



## A New Build-to-Suit Opportunity

Minutes from the Rickenbacker Global Logistics Park

# COMMERCIAL POINT

LOCKBOURNE, OHIO

NEWMARK



# UNMATCHED SPEED TO MARKET

All Site Work is Complete | Full Delivery in **10** Months



## **BUILD-TO-SUITS RANGING FROM**

300,000 SF up to 2,019,800 Million SF

## **ALL UTILITIES**

Can be Extended to the Site

## **15-YEAR 100%**

Tax Abatement

## **10 MONTH**

Delivery Timeline

## **LOCATED IN THE 7TH LARGEST**

Foreign Trade Zone in the United States, a Reinvestment Area and an Enterprise Zone

## **10 MINUTES TO**

Rickenbacker International Airport

## **12 MINUTES TO**

Rickenbacker Intermodal Rail Yard

## **EASY ACCESS TO AREA HIGHWAYS**

I-270, I-71, I-70 & US 23









## KEY BUILDING FEATURES



**BUILT-TO-SUIT  
DOCKS &  
DRIVE-INS**



**36' - 40'  
CLEARANCE  
HEIGHT**



**1000 KVA,  
200 AMP,  
POWER**



**BUILT-TO-SUIT  
OFFICE**



**LED  
LIGHTING**



**ESFR  
SPRINKLER  
SYSTEM**

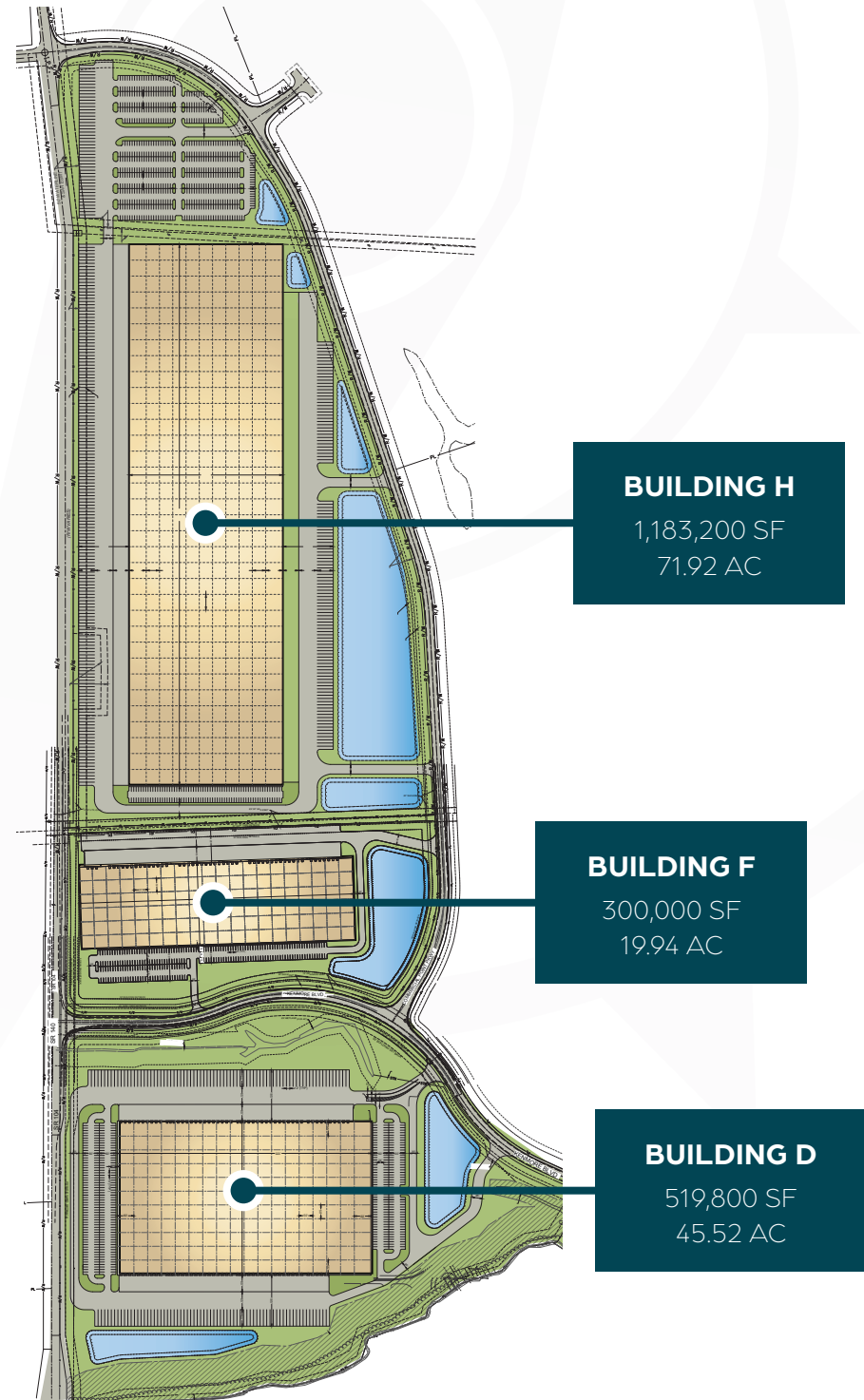


**AMPLE  
AUTOMOBILE  
PARKING**



**AMPLE  
TRAILER  
PARKING**

	BUILDING D	BUILDING F	BUILDING H
<b>Total Building Size</b>	519,800 SF	300,000 SF	1,200,000 SF
<b>Total Acres</b>	45.52 AC	19.94 AC	71.92 AC
