



SCAN TO TAKE A  
VIRTUAL TOUR

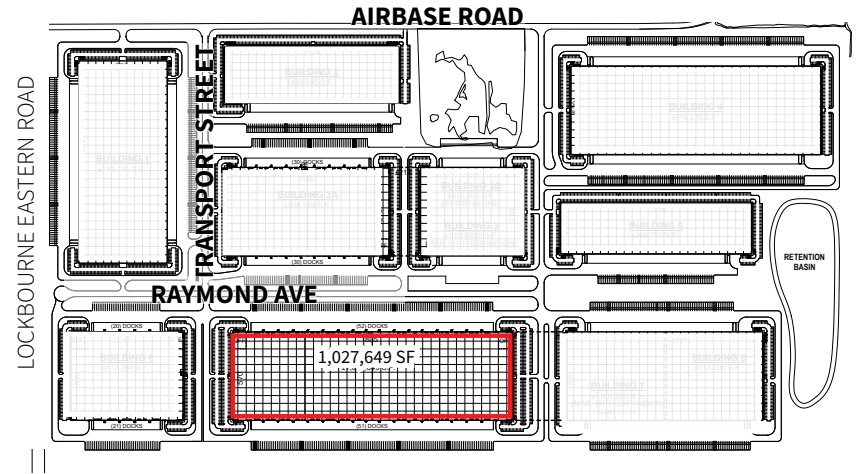
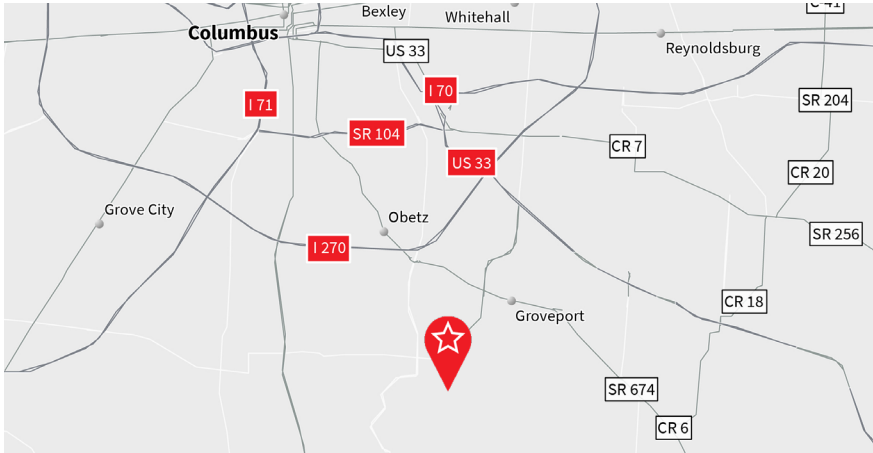


