

PARK IDI at RICKENBACKER EXCHANGE

CONSTRUCTION
BEGINS
JUNE 2026

AVAILABLE
Q1 2027

106.59 ACRES AVAILABLE | up to 1,023,229 SF

Commercial Point, OH 43116



Building 1
Building 2

332 Commercial Point Pkwy
210 Kenmore Blvd

594,493 SF
428,736 SF



- Strategically located in pro-business Pickaway County, Ohio
- Great access to multiple highways, the Rickenbacker Airport, NS Intermodal, and the Columbus MSA
- One-day truck drive to nearly half of the U.S. population

 **IDI Logistics**



PARK INFORMATION

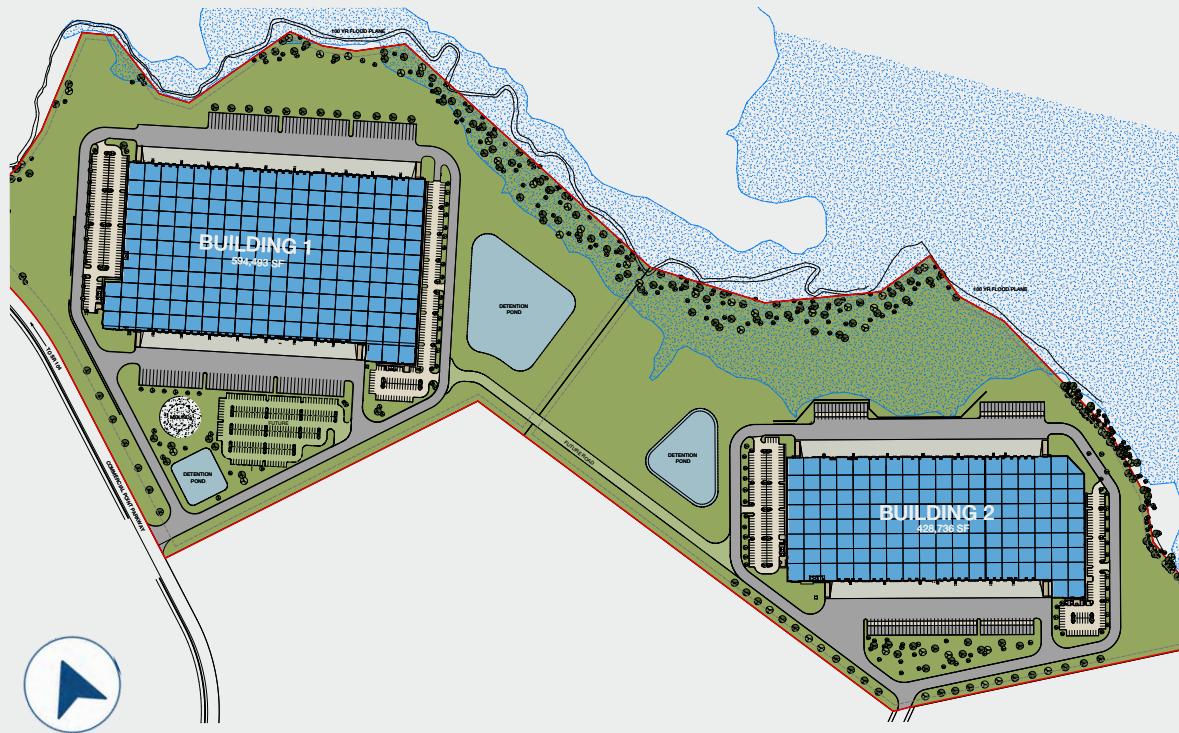
Proposed Building Layouts

BUILDING 1 - 332 COMMERCIAL POINT PKWY

BUILDING AREA:	594,493 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	40'
DOCK DOORS:	60
DRIVE-IN DOORS:	4

BUILDING 2 - 210 KENMORE BLVD

BUILDING AREA:	428,736 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	40'
DOCK DOORS:	45
DRIVE-IN DOORS:	4

