

BEST MANUFACTURING SITE IN THE STATE

OWNERS WILLING TO DIVIDE SITE
SITE DIVISIBLE FROM 25 TO 671 ACRES

**TERRY
COYNE**
PROPERTIES

RICKENBACKER SOUTH

Pickaway County, Ohio



**671-ACRE
LAND SITE**

[CLICK HERE
FOR CSX
SELECT SITE
VIDEO](#)

[CLICK HERE
FOR DRONE
VIDEO](#)



Power

- South Central / AEP
- 69kV and 12kV around site
- 138kV along Shepard associated with substation
 - Available at the property
 - 140 MW: No upgrade
 - 417 MW: Requires improvements



Abundant Water

- Earnhardt Hill Regional Water & Sewer District
- Extension of 18" of 24" from earth



Natural Gas

- 8" or 12" possible
- 700 MCF per hour if 12 inches

FTZ

Location Amenities

Reinvestment Area, Enterprise Zone and the 7th largest foreign trade zone in the U.S.



Rail Access

Adjacent to Rickenbacker Intermodal Rail Yard



Airport Access

10 minutes to Rickenbacker International Airport



Highway Access

Easy access to I-70, I-71 and I-270

NEWMARK

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RICKENBACKER SOUTH

Pickaway County, Ohio

SITE AERIAL MAP



RICKENBACKER SOUTH

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SOUTH CENTRAL POWER TO SITE

Delivery Voltage

South Central Power Company maintains three-phase distribution facilities on-site at Shepard Road with approximately 1MW feeder capacity.

Primary and Secondary Substations

The primary substation feeding this site is the Lockbourne Substation feeder 3 approximately 0.75 miles north of the site. The secondary substation for this site is the Midway Substation approximately 0.75 miles northeast of the site.

Transmission Infrastructure

There is a 138kV transmission line on-site maintained by AEP Transmission that would be utilized by South Central Power Company.

Outage History

Below is a summary of outages in 2021 & 2022.

- o 2021: Substation: 19 | Feeder 3: 13
- o 2022: Substation: 47 | Feeder 3: 31

Extensive improvements have been completed with additional substation improvements commissioned in 2022. This area has been significantly strengthened to improve reliability.

