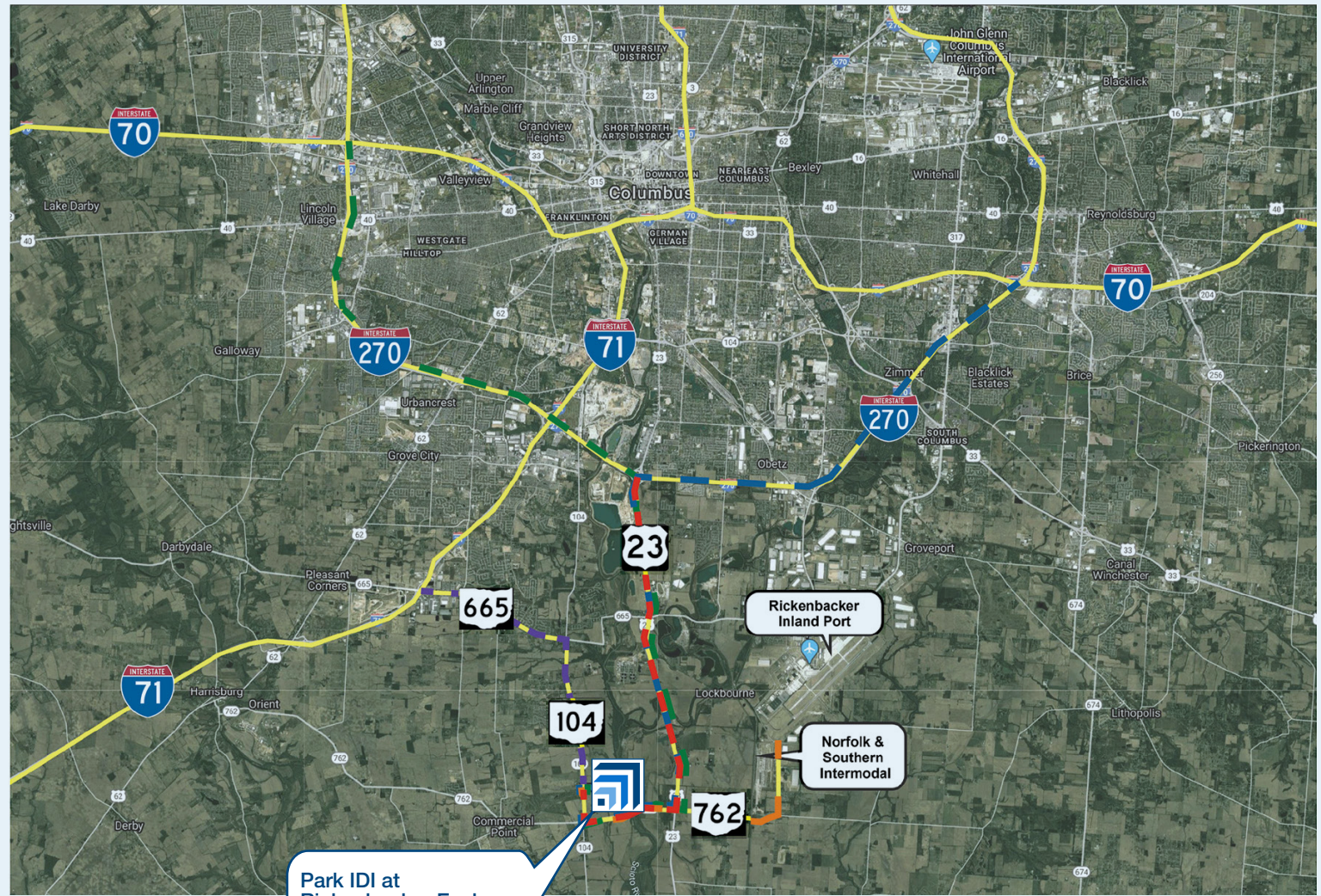
I-70 & I-270 interchange

20 minutes
18.3 miles



Norfolk Southern Intermodal

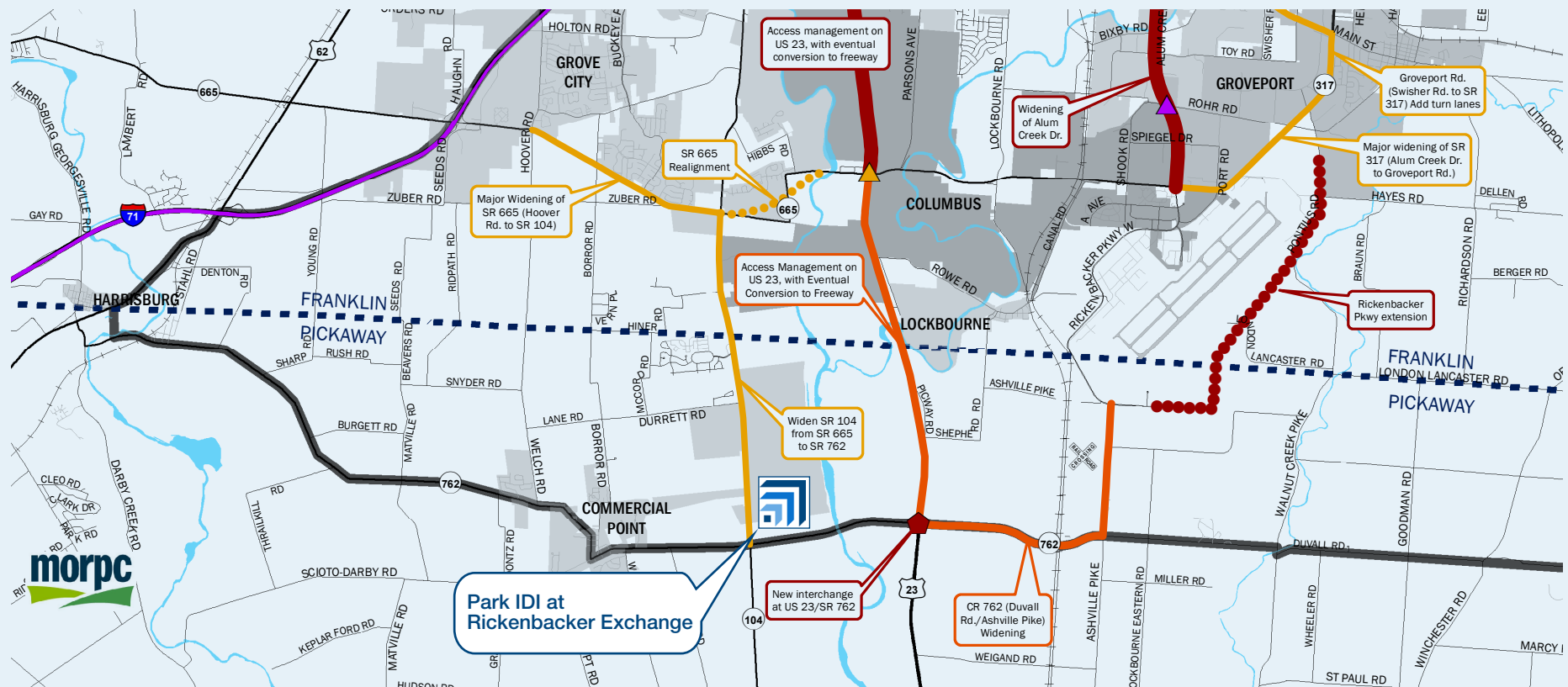
7 minutes
3.4 miles



Park IDI at
Rickenbacker Exchange

RICKENBACKER AREA STUDY

Major Roadway Projects Project Prioritization



AREA LABOR FORCE

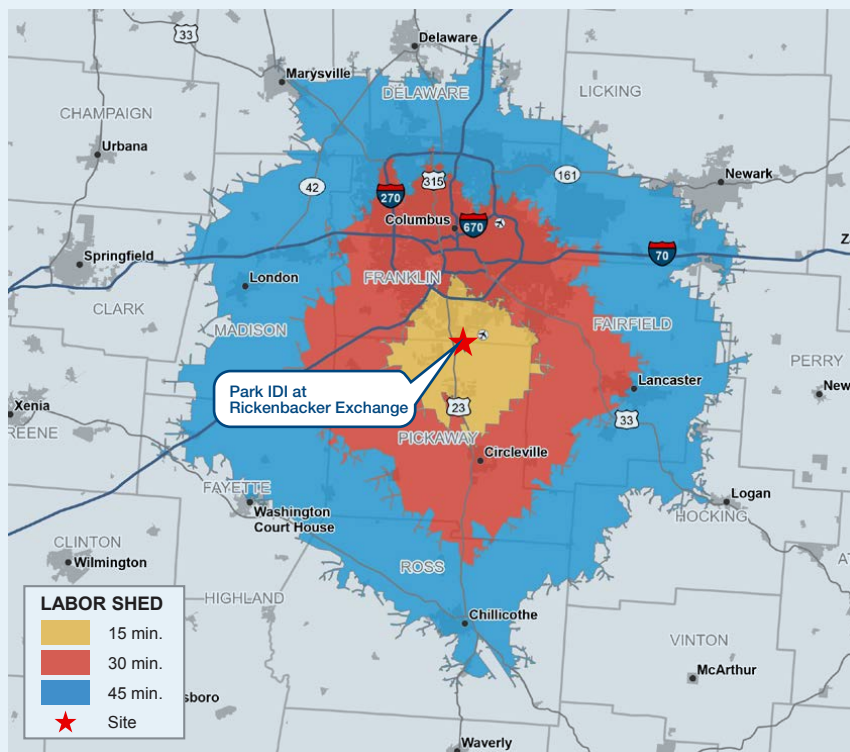
Within **30 MINUTES**
there are over
55,000 RESIDENTS
EMPLOYED

*in transportation and
material moving occupations.*

RESIDENT LABOR FORCE

Commute Shed: Rickenbacker Area

Drivetime (minutes)



15	30	45
71,556 Population	1,098,543 Population	1,927,371 Population
36,261 Employed	577,629 Employed	1,006,588 Employed
37,144 Total Labor Force	594,618 Total Labor Force	1,033,551 Total Labor Force
1,783 Production Workers	27,947 Production Workers	46,510 Production Workers
3,900 Transportation/ Material Moving Workers	55,299 Transportation/ Material Moving Workers	84,751 Transportation/ Material Moving Workers



Source: Esri Business Analyst, 2024.

