

# RICKENBACKER

## COMMERCE CROSSING

**BUILDING 1**  
**15 YEAR TAX ABATEMENT**



**FOR LEASE ±56,819-127,187 SF**  
6054 SHOOK ROAD, LOCKBOURNE, OH 43137

JEFF LYONS  
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**RICKENBACKER AVIATION**

**Boar's Head**

**amazon**  
**PEPSICO**  
**whiplash**  
**Whirlpool CORPORATION**

**essilor**

**Little Caesars Pizza**

**PETSMART**

**lululemon**

**Walmart**  
**DB SCHENKER**  
**vspone**

**RICKENBACKER**  
 COMMERCE CROSSING

**8 MINUTES TO I-270**

**7 MINUTES TO RICKENBACKER AIRPORT**

**1 MINUTE TO ALUM CREEK DRIVE**

**SHOOK ROAD**

**KEY SITE ADVANTAGES**



21.27 ACRE INDUSTRIAL PARK



CLOSE PROXIMITY TO RICKENBACKER AIRPORT



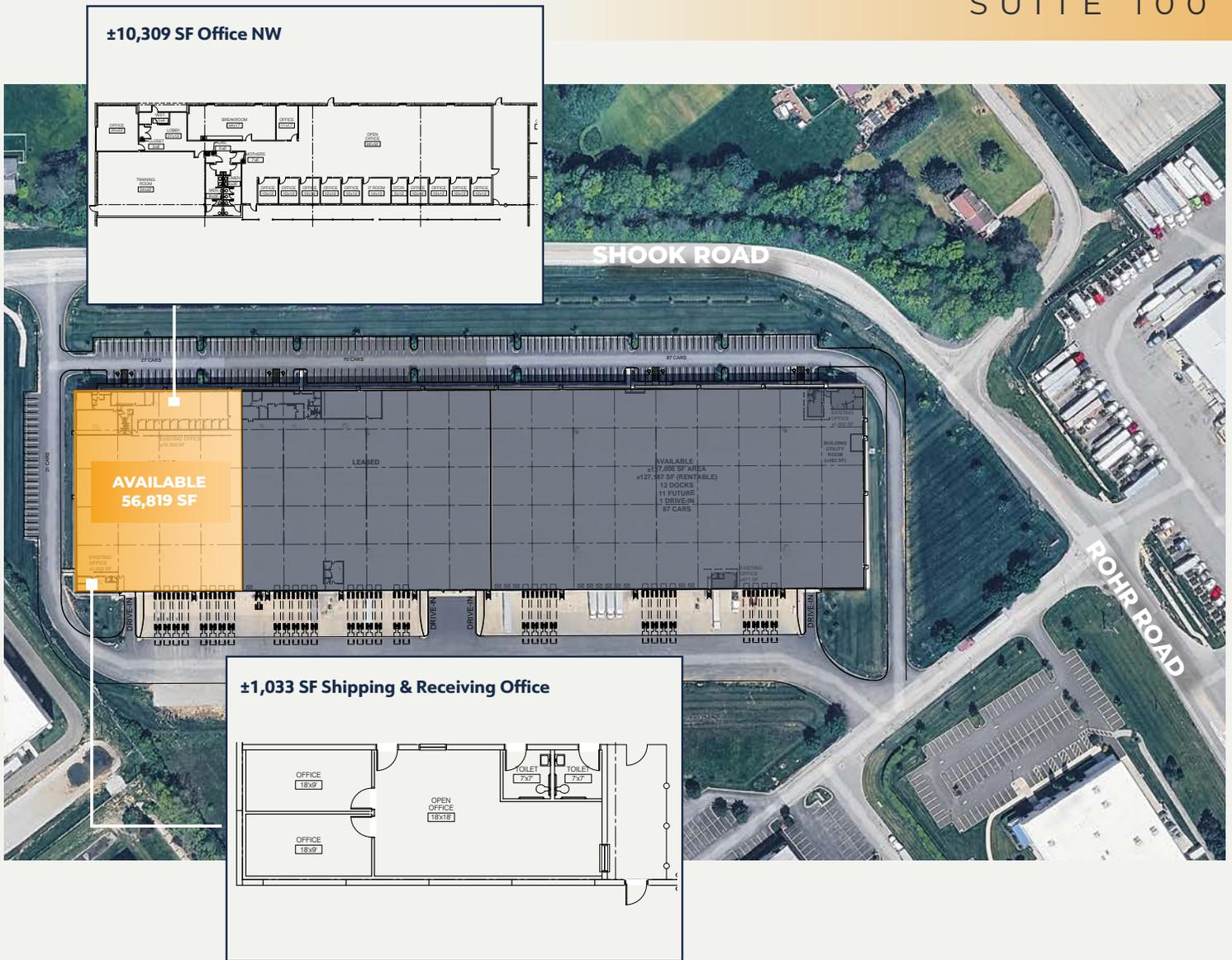
CLASS A BLDG WITH 2 ACCESS POINTS FOR INGRESS/EGRESS



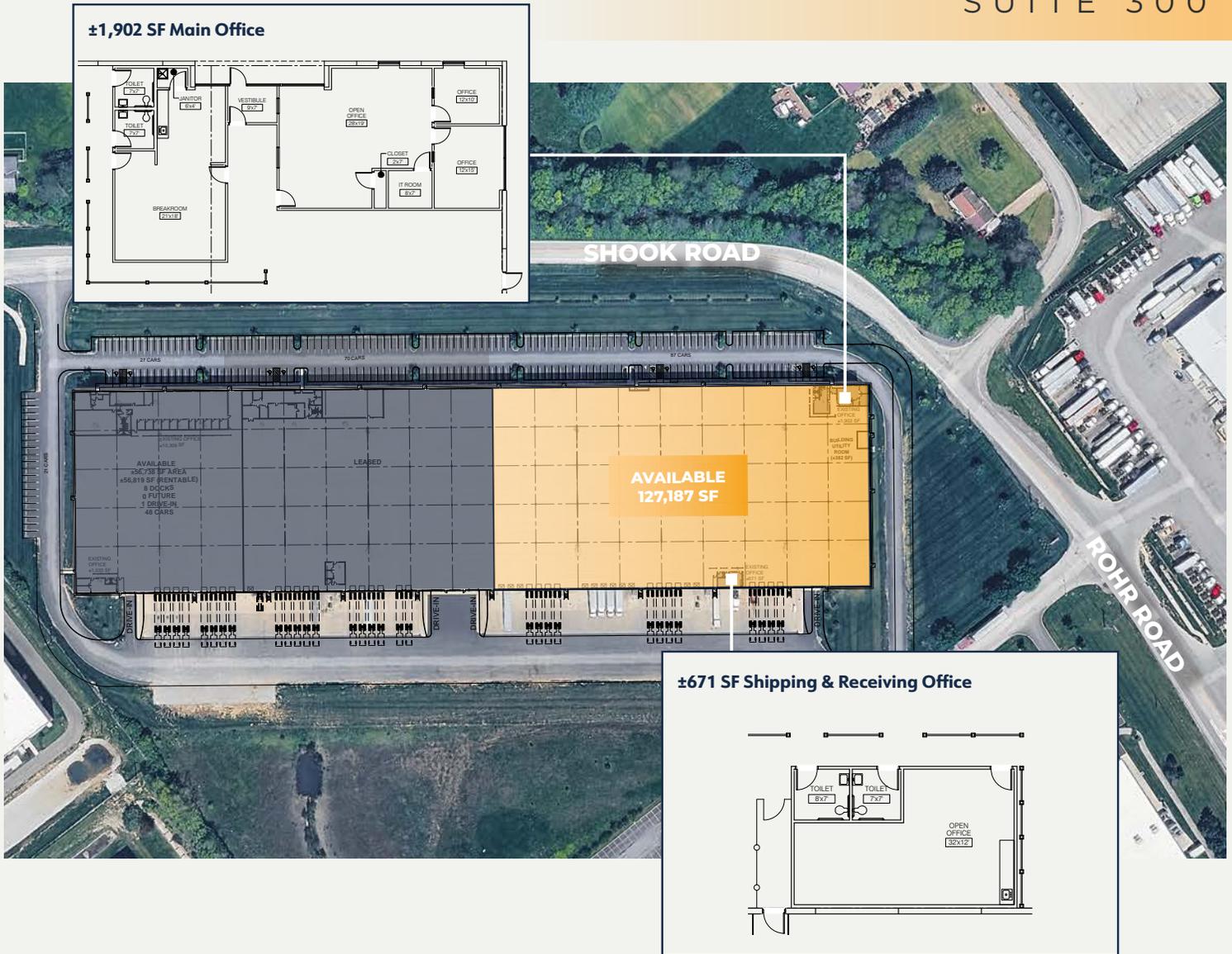
ROBUST ACCESS TO POWER/WATER/SANITARY



CLOSE PROXIMITY TO I-270 VIA ALUM CREEK DRIVE



|                       |                                       |                        |                                 |
|-----------------------|---------------------------------------|------------------------|---------------------------------|
| <b>Building Size</b>  | ± 184,078 SF                          | <b>Clear Height</b>    | 30'                             |
| <b>Available SF</b>   | ± 56,819 SF                           | <b>Docks</b>           | 8                               |
| <b>Office SF</b>      | ± 11,342 SF                           | <b>Drive-in Doors</b>  | 1                               |