# RICKENBACKER LOGISTICS PARK

BUILDING 7 | 4229 RAYMOND AVE | GROVEPORT, OHIO

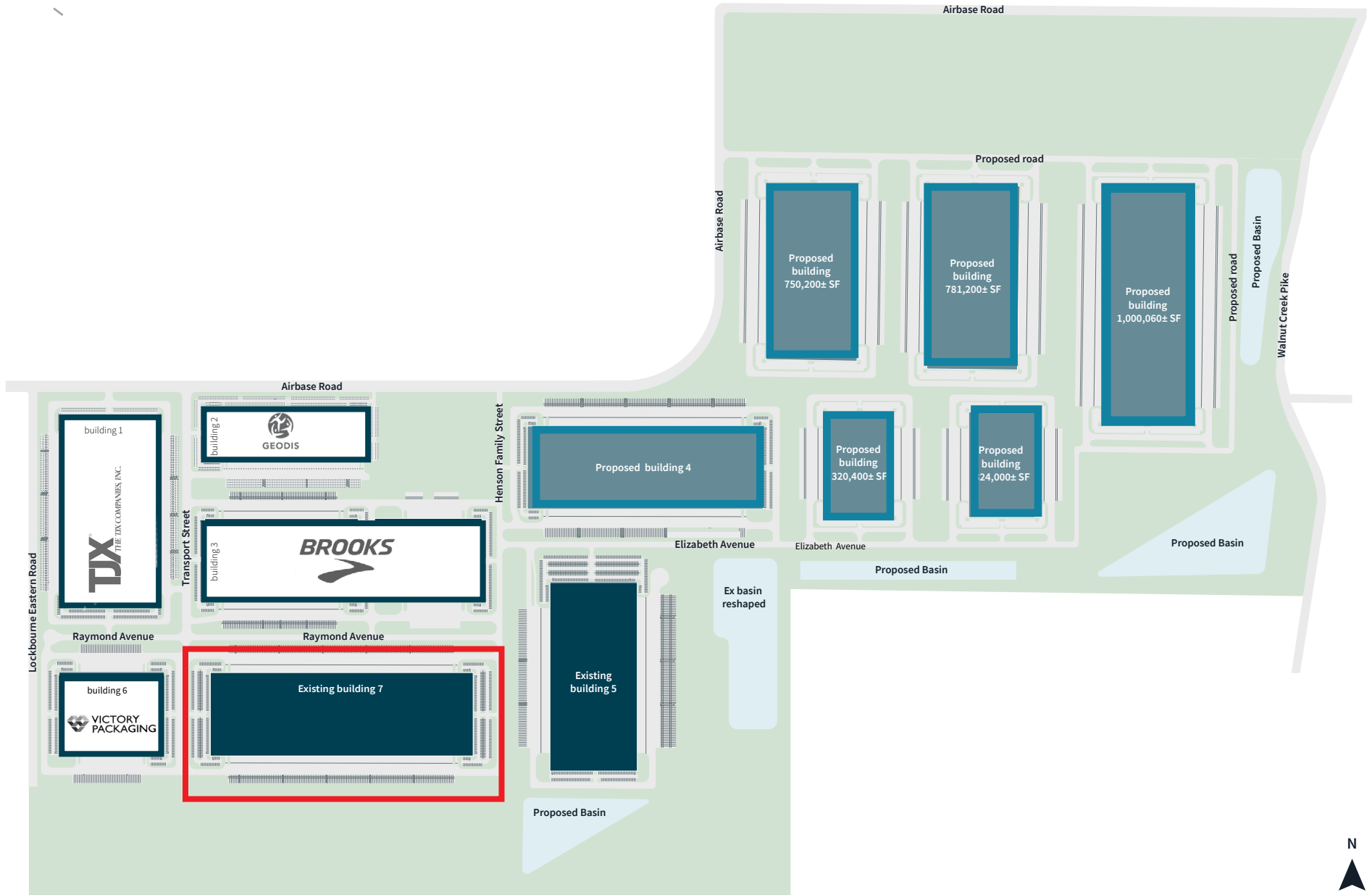
1,027,649 SF | 15 Year 100% Tax Abatement

