

NEW TO THE MARKET

Up to
137,177 SF
available

Recently
completed!

15 year, 100%
tax abatement



Scan or click
here to see the
construction
photos!

PROPERTY DETAILS

Building Size:	194,456 ± SF
SF Available:	42,600 - 137,177 ± SF
Site Size:	15.26 ± acres
Building Dimensions:	284' x 700'
Office SF:	Build to Suit
Dock Doors:	12 (9' x 10') insulated, manually operated overhead doors, fully equipped with 40,000 lb. mechanical pit levelers, seal and lights with the ability to add an additional 24 doors in the future if needed
Drive-in Doors:	2 (12'x14') insulated and powered overhead doors with the ability to add more in the future
Parking Spaces:	192 striped car parking spaces with the ability to add more if needed
Clear Height:	32' - 34'
Column Spacing:	56' x 50' ; 60' x 50' speed bay
Roof:	45 mil TPO roof with R-20 insulation, with external gutters and downspouts
Bay Size:	14,200 ± SF
Utilities:	Electric - South Central; Gas - Columbia Gas of OH; Water - Village of Commercial Point
County:	Pickaway

Sprinkler:	ESFR
Lighting:	Highbay LED lighting with motion sensors throughout the warehouse Office lighting will be LED
Electrical Service:	Four (4), 400 Amp, 480/277 volt 3 phase wire services shall be available to the building
Incentives:	15 year, 100% tax abatement
Tenant Improvement Dollars:	BTS based on tenant's needs
Floor Sealer:	Lapidolith concrete hardener and dustproofer
Walls:	8" Insulated precast concrete panels
Warehouse Floor:	7" thick, 3,500 PSI, FF40 (flatness)/FL30(levelness)
Truck Court:	Sixty-foot (60) concrete pad with a total depth of 130'
Zoning:	LM - Light Manufacturing
Net Lease Rate:	Market Rents
Estimated Operating Expenses:	\$0.85/SF
Estimated Start Date:	September 2022
Delivery Date:	Construction Completed

SITE OVERVIEW

**Class A
amenities**

**32' - 34'
clear height**

**ESFR sprinkler
system**



SITE PLAN

**Divisible to
42,600 ± SF**



AREA INDUSTRIAL USERS

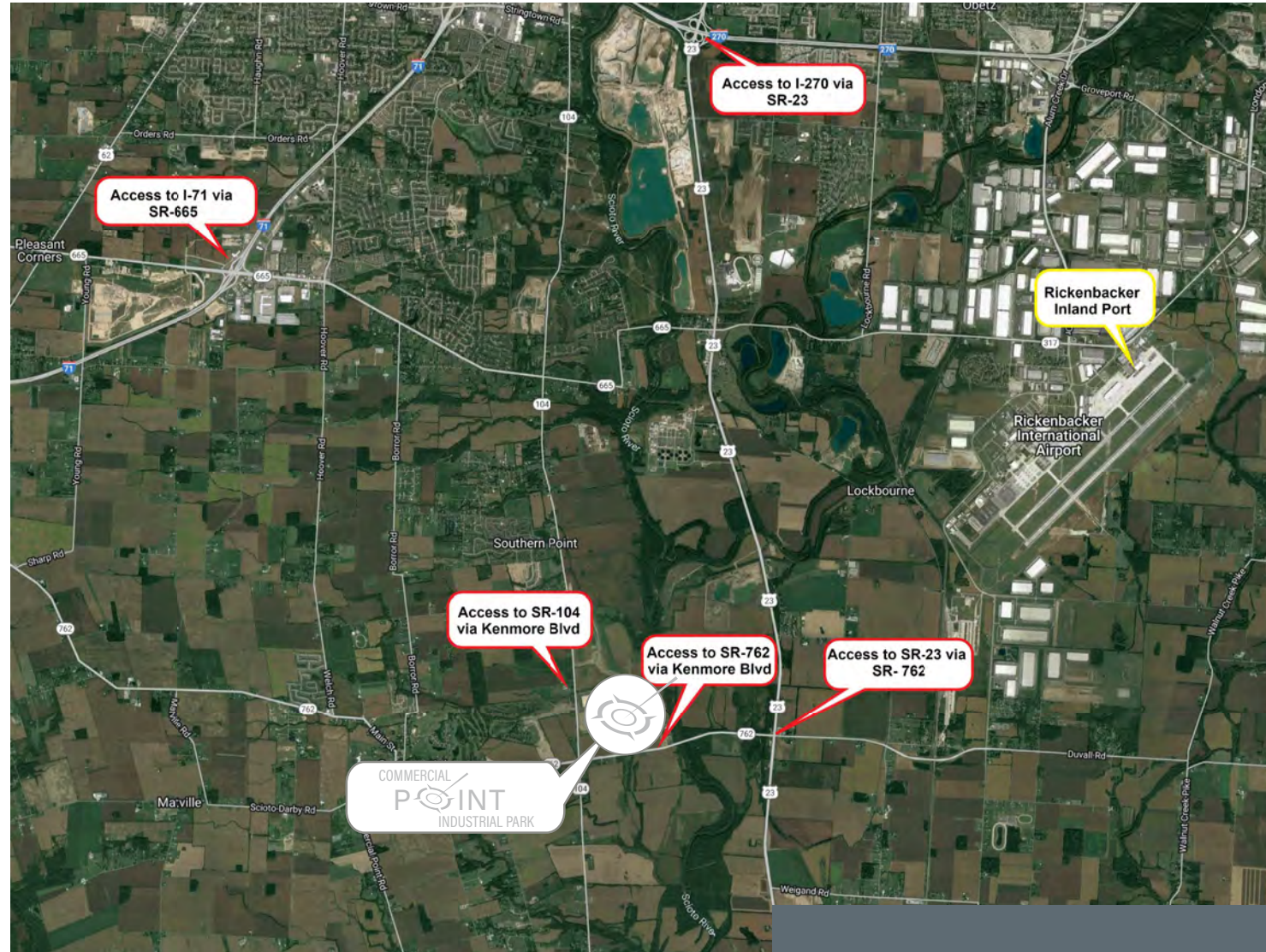
Rickenbacker
area is a
hub for
national
companies



ACCESS

Located in the highly desirable Rickenbacker area

Easy access to major highways





Developed by:



COMMERCIAL POINT INDUSTRIAL PARK

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

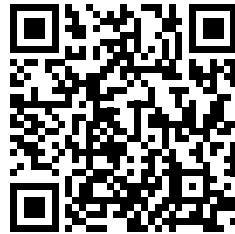


I-70 & I-270 interchange
20 minutes
18.3 miles



Norfolk & Southern Intermodal
7 minutes
3.4 miles





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