

EDGE INDUSTRIAL PHASE I

255,000 SF AVAILABLE

IMMEDIATE
OCCUPANCY



12121 WORTHINGTON RD
PATASKALA, OHIO 43062

LeVECK COMMERCIAL REAL ESTATE

BUILDING SPECIFICATIONS

12121 WORTHINGTON RD

BUILDING FEATURES

BUILDING SIZE (SF)	255,000
BUILDING DIMENSIONS	300' x 850'
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 50', 60' SPEED BAY
BAY SIZE	15,000 SF (50' x 300')
DOCK DOORS	28 - 9' WIDE X 10' HIGH, 26 - KNOCK OUTS FOR ADDITIONAL DOORS
DOCK EQUIPMENT	30,000 LB LEVELERS, SEALS, BUMPERS, TRACK GUARDS, VISION WINDOWS, DOCK LIGHTS
DRIVE-IN DOORS	2 - 12' WIDE X 14' HIGH
EXTERIOR WALLS	9" CONCRETE PANEL, ALUMINUM FRAMED WINDOWS
FLOOR	7" NON-REINFORCED CONCRETE SLAB ON GRADE
ROOF	45 MIL TPO MEMBRANE OVER METAL ROOF DECK
ROOF DRAINAGE	EXTERIOR ROOF DRAINS
FIRE SUPPRESSION	16K (ESFR FUTURE AVAILABILITY)
WAREHOUSE LIGHTING	LED HIGH-BAY WITH MOTION SENSORS
HEATING	DIRECT GAS FIRED MUA UNITS

SITE INFORMATION

SITE SIZE	15.26 ACRES
ZONING	COMMERCIAL
SIGNAGE POTENTIAL	BUILDING, MONUMENT, SUITE

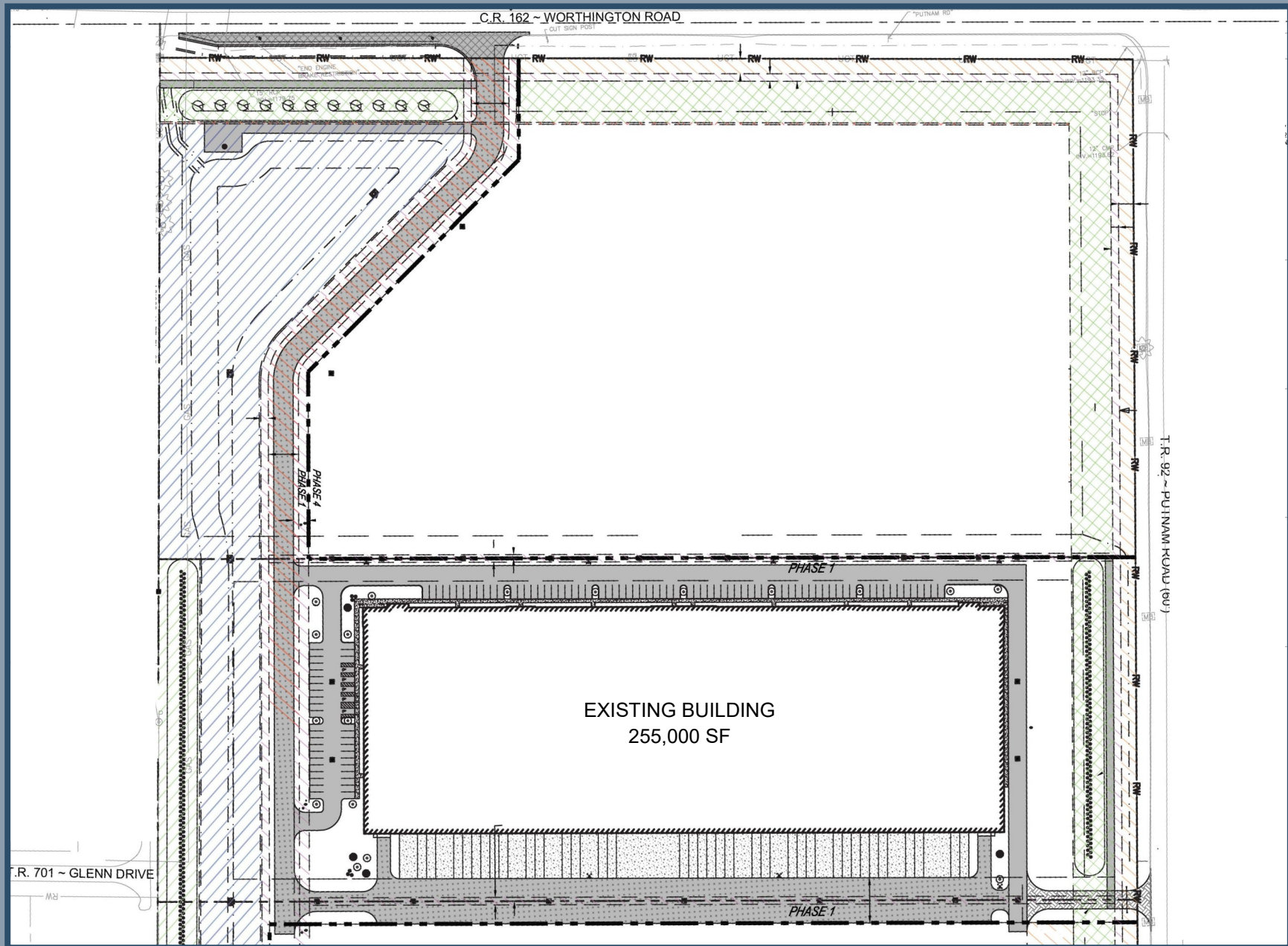
UTILITY INFRASTRUCTURE

ELECTRIC SERVICE	277/408V 3 PHASE, 2,000 AMP PANEL
GAS SERVICE	ASPIRE ENERGY 2" SERVICE
WATER SERVICE	LICKING REGIONAL WATER DISTRICT DOMESTIC WATER AND FIRE LOOP