| <b>Column Spacing</b> | 54' w x 50' d                         | <b>Car Parking</b>     | 48 cars                         |
| <b>Power</b>          | 400-amp, 277/480 volt 3-phase service | <b>Trailer Parking</b> | 10 stalls (back of truck court) |
| <b>Heating/Gas</b>    | AEP Energy                            | <b>Sprinkler</b>       | ESFR                            |
| <b>Water</b>          | City of Columbus                      |                        |                                 |



|                       |                                       |
|-----------------------|---------------------------------------|
| <b>Building Size</b>  | ± 184,078 SF                          |
| <b>Available SF</b>   | ± 127,187 SF                          |
| <b>Office SF</b>      | ± 2,573 SF                            |
| <b>Column Spacing</b> | 54' w x 50' d                         |
| <b>Power</b>          | 400-amp, 277/480 volt 3-phase service |
| <b>Heating/Gas</b>    | AEP Energy                            |
| <b>Water</b>          | City of Columbus                      |

|                       |                           |
|-----------------------|---------------------------|
| <b>Clear Height</b>   | 30'                       |
| <b>Docks</b>          | 12 existing/ 11 knockouts |
| <b>Drive-in Doors</b> | 1                         |
| <b>Car Parking</b>    | 87 cars                   |
| <b>Roof</b>           | TPO                       |
| <b>Sprinkler</b>      | ESFR                      |
| <b>Lighting</b>       | LED                       |