<b>Office Space</b>	6,000 SF	Built-to-suit	Built-to-suit
<b>Docks</b>	52 with 52 future doors	30 with 22 future doors	120 with 130 future doors
<b>Drive-in Doors</b>	4	2	4
<b>Car Parking Spaces</b>	383	393	796
<b>Trailer/Truck Parking</b>	143	0	334
<b>Ceiling Height</b>	36'	36'	40'
<b>Lighting</b>	LED	LED	LED
<b>Heating and Cooling</b>	Direct gas fired /make-up air handling units	Direct gas fired /make-up air handling units	Direct gas fired /make-up air handling units
<b>Cross Docked</b>	Yes	No	Yes
<b>Column Spacing</b>	50' x 50'	50' x 50'	56' x 50' with 60' speed bay
<b>Utilities</b>	All available	All available	All available
<b>Power</b>	One (1) 2,000 amp service expandable for tenant needs	One (1) 1,200 amp service expandable for tenant needs	Two (2) 1,200 amp services, expandable for tenant needs











RICKENBACKER INTERNATIONAL AIRPORT



Crate&Barrel



L A Z B O Y



COMMERCIAL POINT



RICKENBACKER INTERMODAL



104

23

270

317

23

762



## AREA DESCRIPTION

Topography	Flat Land
Land Use	Industrial
Flood Plane	No

## TRAVEL DISTANCES

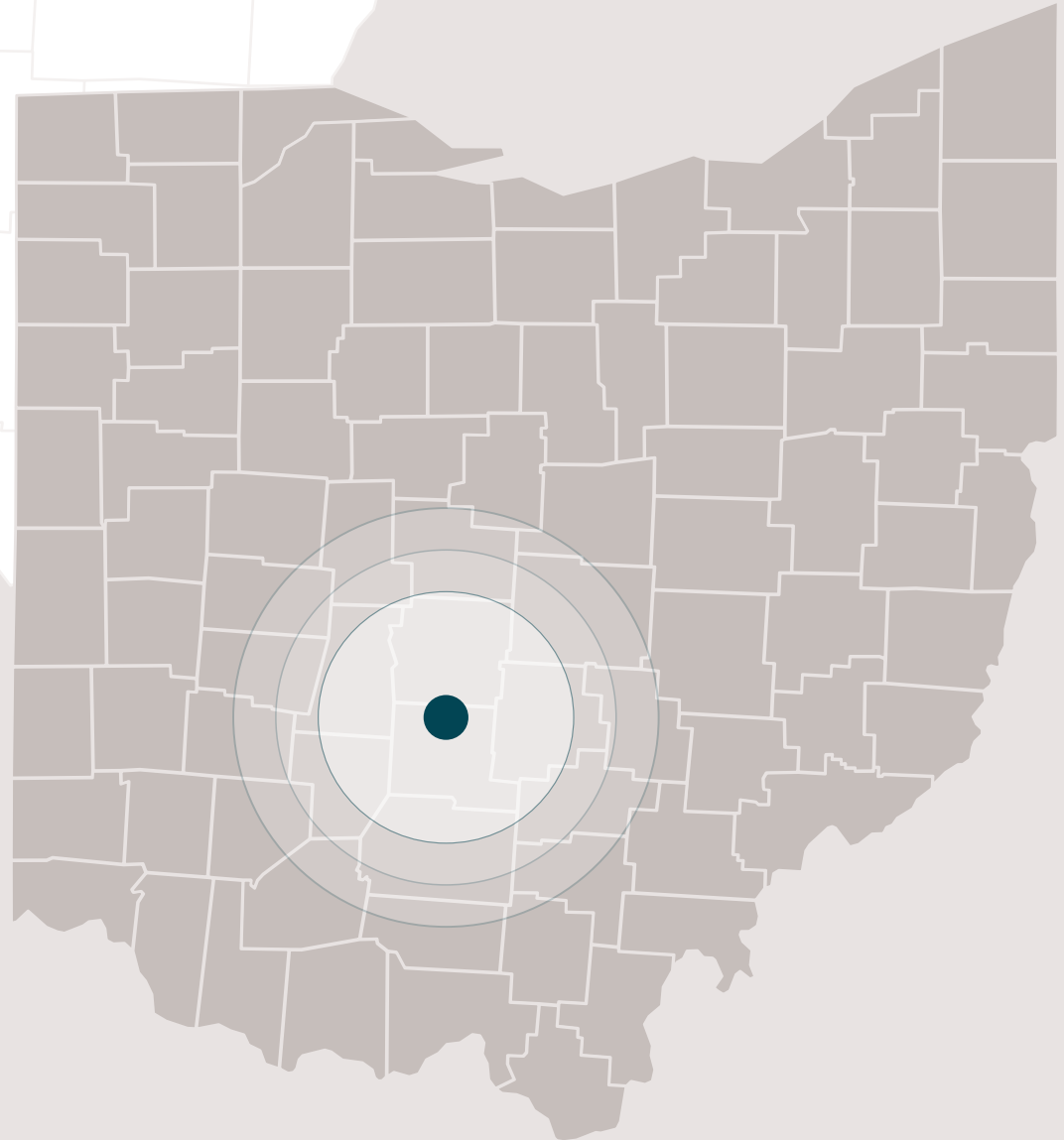
US 23	5.9 Miles
I-270	7.5 Miles
Rickenbacker Intermodal	7.7 Miles
Rickenbacker Airport	9.1 Miles
I-71	10.8 Miles
I-70	12.1 Miles
John Glenn International	19.6 Miles

