

7200 ALUM CREEK DR., COLUMBUS, OH 43217



**SUITE GHI
14,400 SF**

FOR LEASE

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14,400 SF Office Warehouse and Distribution facility located less than 500' from the Rickenbacker International Airport tarmac. Fully bonded access to the Rickenbacker cargo ramp, US Customs compliant and located within the Foreign-Trade Zone.

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BUILDING SPECIFICATION

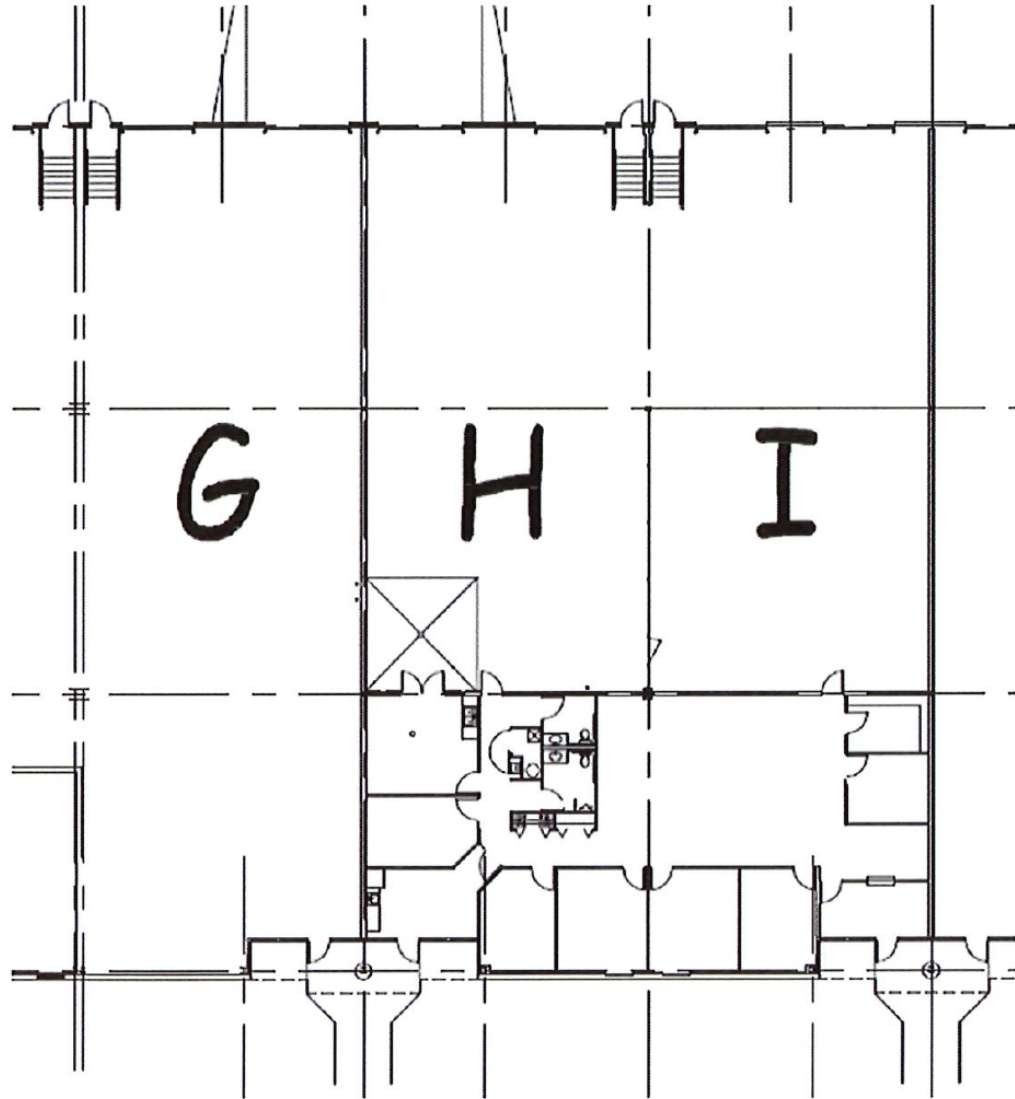
Building Size:	67,200 SF
Suite Size:	14,400 SF, central portion of building
Office Size:	+/- 3,000 SF
Loading:	4 (10' x 10') Docks 2 (12' x 10') Drive-In
Parking:	138 auto spaces
Clear Height:	22'
Access:	Bonded access to cargo ramp, US customs compliant and FTZ-ready
Zoning:	M - City of Columbus
Location:	Located within an FTZ, 10 miles south of downtown Columbus
Roof:	Mechanically attached TPO membrane roof system, installed 2008
Sprinkler:	Wet

Lighting:	T-5 on motion sensors
HVAC:	Resoner heat in warehouses. HVAC in offices, managed by CRAA
Power:	400A, 277/480v
Utilities:	Water - City of Columbus Sewer - City of Columbus Electric - South Central Power Natural Gas - Columbia Gas
Lease Rate:	Negotiable
OPEX:	\$2.83/SF