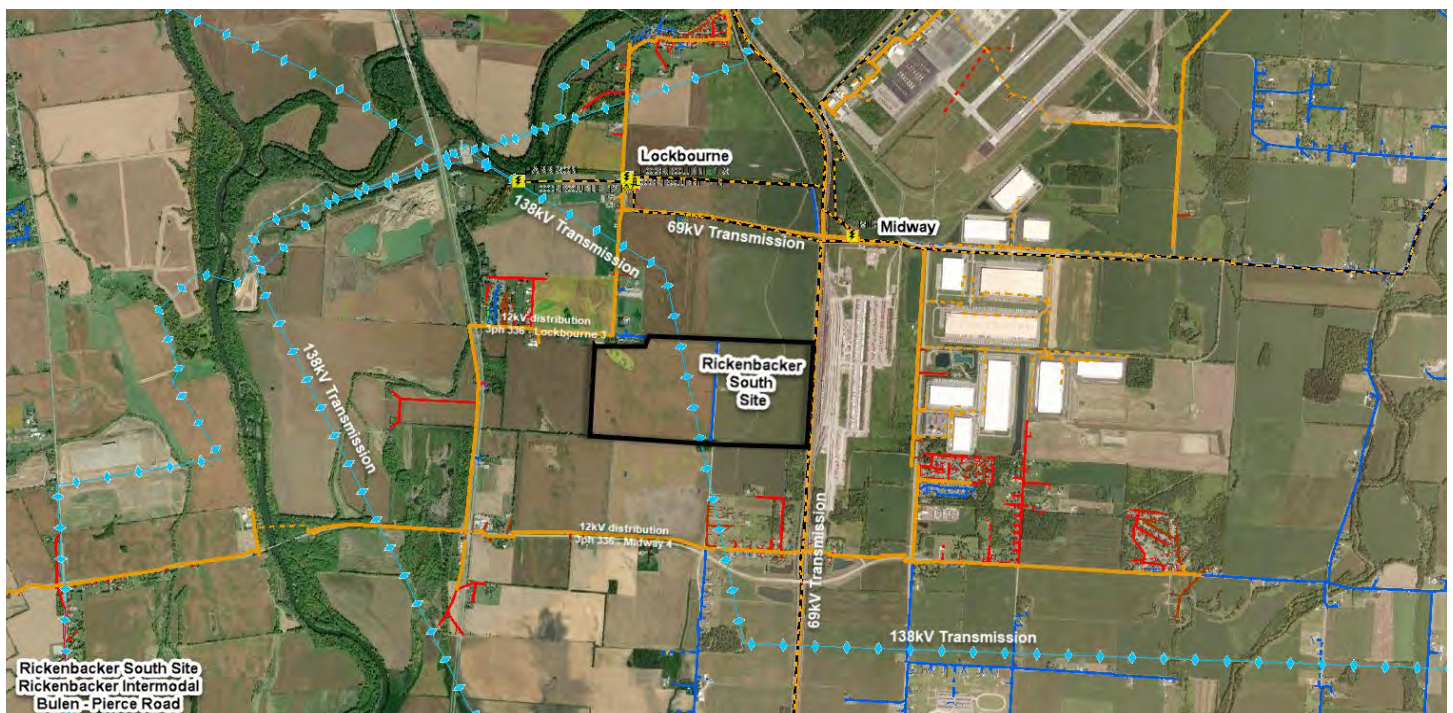
Dual Feed Availability

South Central Power Company would likely recommend a dual feed from the Midway Substation described in 5.1.2, however a completed system analysis would be required with AEP Transmission and South Central Power to provide a detailed plan of service.

Service Capacity & Existing Customers

The on-site facilities being fed from the Lockbourne Substation have ~1MW of feeder capacity. While there is not presently a redundant feeder circuit on-site from the Midway Substation, there is currently ~7MVA of available capacity at the station. The on-site three-phase facilities are utilized primarily for residential, with limited commercial/industrial use.