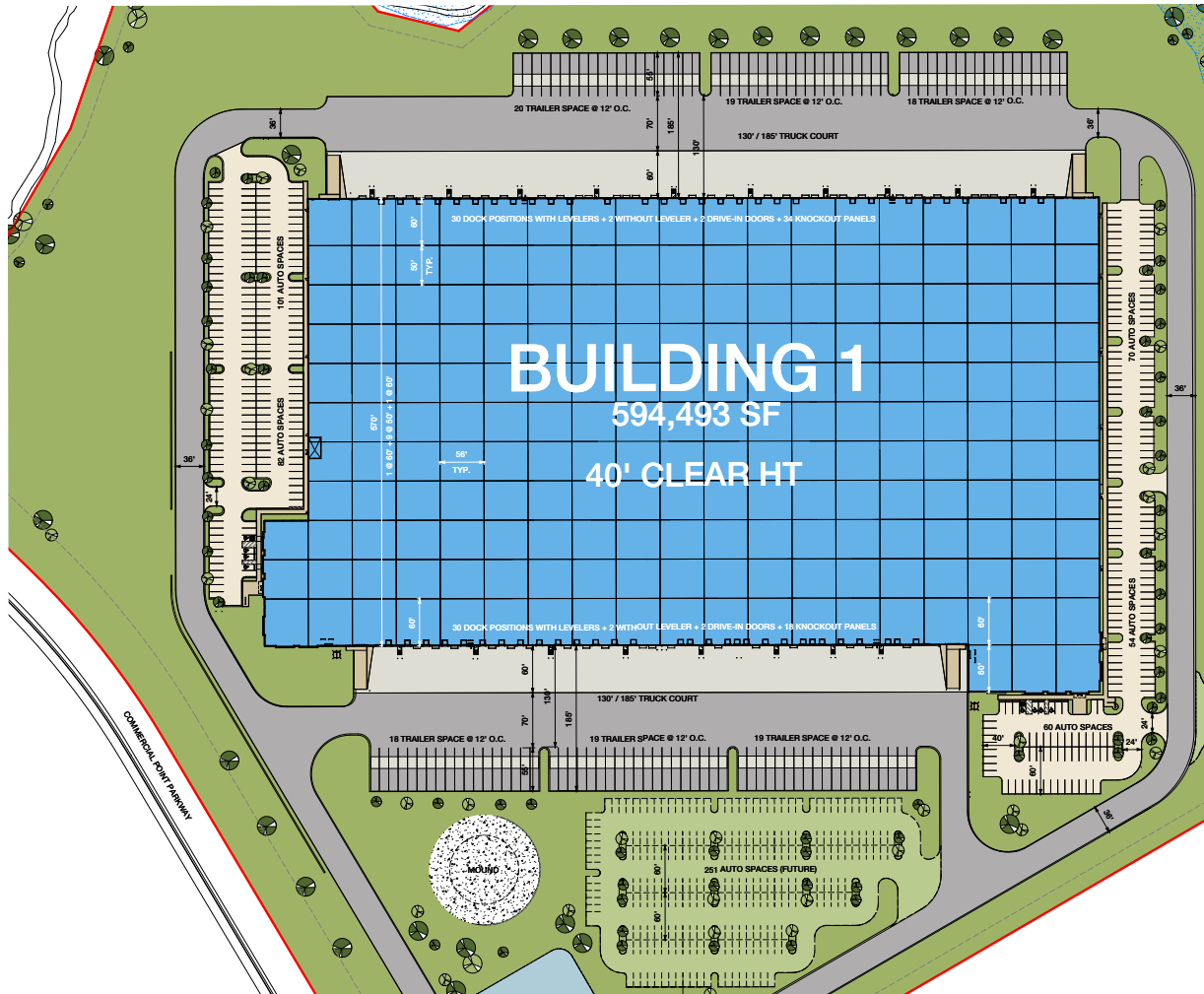


Park IDI at Rickenbacker Exchange is a land/build-to-suit opportunity strategically located in pro-business Pickaway County, Ohio. This site offers great access to multiple highways, the Rickenbacker Airport, NS Intermodal and the Columbus MSA. Park IDI at Rickenbacker Exchange is a one-day truck drive 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.