PARKING

TRUCK COURT	120' DEPTH, 60' CONCRETE PAD
CAR PARKING	113 SPACES (5 ADA ACCESSIBLE)
TRAILER PARKING	35 SPACES

SITE PLAN

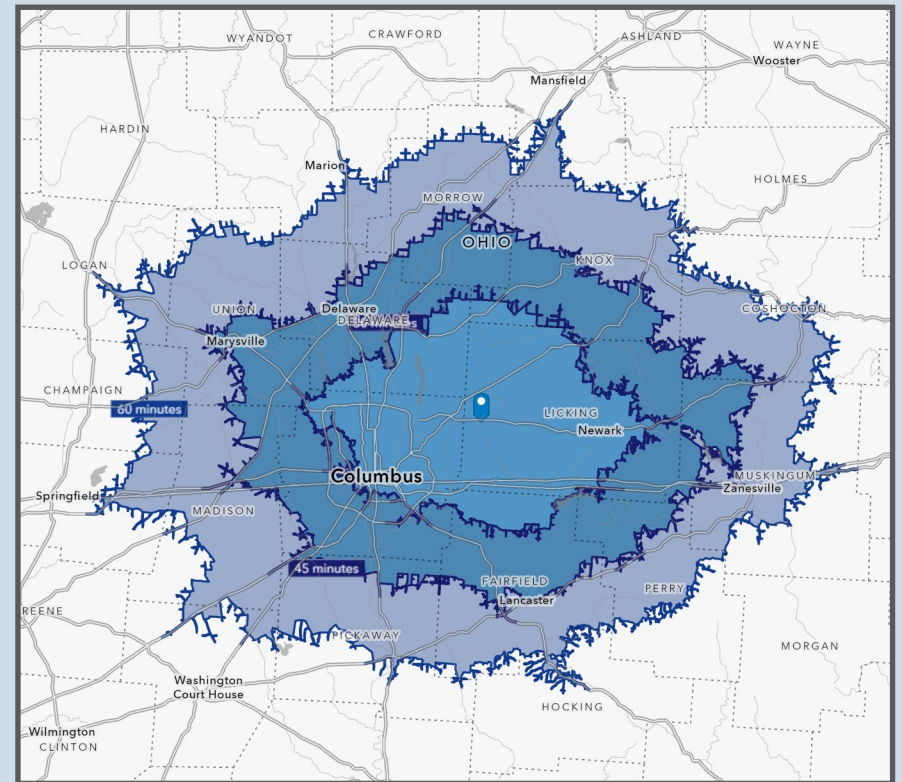


LABOR FORCE PROFILE

LABOR ADVANTAGE

DEMOGRAPHICS	30 MINS DRIVE TIME	45 MINS DRIVE TIME	60 MINS DRIVE TIME
TOTAL POPULATION	1,270,119	2,020,392	2,340,149
2025-2030 POPULATION ANNUAL GROWTH	0.57%	0.66%	0.61%
CIVILIAN POPULATION AGE 16+ IN WORKFORCE	680,846	1,071,948	1,217,667
UNEMPLOYMENT RATE	3.6%	3.4%	3.4%
MEDIAN AGE	35.9	36.7	37.3
TOTAL HOUSEHOLDS	521,121	811,440	934,161
MEDIAN HOUSEHOLD INCOME	\$79,690	\$82,463	\$80,317

INDUSTRIAL WORKFORCE	30 MINS DRIVE TIME	45 MINS DRIVE TIME	60 MINS DRIVE TIME
INDUSTRIAL WORKFORCE	86,268	146,649	174,208
INDUSTRIAL WORKFORCE % OF TOTAL LABOR FORCE	12.7%	13.7%	14.3%
INDUSTRY: MANUFACTURING	48,235	83,789	103,461
INDUSTRY: TRANSPORTATION/ WAREHOUSING	38,033	62,860	70,747



MARKET HIGHLIGHTS



I-270 12 MINUTES
I-670 21 MINUTES
I-70 23 MINUTES



JOHN GLENN INTERNATIONAL AIRPORT
18 MINUTES
RICKENBACKER INTERNATIONAL AIRPORT
38 MINUTES

LOGISTICS

A REGION LEADING IN DEVELOPMENT

IT'S NO SECRET COMPANIES OF ALL SIZES ARE THRIVING IN CENTRAL OHIO. WITH JUST OVER 2 MILLION RESIDENTS AND COUNTING, COLUMBUS IS THE FASTEST GROWING METRO AREA IN THE MIDWEST, AND RANKED #1 FOR POPULATION, JOB, AND GDP GROWTH. TOP COLLEGES, A HIGHLY EDUCATED POPULATION, INNOVATIVE

ACCESS TO **151 MILLION** PEOPLE,

42,000 HEADQUARTERS IN **1 DAY'S DRIVE**

HOME TO RICKENBACKER AIR CARGO HUB,

ONE OF THE WORLD'S ONLY

CARGO-BASED AIRPORTS

4 INTERMODAL TERMINALS

MOVING TOWARD SUCCESS

150+ DAILY FLIGHTS

47 NON-STOP DESTINATIONS

#1 TEXTILE IMPORT

LOCATION IN THE U.S.

(\$7.2 BILLION)

LANDING FEES

30% LESS THAN O'HARE

AND **50% LESS** THAN JFK.



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CONTACT



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