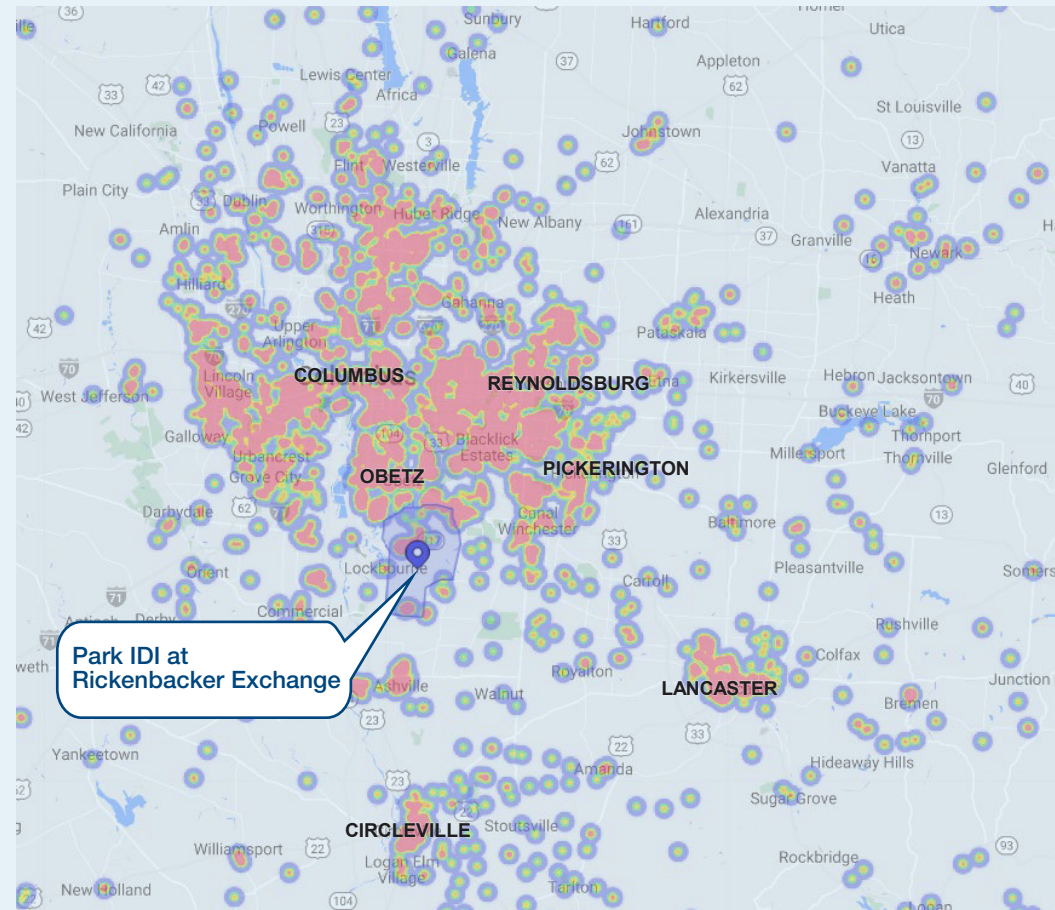
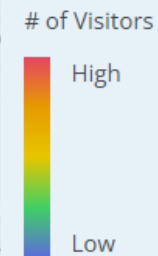
AREA LABOR FORCE

Commute Shed: Groveport-Rickenbacker Area

HOME RESIDENCE OF RICKENBACKER WORKERS

Existing area employers draw talent from across the Region, including Columbus, Lancaster, Reynoldsburg, and Canal Winchester.

About 45% of Rickenbacker area workers commute less than ten miles from their place of employment and 30 miles captures more than three-fourths of employee home locations.



**The locations shown are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.*

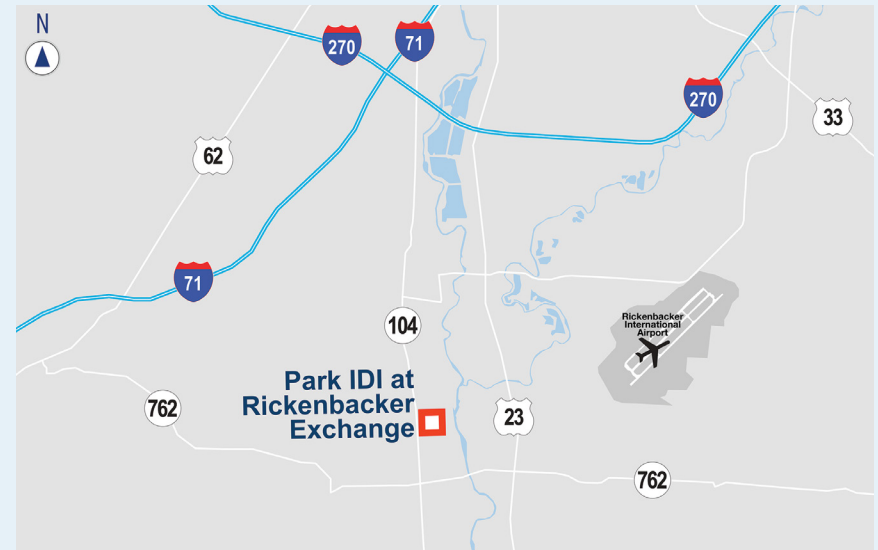
PARK IDI AT RICKENBACKER EXCHANGE

Class A Development with Easy Access to Major Highways and Transportation Hubs



Access to:

- I-71 (6 miles)
- I-270 (8 miles)
- Rickenbacker International Airport (9.6 miles)
- Columbus, Ohio (13 miles)



ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



For more information, or to set up a tour, please contact:

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