PROPOSED BUILDING 1

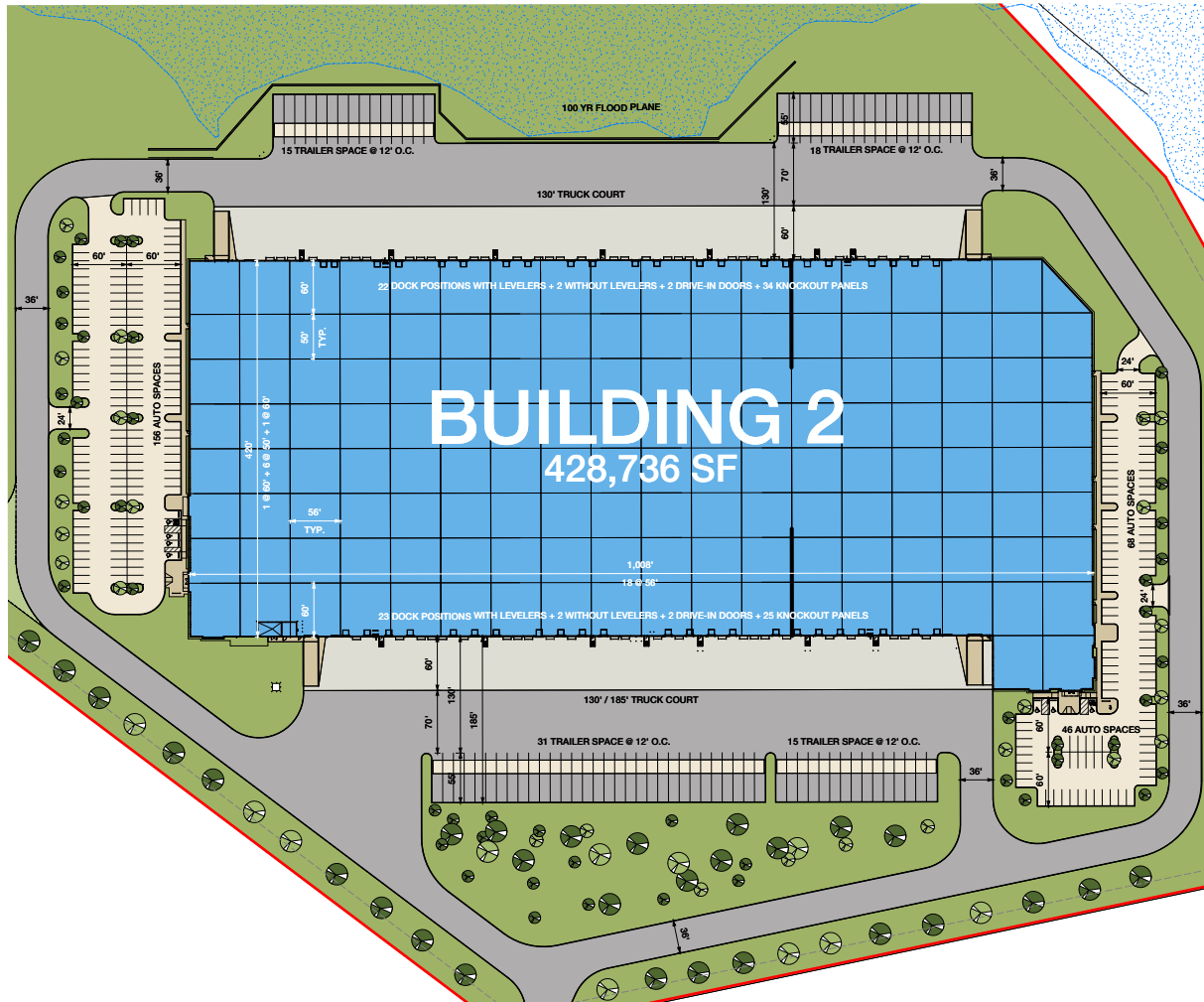
up to 594,493 SQUARE FEET



TOTAL BUILDING:	594,493 SF
CLEAR HEIGHT:	40'
OFFICE AREA:	Build to suit
BUILDING DEPTH:	570'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	60 (9' x 10')
DRIVE-IN DOORS:	4 (14' x 16')
TRUCK COURT:	130' / 185'
AUTO PARKING:	367 spaces (260 future spaces)
TRAILER PARKING:	113 stalls
ELECTRICAL:	3,000 amps (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE SPRINKLER:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses

PROPOSED BUILDING 2

up to 428,736 SQUARE FEET



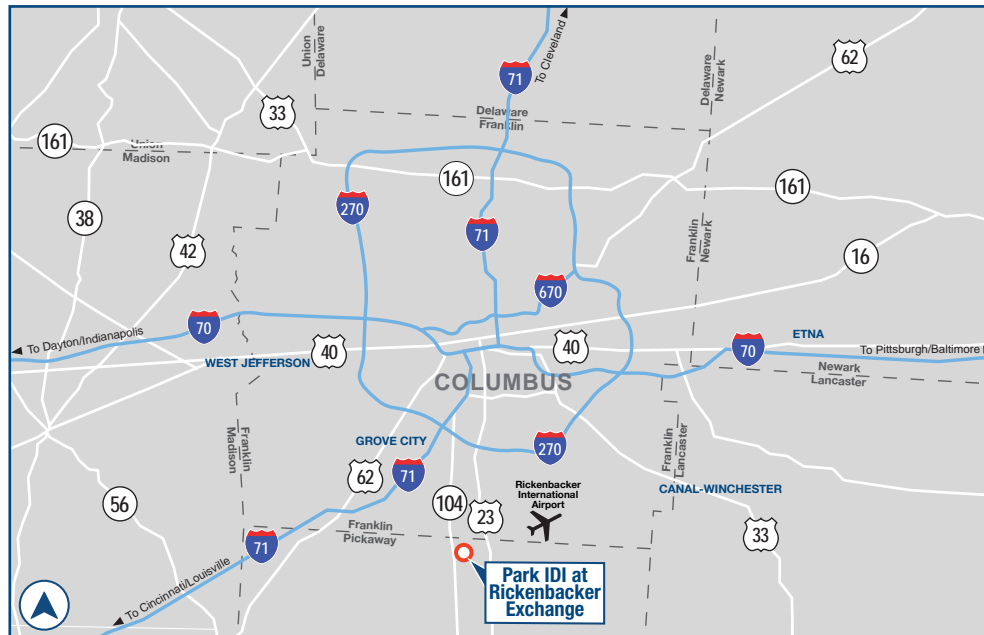
TOTAL BUILDING:	428,736 SF
CLEAR HEIGHT:	40'
OFFICE AREA:	Build to suit
DIMENSIONS:	1,008' x 420'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	45 (9' x 10')
DRIVE-IN DOORS:	4 (14' x 16')
TRUCK COURT:	130' / 185'
AUTO PARKING:	270 spaces
TRAILER PARKING:	79 stalls
ELECTRICAL:	3,000 amps (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE SPRINKLER:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses

