



FOR LEASE

1345 ROHR ROAD, LOCKBOURNE, OH 43137

Substantial completion May 2026



O'CONNOR
CAPITAL PARTNERS

SPECIFICATIONS

Building Size	303,120 SF	Construction Type	Steel Frame with Precast Concrete Panels
Available	303,120 SF	Floor	7" unreinforced
Dimensions	1,049' x 288'	Drive-ins	2
Office	2,000	Car Parking	200
Column Spacing	56' x 50' (60' Speed Bay wire mesh)	Trailer Parking	75
Clear Height	32'	Fire Suppression	ESFR - 52psi, K17 heads
Truck Court	185'	Interior Lighting	LED
Docks	30 (Expandable to 65)	Roof	45 mil TPO
Dock Equipment	45,000lb hydraulic levelers, arm dock light, foam dock seal	Year Built	Q1 2026
Power	2,000 Amp, 277/480 Volt, Three Phase	15 year 75% Tax Abatement	
Zoning	LM Manufacturing		

Construction Timeline

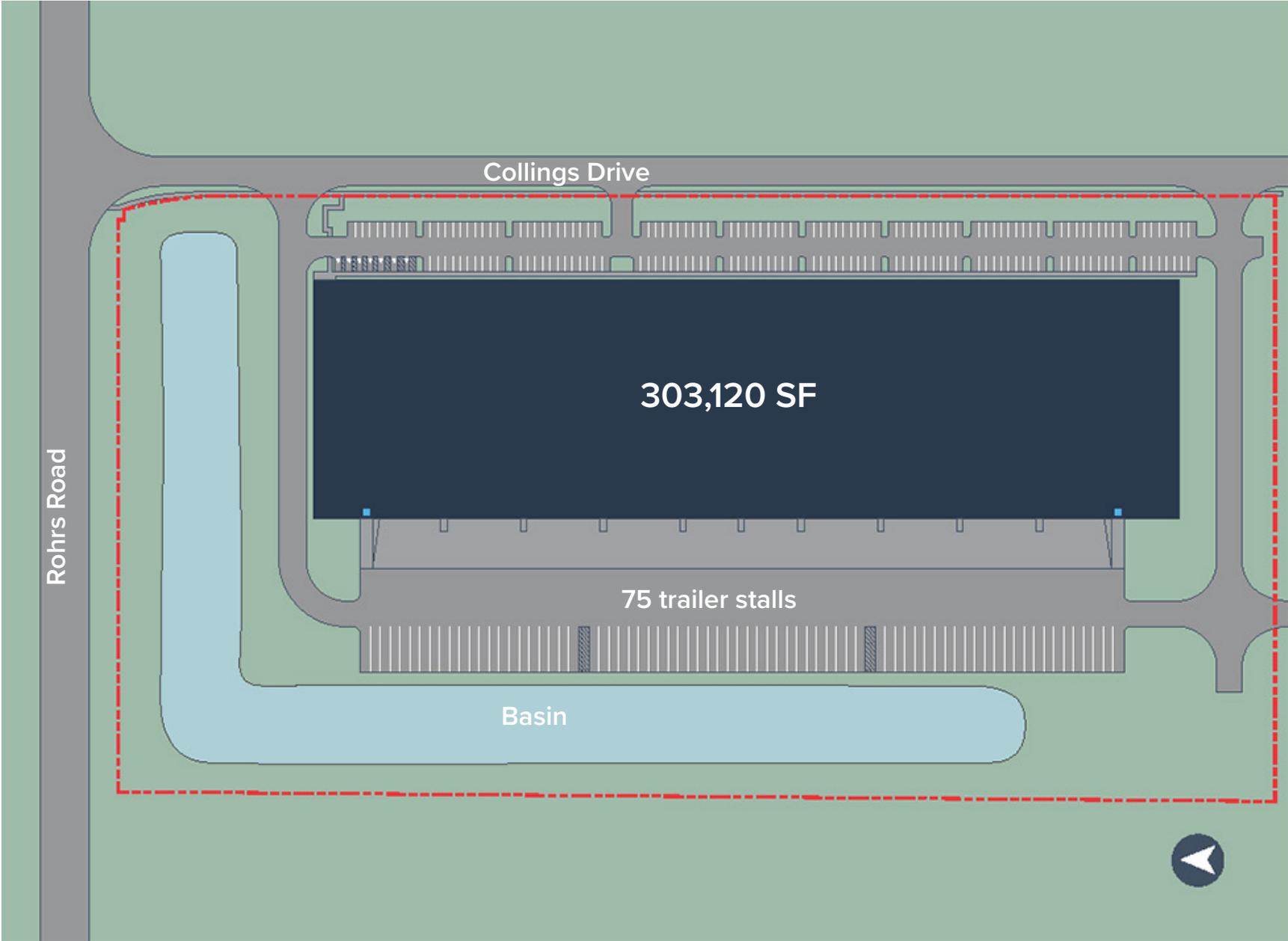
June 2025
Groundbreaking

August 2025
Precast

October 2025
Under roof

May 2026
Substantial completion

SITE PLAN



SITE OVERVIEW



Lockbourne Road

Rohr Road

Collings Drive

London Groveport Road

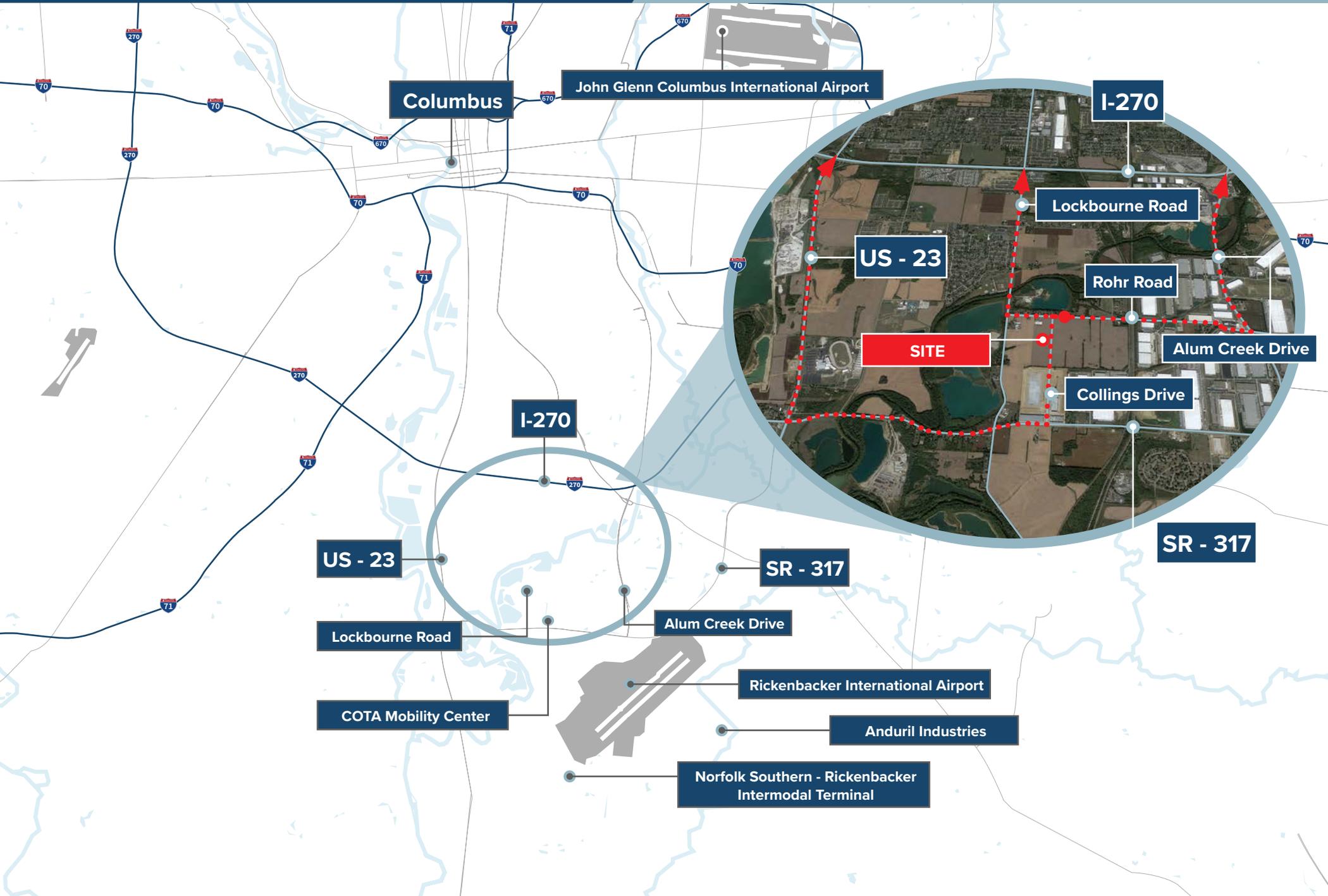
Norfolk Southern Railway

317

CORPORATE NEIGHBORS



ACCESS AND CONNECTIVITY



COTA MOBILITY CENTER

The new Mobility Center at Rickenbacker is designed with you in mind. Whether you work in the Rickenbacker area or live nearby, this state-of-the-art facility is here to make life easier, healthier and more connected. This investment brings together vital resources that help support not only your commute but also your family's everyday needs.