General Area Reference Map



RICKENBACKER SOUTH

Pickaway County, Ohio

PROPOSED DEVELOPMENT

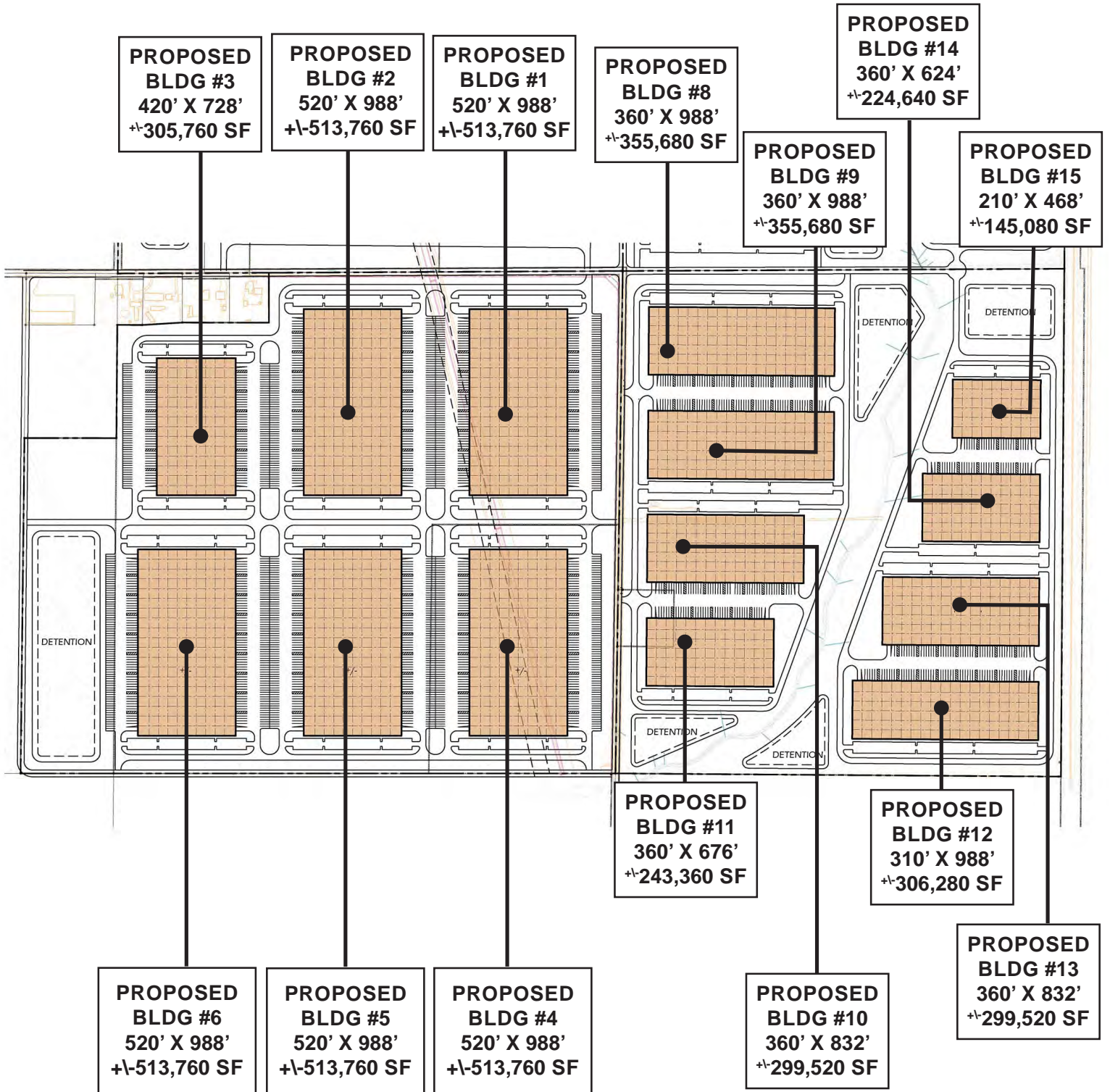


BUILDING #	DIMENSIONS	AREA (SF)
01	520' x 988'	513,760 SF
02	520' x 988'	513,760 SF
03	420' x 728'	305,760 SF
04	520' x 988'	513,760 SF
05	520' x 988'	513,760 SF
06	520' x 988'	513,760 SF
07	310' x 936'	290,160 SF
08	360' x 988'	355,680 SF
09	360' x 988'	355,680 SF
10	360' x 832'	299,520 SF
11	360' x 676'	243,360 SF
12	360' x 988'	355,680 SF
13	360' x 832'	299,520 SF
14	360' x 624'	224,640 SF
15	310' x 468'	145,080 SF
16	620' x 2,028'	1,257,360 SF
17	620' x 2,028'	1,257,360 SF
18	360' x 832'	299,520 SF
19	360' x 832'	299,520 SF
20	360' x 832'	299,520 SF
21	360' x 832'	299,520 SF
22	360' x 832'	299,520 SF
23	360' x 572'	205,920 SF
24	360' x 728'	262,080 SF
25	360' x 728'	262,080 SF
26	360' x 572'	205,920 SF
27	310' x 520'	161,200 SF
TOTAL		10,553,400 SF