**Rickenbacker International Airport
is one of the world's only cargo-
dedicated airports**

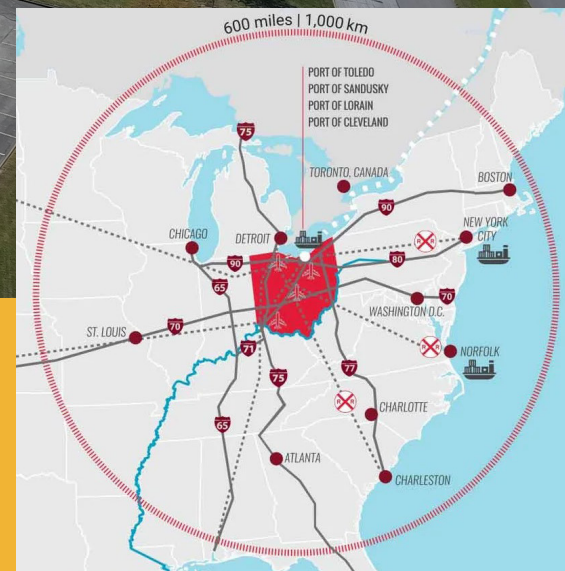
FLOOR PLAN



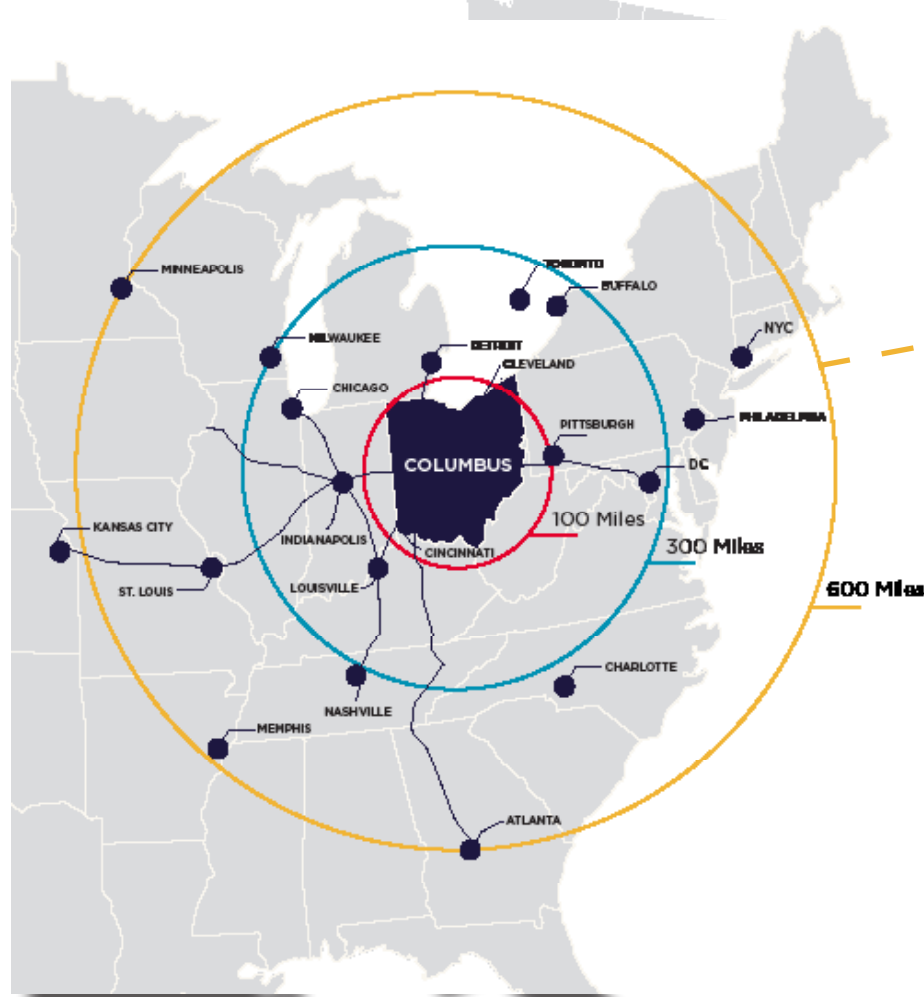
RICKENBACKER INTERNATIONAL AIRPORT



**CENTRAL LOCATION WITHIN
(ROUGHLY) A DAY'S DRIVE OF
50% OF THE U.S. AND 30% OF
THE CANADIAN POPULATIONS**



COLUMBUS REGION



48% of the U.S. Population
48% of Headquarter Operations
44% of Manufacturing Capacity

WITHIN A 1-DAY TRUCK DRIVE

Top 10 
FOREIGN-TRADE
ZONE IN THE U.S.

10% Lower
COST OF LIVING IN THE
COLUMBUS REGION COMPARED
TO NATIONAL AVERAGE

0%
CORPORATE
INCOME TAX