FOOD ACCESS

This 7,000-square-foot market, run by the Mid-Ohio Food Collective, will specialize in fresh vegetables, meats and non-processed foods, making it simple to pick up what you need for nutritious meals.

COMMUNITY SPACES

The Mobility Center at Rickenbacker will offer shared spaces for community events and workforce training, giving you and your neighbors room to connect, learn and grow together.

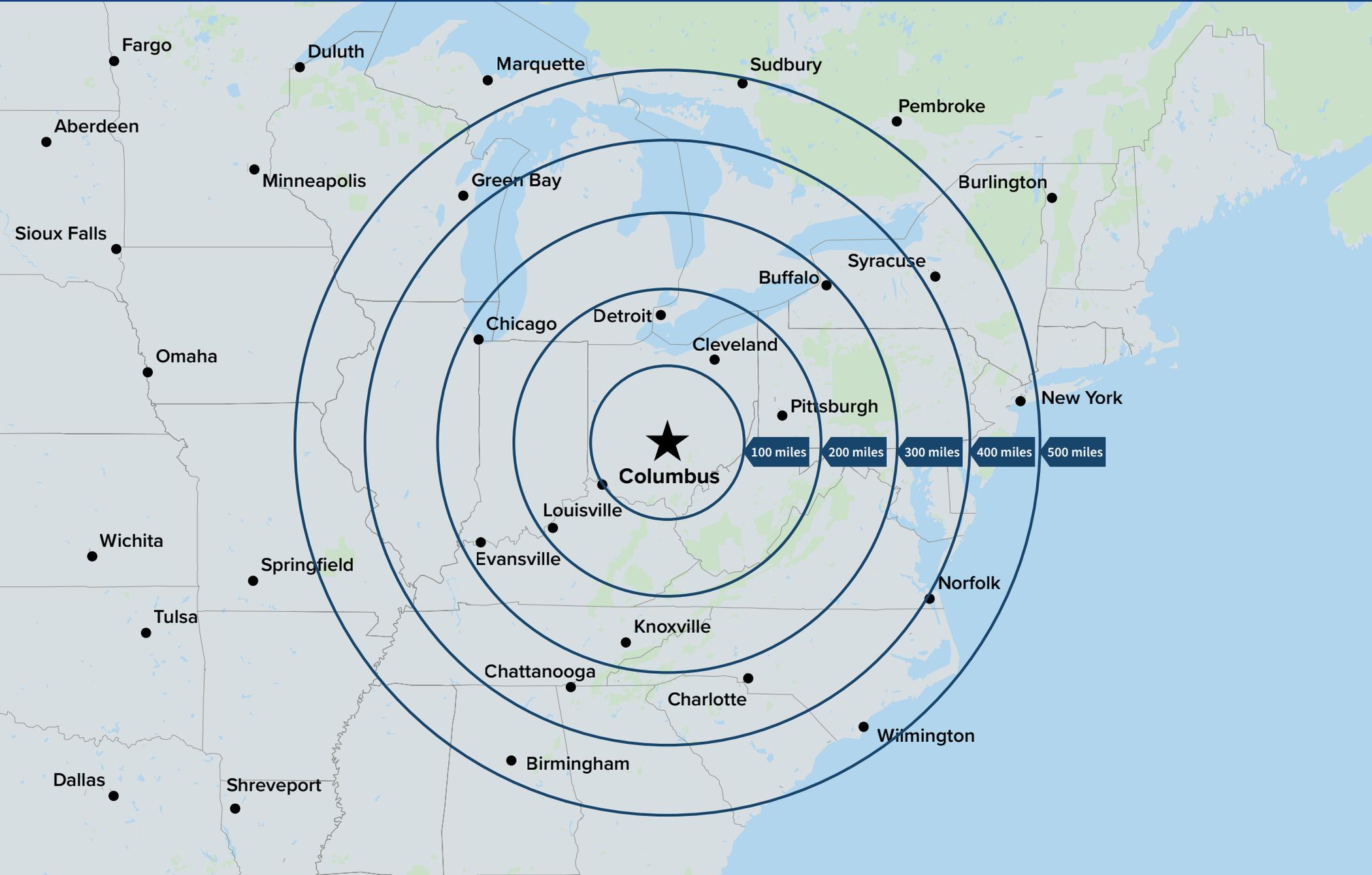
CHILDCARE & FAMILY SUPPORT

The Mobility Center at Rickenbacker will include space for a new early childhood center and a children's playground, giving your family the care and fun they need close to work.