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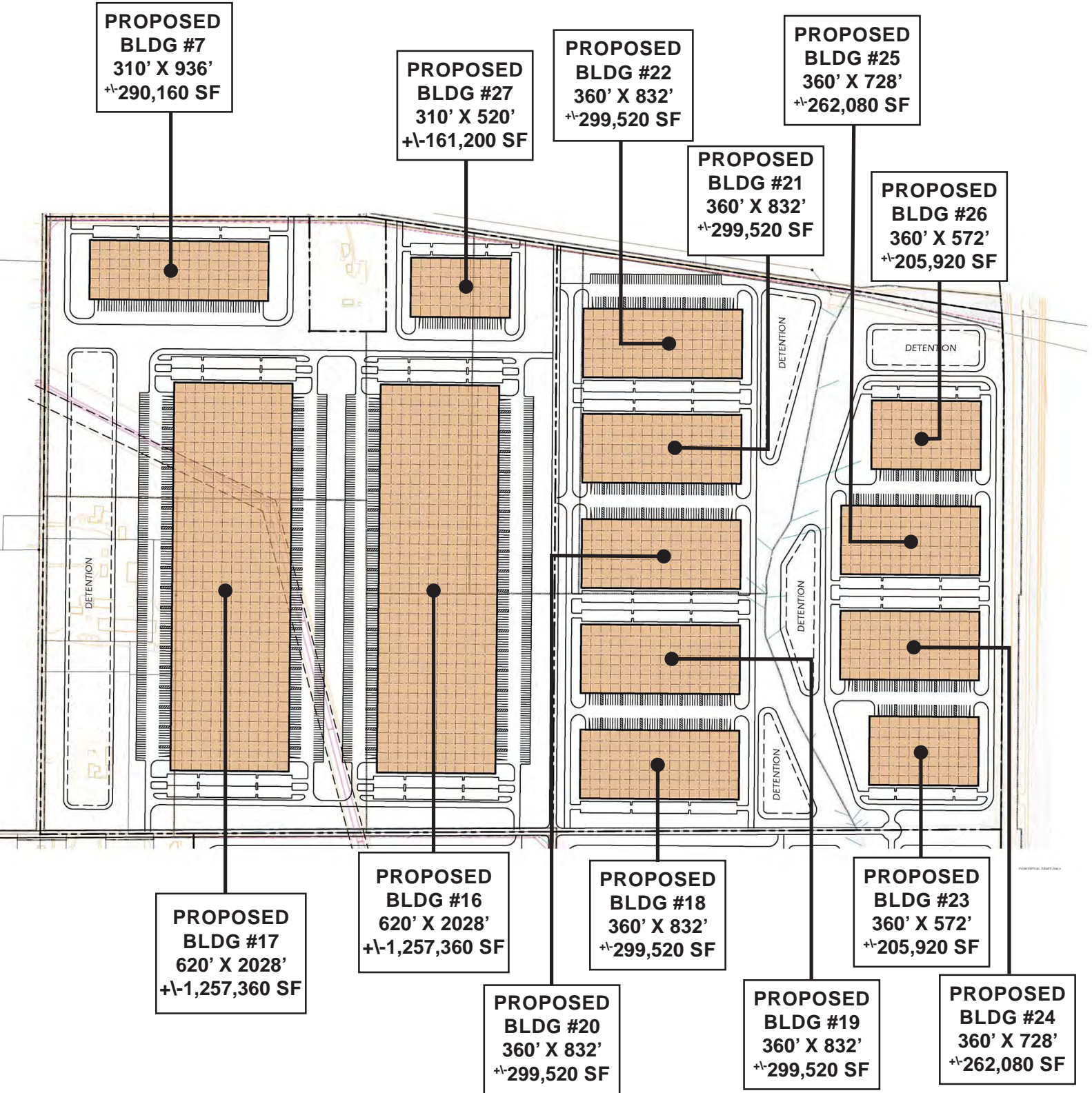
PROPOSED DEVELOPMENT