**RICKENBACKER LOGISTICS PARK | BUILDING SEVEN 1,027,649 SF**



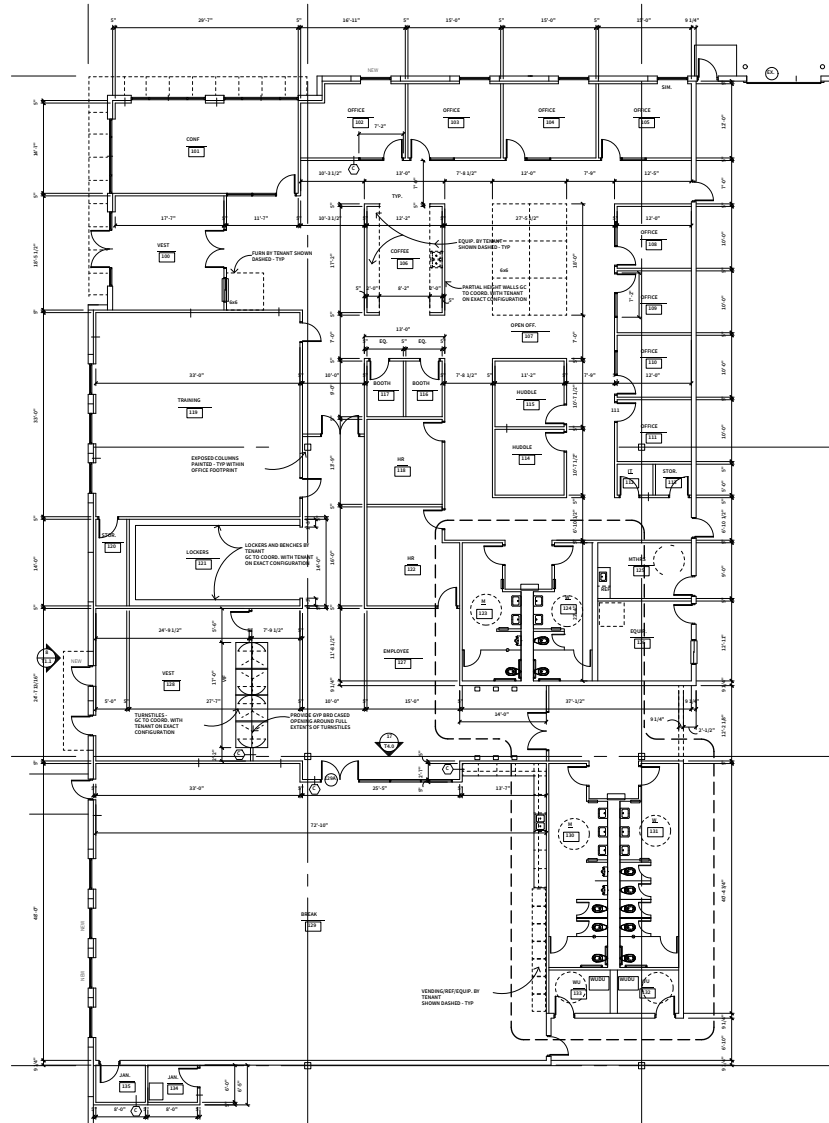
Available	August 1, 2026	Building Dimensions	570' x 1,805'	Trailer Parking	240, expandable
Available Space	1,027,649 SF	Column Spacing	54' 0" x 50'	Fire Suppression	ESFR, K22
Office Sizes	Main: 15,000 SF Shipping: 2,500 SF Receiving: 2,500 SF	Speed Bay Size	54' 0" x 60'	Heating	Gas Fired MUA Units
Tax Abatements	15 year 100% tax abatement	Clear Height	40'	Lighting	LED
Divisible	Yes	Floor	7" SOG FF/FL design spec FF 40 FL 30	Electric	SCP 4,000 AMP 277/480V
Land	+/- 48.5 acres	Dock Doors	103 with levelers	Gas	Columbia Gas of Ohio
Construction	Precast Panels R-12	Drive-in Doors	4	Sewer	City of Columbus
Roof	TPO 45 mil R-22	<i>Future Dock Doors</i>	60+	Water	Earnhart Hill
Loading	Cross Dock	Truck Court Depth	190'	Warehouse HVAC	(7) 80/20 units +60°F at 0°F ambient temp
		Car Parking	506, expandable		
		Telecom	Frontier Communications		