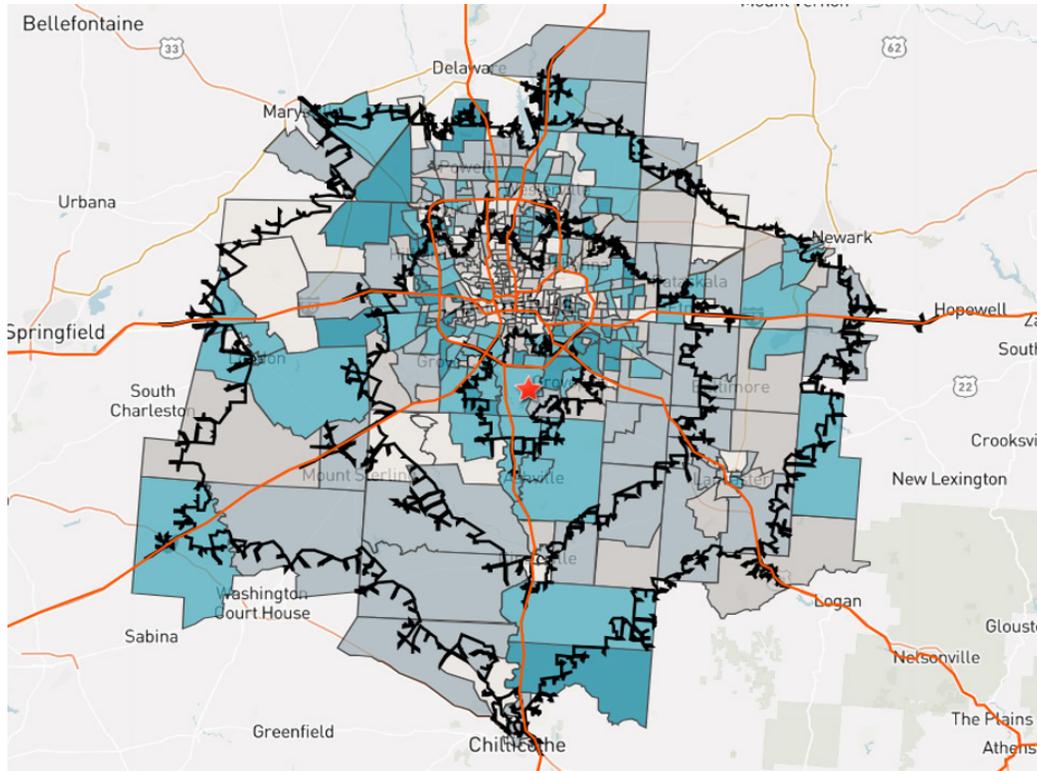


LOGISTICAL ADVANTAGE

Located within 500 miles of 60% of the US Population



DEMOGRAPHICS



Industrial Workforce	15 Minute Drive-Time	30 Minute Drive-Time	45 Minute Drive-Time
Industrial Workforce	7,178	101,154	166,869
Industrial Workforce % of Total Labor Force	24.66%	18.10%	17.25%
Transportation/Warehousing	3,429	48,477	70,340
Manufacturing	2,907	40,566	75,686
Wholesale Trade	842	12,111	20,843

Demographics	15 Minute Drive-Time	30 Minute Drive-Time	45 Minute Drive-Time
Total Population	58,271	1,077,402	1,860,278
2022-2027 Population: Compound Annual Growth	0.32%	0.41%	0.41%
Civilian Population Age 16+ in Labor Force	29,107	558,720	967,402
Unemployment Rate	3.9%	3.7%	3.3%
Total Daytime Population	56,778	1,185,902	1,940,779
Daytime Population: Workers	27,187	661,887	1,043,951
Daytime Population: Residents	29,591	524,015	896,828
Total Households	21,966	434,415	738,633
Median Age	39.8	35.5	37.0
Median Household Income	\$66,699	\$66,336	\$75,231

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