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Pickaway County, Ohio

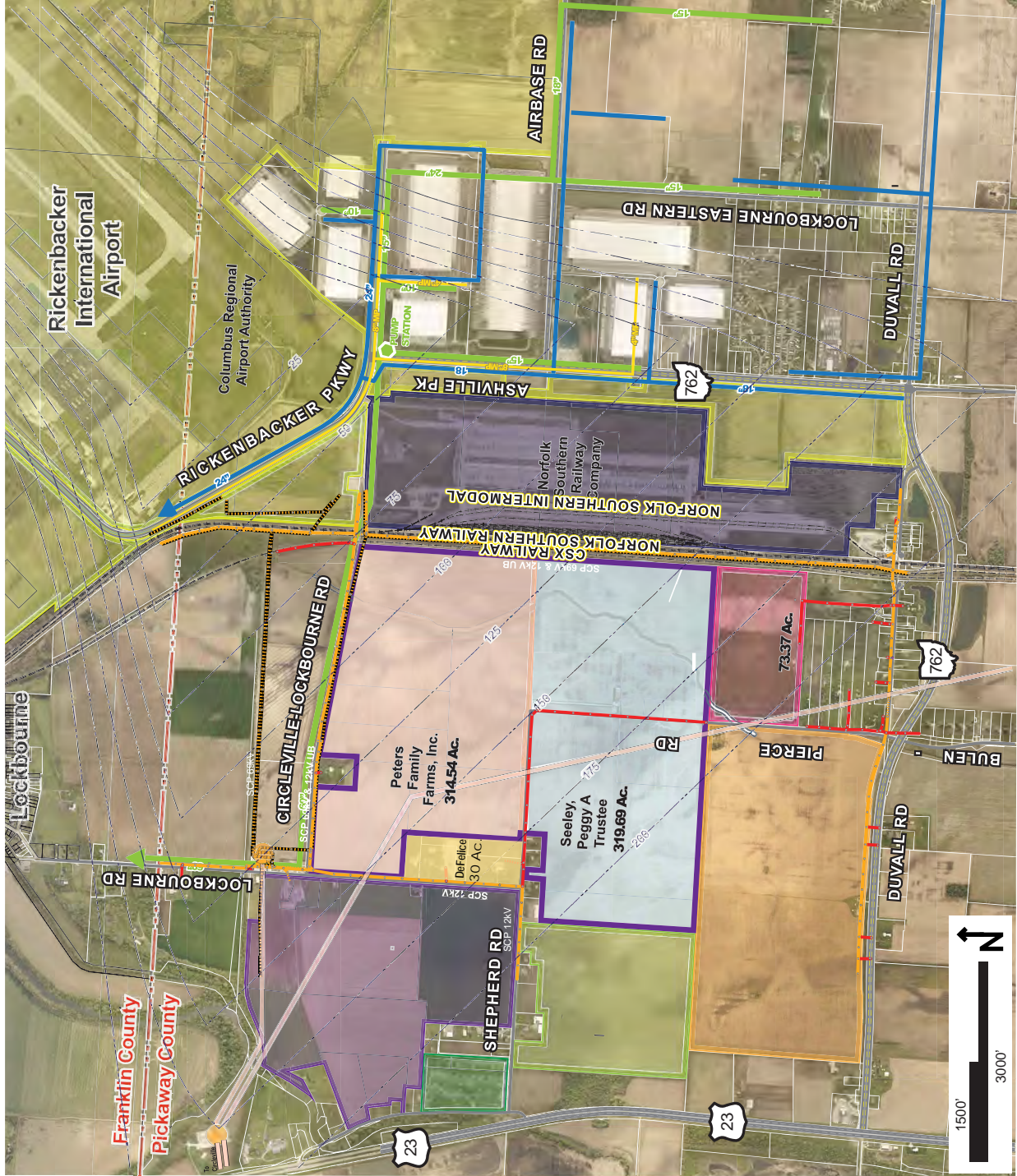
PROPOSED DEVELOPMENT



Greater Columbus, Ohio
 Rickenbacker Airport - South
 Pickaway County / Franklin, Ohio

Map Legend

- Existing Water Main (XX" dia)
- Future / Planned Water Main (XX" dia)
- Existing Sanitary Sewer (XX" dia)
- Future / Planned Sanitary Sewer (XX" dia)
- Existing Gas Main (XX" dia)
- Future / Planned Gas Main (XX" dia)
- Existing High Tension Overhead Electric Lines
- Existing Road
- Existing Rail Line
- Roadway Widening / Improvement
- Future / Planned Road
- Future / Planned Bridge
- Future / Planned Intersection Improvement
- Future / Planned Modern Roundabout Intersection
- Future / Planned Grade-Separated Intersection (Type Yet To Be Determined)





Bulen Pierce Site

Substation	Pedestal	3 Phase Primary Underground	South Central Transmission
Pole	Switch Cabinet	1 Phase Primary Underground	Transmission
Junction Cabinet	1 Phase Primary Overhead	Secondary Overhead	Roads
3 Phase Primary Overhead	Secondary Underground		



RICKENBACKER SOUTH

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PICKAWAY COUNTY OVERVIEW

AREA DESCRIPTION

TOPOGRAPHY	Flat Land
LAND USE	Agriculture
FLOOD PLAIN	No
DIVISIBLE	Yes; 185.5 Ac, 143.0 Ac

TRAVEL DISTANCES

US 23	1.75 Miles
INTERMODAL	3.3 Miles
RICKENBACKER AIRPORT	5.25 Miles
I-270	8.5 Miles
I-71	10.75 Miles
US 33	11.0 Miles
I-70	13.0 Miles
JOHN GLENN INTERNATIONAL	21.6 Miles

AREA UTILITIES

ELECTRIC PROVIDER	South Central Power
ELECTRIC AVAILABLE	1,000 kVA/2,000 Amps, More Available as Needed
GAS PROVIDER	Columbia Gas
FIBER OPTIC CABLE	Available Along Bulen-Pierce Road