## AMENITIES & ACCESS



8 MINS,  
4 MILES  
FROM  
ROUTE 23



11 MINS,  
3 MILES  
FROM I-270



8 MINS,  
3 MILES FROM LCK,  
27 MINS, 18 MILES  
FROM CMH

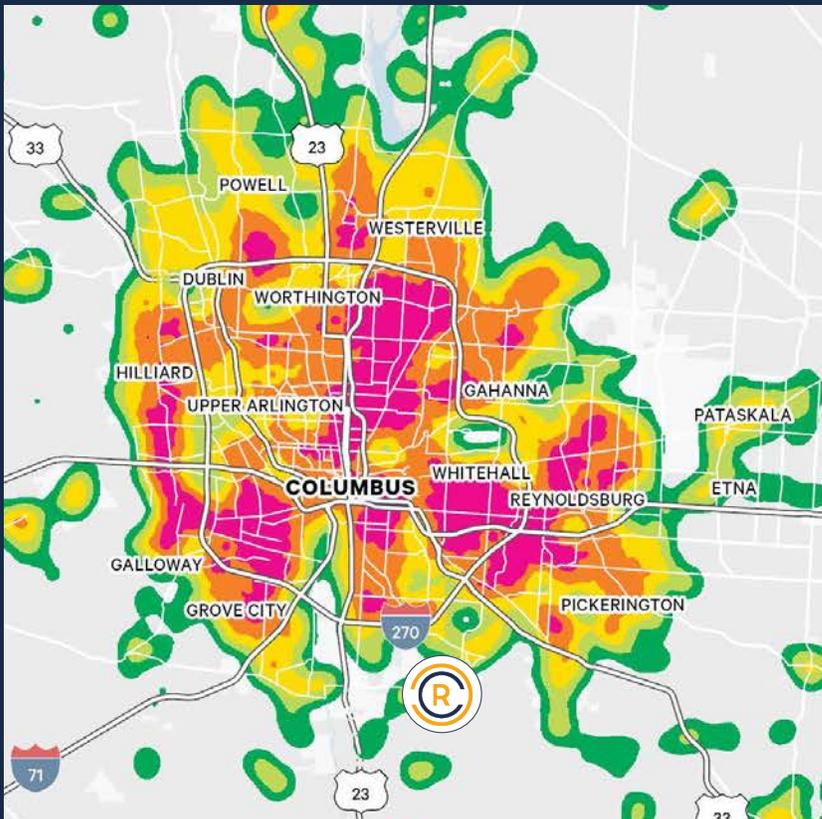
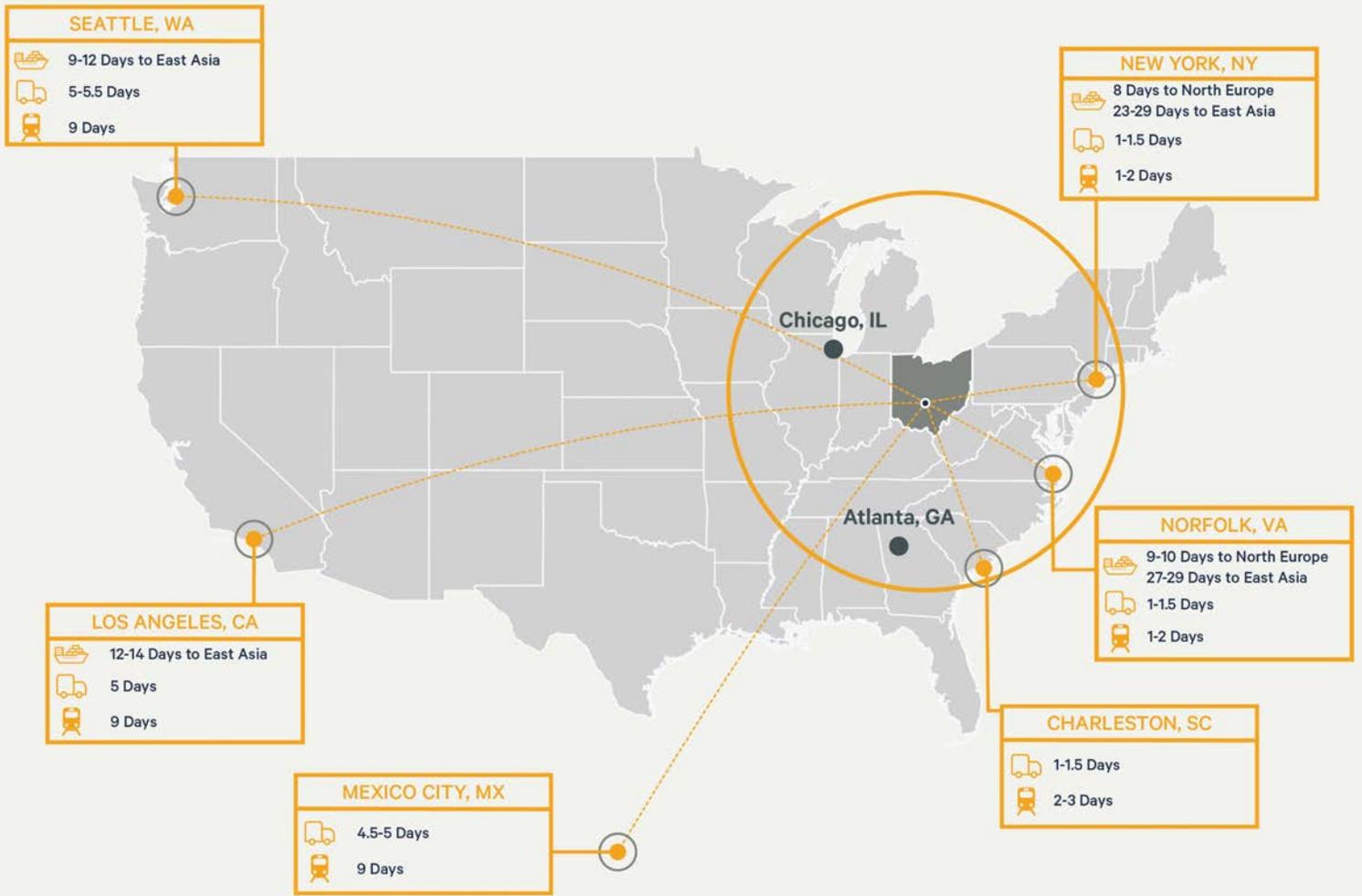


20 MINS  
13 MILES  
FROM I-71



17 MINS  
9 MILES  
FROM US-33

# LABOR & MARKET



**1,152,826**  
RICKENBACKER  
TOTAL POPULATION



**646,278**  
LABOR FORCE



**4.4%**  
UNEMPLOYMENT  
RATE



**62.4%**  
LABOR  
PARTICIPATION  
RATE



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**CBRE**



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