PARK LOCATION



Commercial Point, Ohio

PARK LOCATION



Easy Access to Major Highways and Transportation Hubs



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

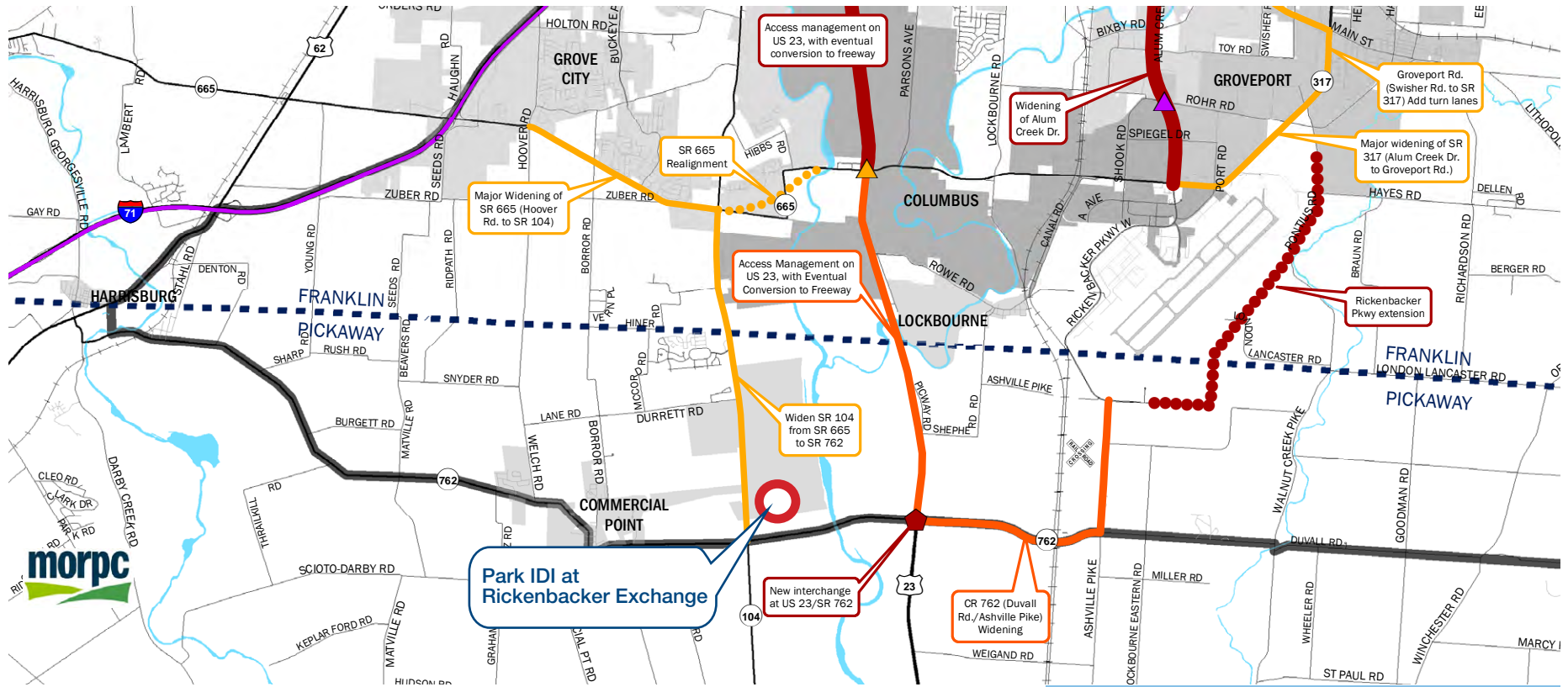


Access to:

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

RICKENBACKER AREA STUDY

Major Roadway Projects Project Prioritization



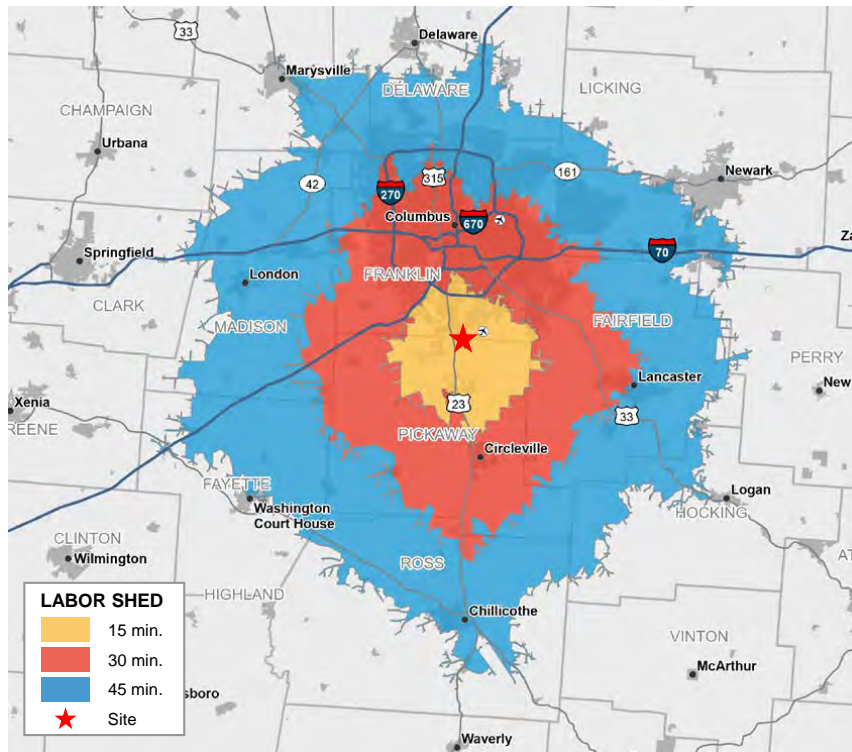
Commercial Point, Ohio

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.