**PICKAWAY PROGRESS
PARTNERSHIP**

















Source: One Columbus

RICKENBACKER SOUTH

Pickaway County, Ohio

EMPLOYMENT OVERVIEW

(15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 719,632 Population	 27% High School Diploma	 \$58,869 Median Household Income	 59.9% White Collar	 16.5% Services
 35.3 Median Age	 27% Some College	 \$34,141 Per Capita Income	 23.6% Blue Collar	 3.9% Unemployment Rate
 290,734 Households	 32% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$50,882 Median Disposable Income		 15% Spend 7+ hours commuting to and from work per week	 23,448 Total Businesses	 454,240 Total Employees

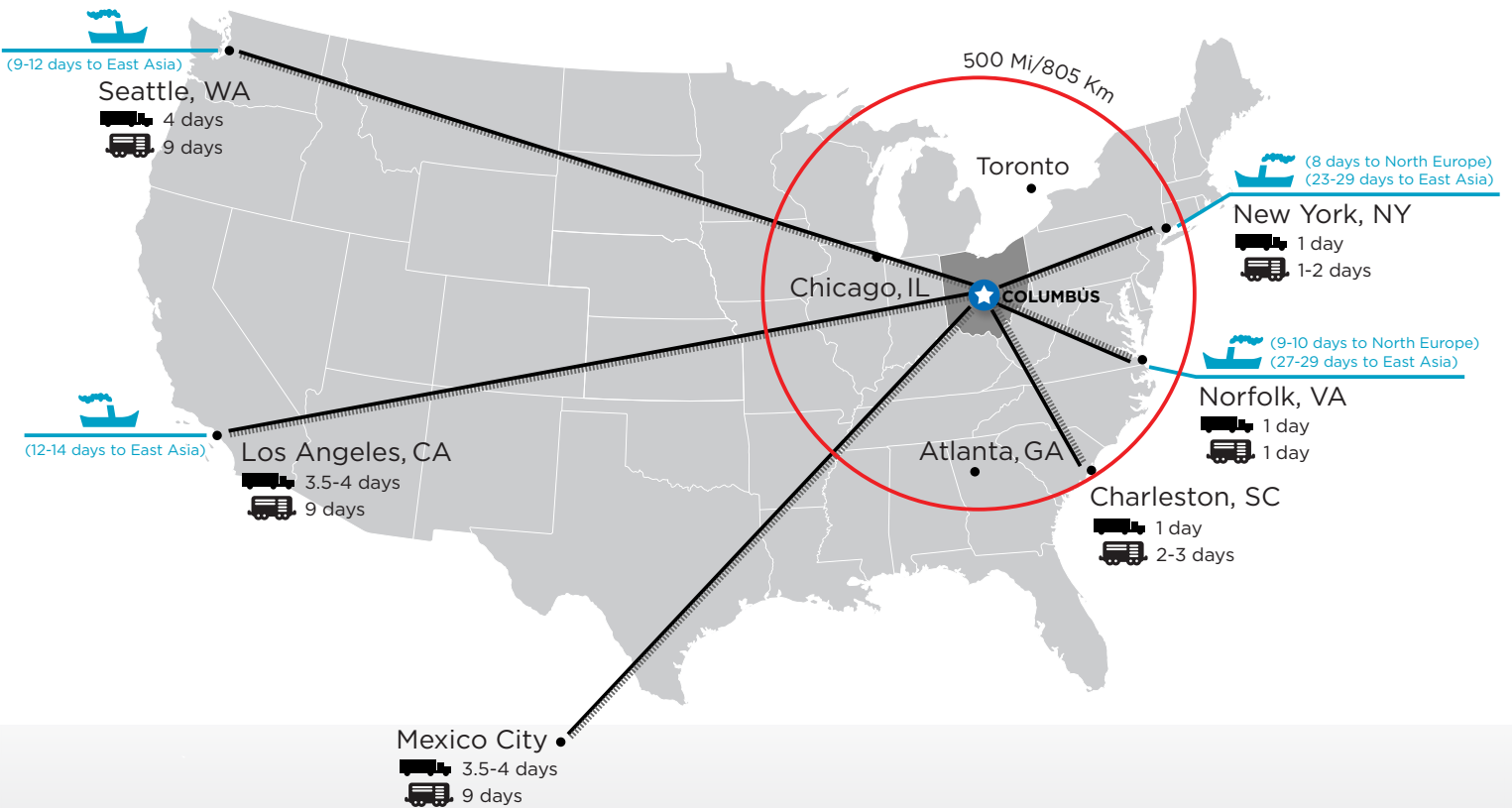
RICKENBACKER SOUTH

Pickaway County, Ohio

COLUMBUS AREA OVERVIEW



serves as the economic development organization for the 11-county Columbus Region, working in partnership with state and local partners to generate opportunity and build capacity for economic growth.