## AREA UTILITIES

Electric Provider	AEP
Gas Provider	Columbia Gas
Fiber Optic Cable	Available



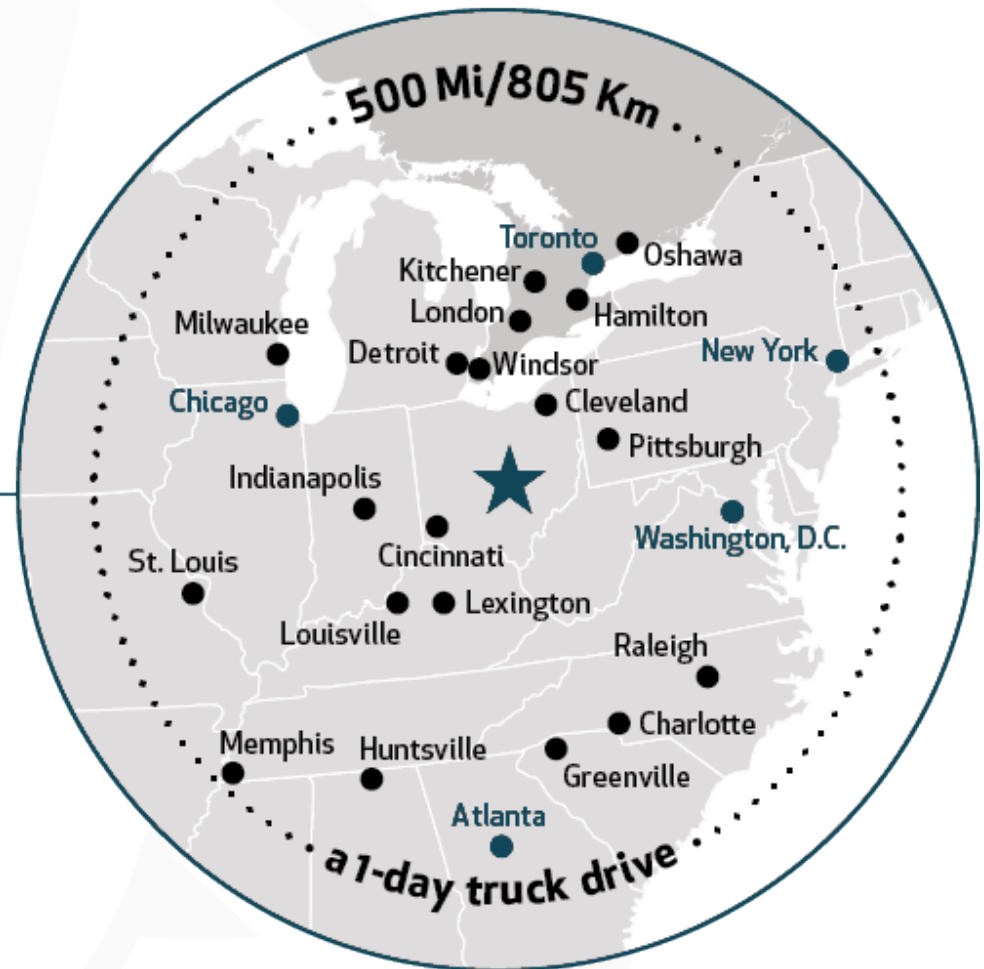
**PICKAWAY PROGRESS  
PARTNERSHIP**



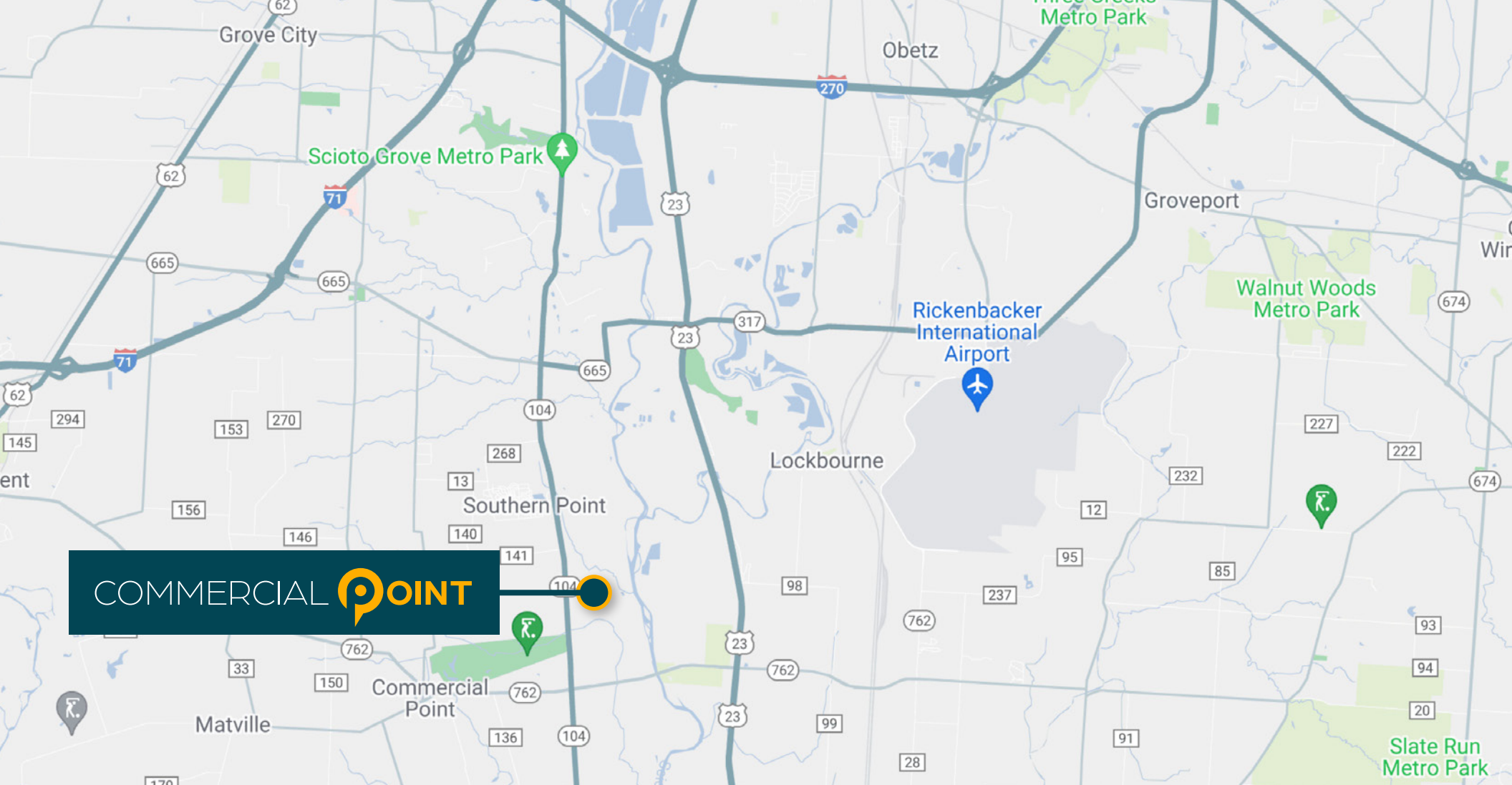


The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented economic growth. The Region is home to today's business leaders and is at the forefront of the industries of tomorrow, from advanced manufacturing to smart mobility research and development. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with **45% of the United States population within a 10-hour drive**.

# THE COLUMBUS REGION







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**NEWMARK**

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