# RICKENBACKER LOGISTICS PARK | BUILDING SEVEN 1,027,649 SF



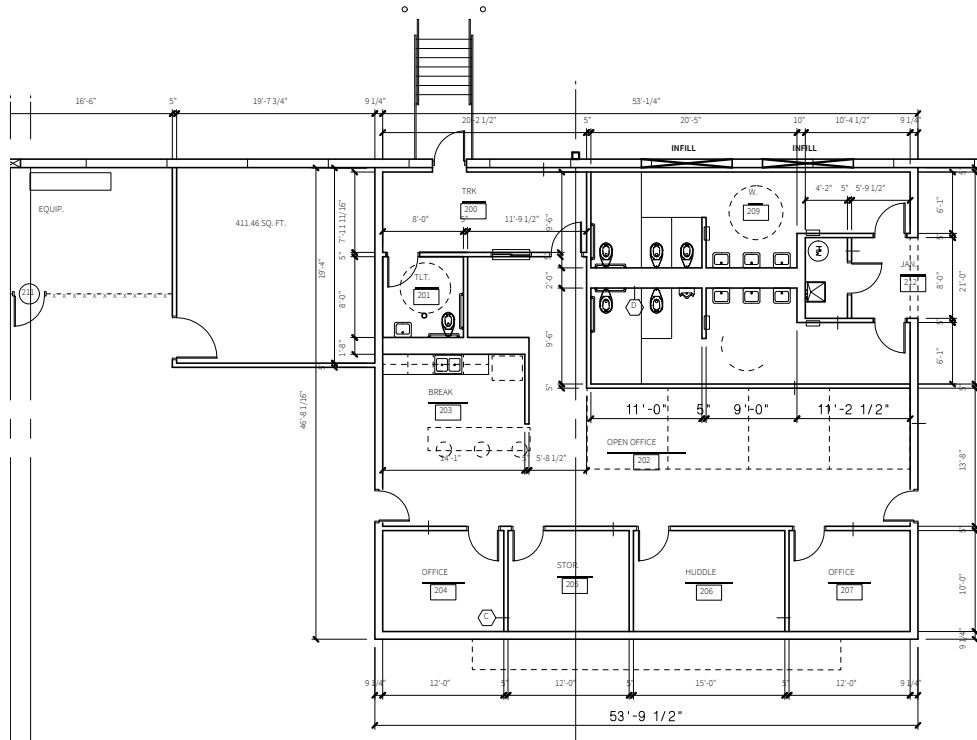
## RICKENBACKER LOGISTICS PARK | BUILDING SEVEN 1,027,649 SF

Main office  
15,000 SF

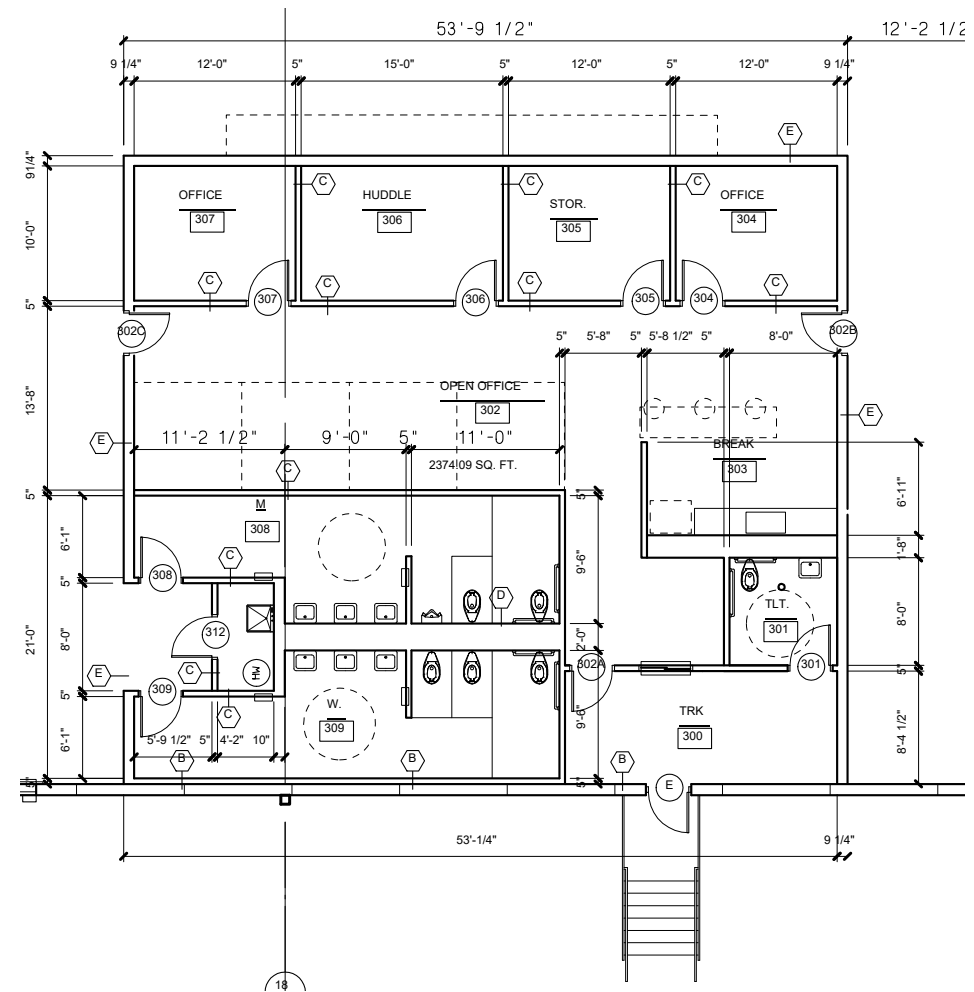


## RICKENBACKER LOGISTICS PARK | BUILDING SEVEN 1,027,649 SF

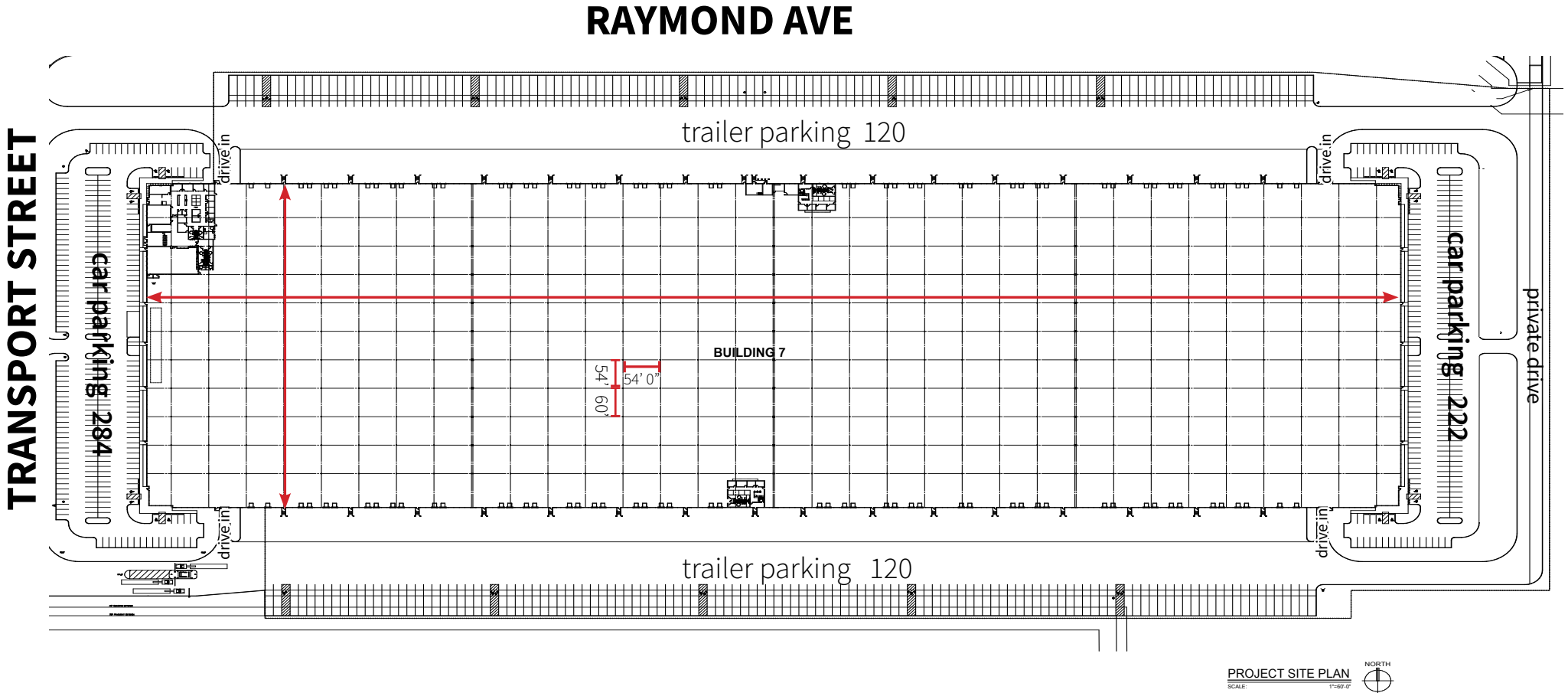
Shipping office  
2,500 SF



Receiving office  
2,500 SF



**RICKENBACKER LOGISTICS PARK | BUILDING SEVEN 1,027,649 SF**





# RICKENBACKER LOGISTICS PARK

**Brian Marsh**  
+1 614 460 4421  
brian.marsh@jll.com

**Dan Wendorf**  
+1 614 460 4407  
dan.wendorf@jll.com



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