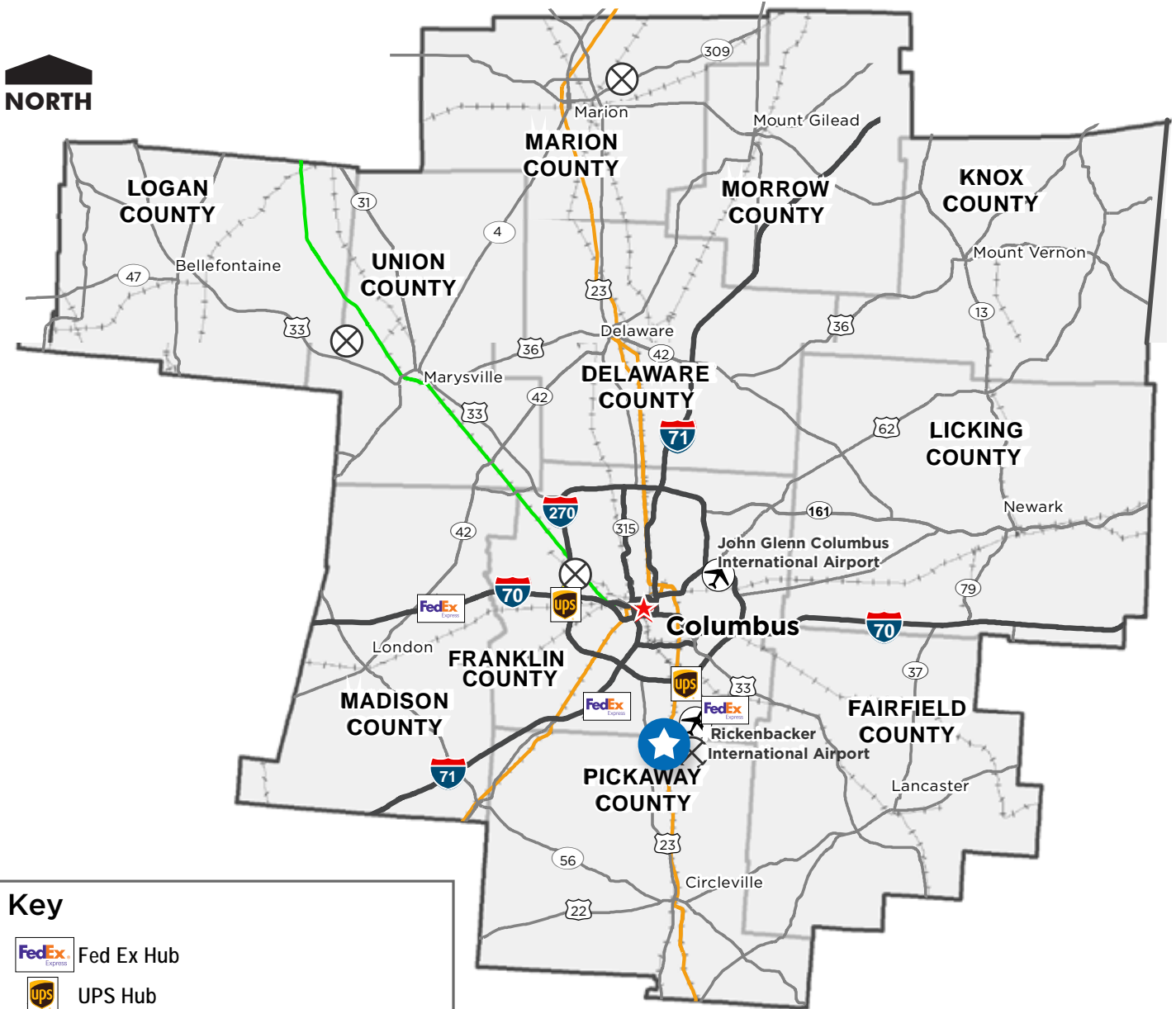


Source: One Columbus












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COLUMBUS INDUSTRIAL MARKET MAP