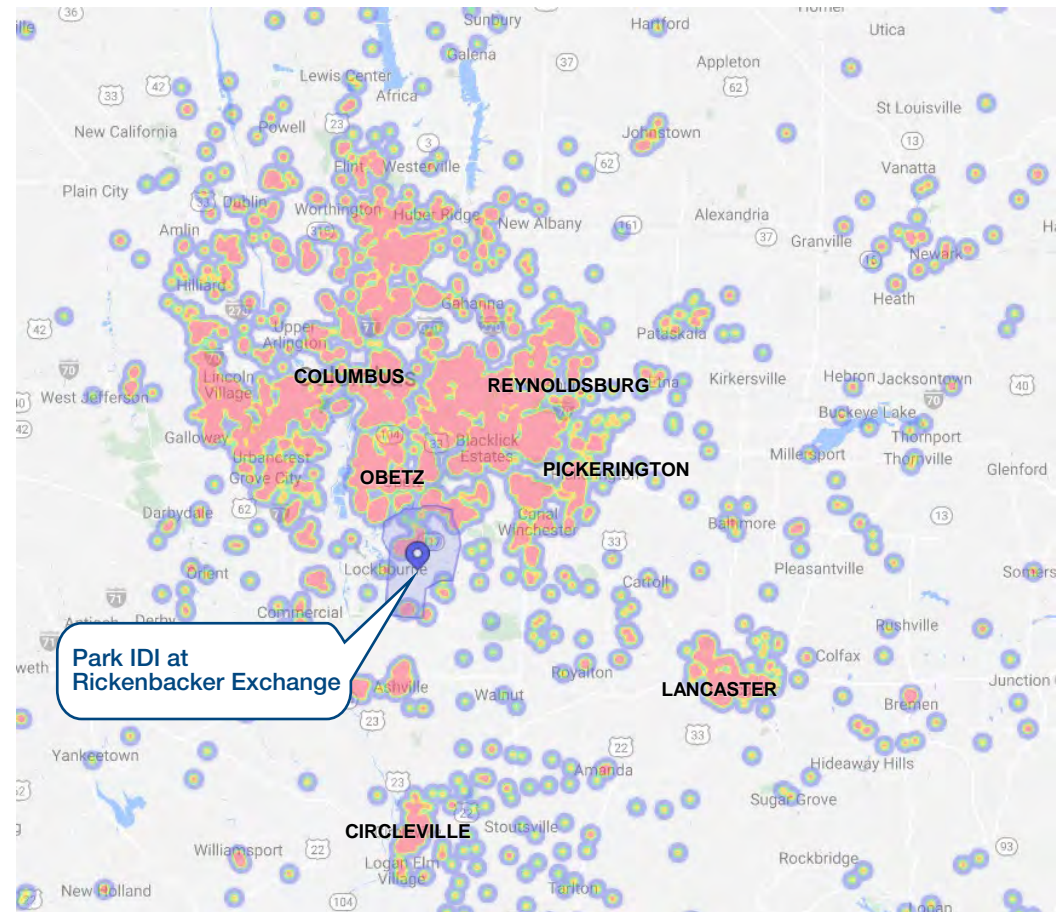
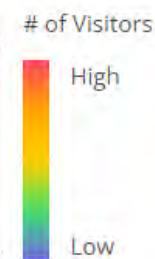
AREA LABOR FORCE

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.*

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

Michael Linder, SIOR
+1.614.410.5628
michael.linder@colliers.com

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.

Bob Stephens
+1.513.996.6952
robert.stephens@idilogistics.com

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