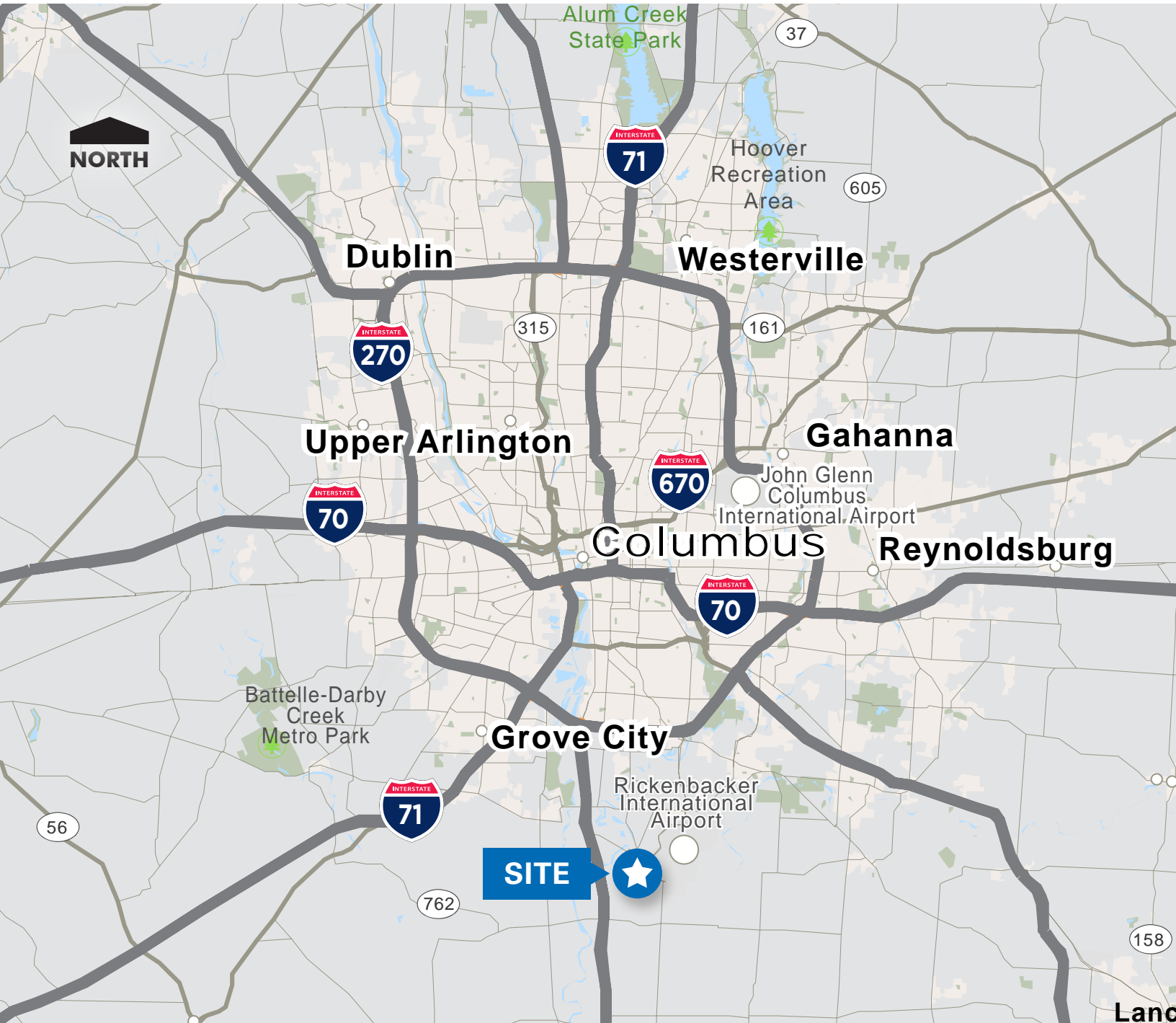
Key

-  Fed Ex Hub
-  UPS Hub
-  Major Airport
-  Intermodal Facilities
-  Rail
-  CSX National Gateway Rail Corridor
-  Norfolk Southern Heartland Rail Corridor
-  Interstate Freeway
-  US/State Highway
-  County Boundary
-  Columbus Region

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CENTRAL COLUMBUS, OHIO LOCATION



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