



New Development For Lease or Sale

392 - 488 Outerbelt Street, Columbus, OH

New speculative Class A development along the east side of Columbus, OH. 205,000 ± square feet with modern amenities and characteristics. Great access at I-270 and E Broad Street, not far from Port Columbus Airport, the new Intel Development and all points within the central Ohio region. Building offers additional trailer parking and/or heavy car parking should a user require. Owner/developer is an affiliate of Crawford Hoying.

For more information, contact:

Joel Yakovac, SIOR

614.410.5654

Columbus, OH

joel.yakovac@colliers.com

Property is owned and developed by an affiliate of:

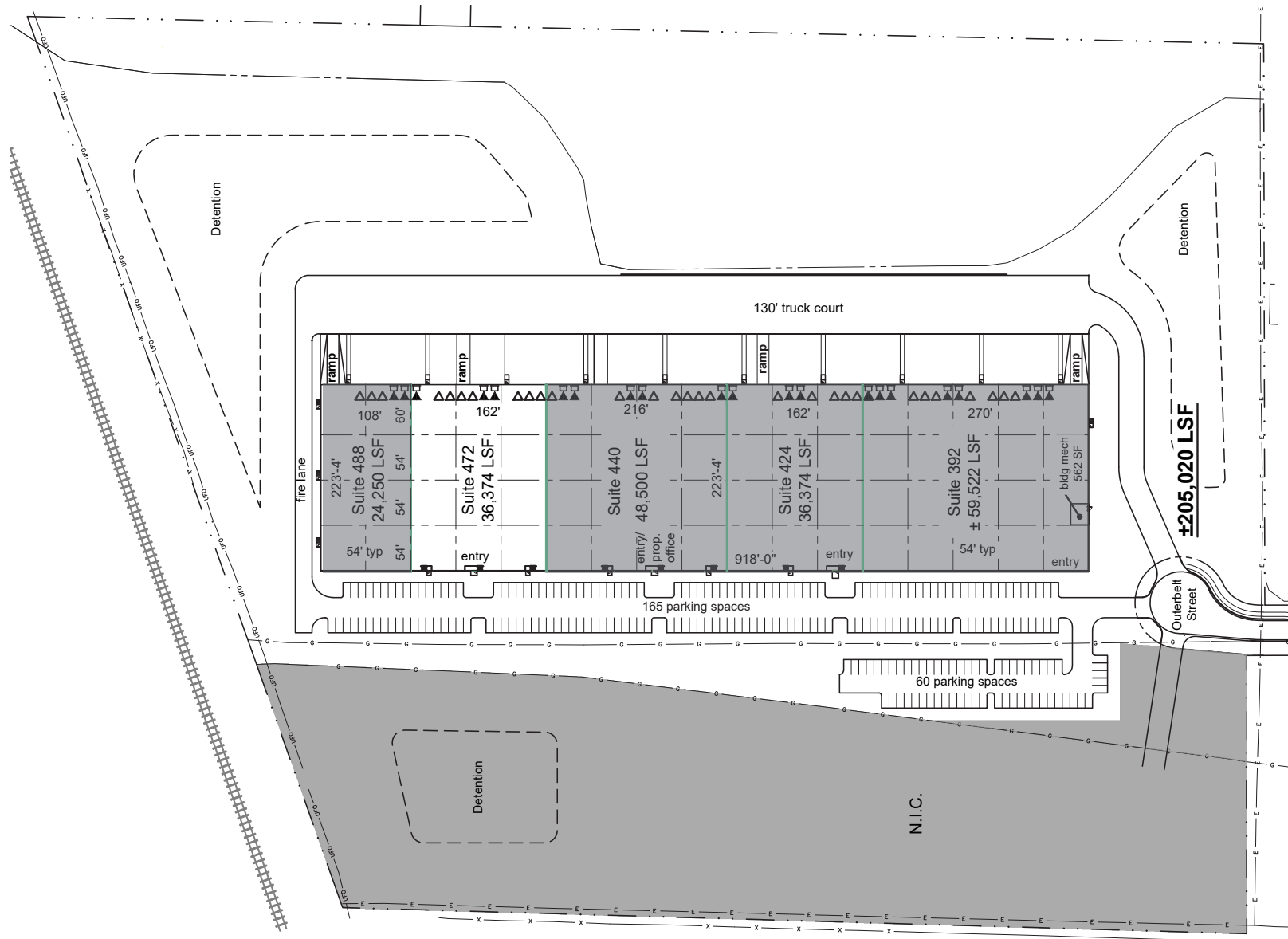


Building Specifications

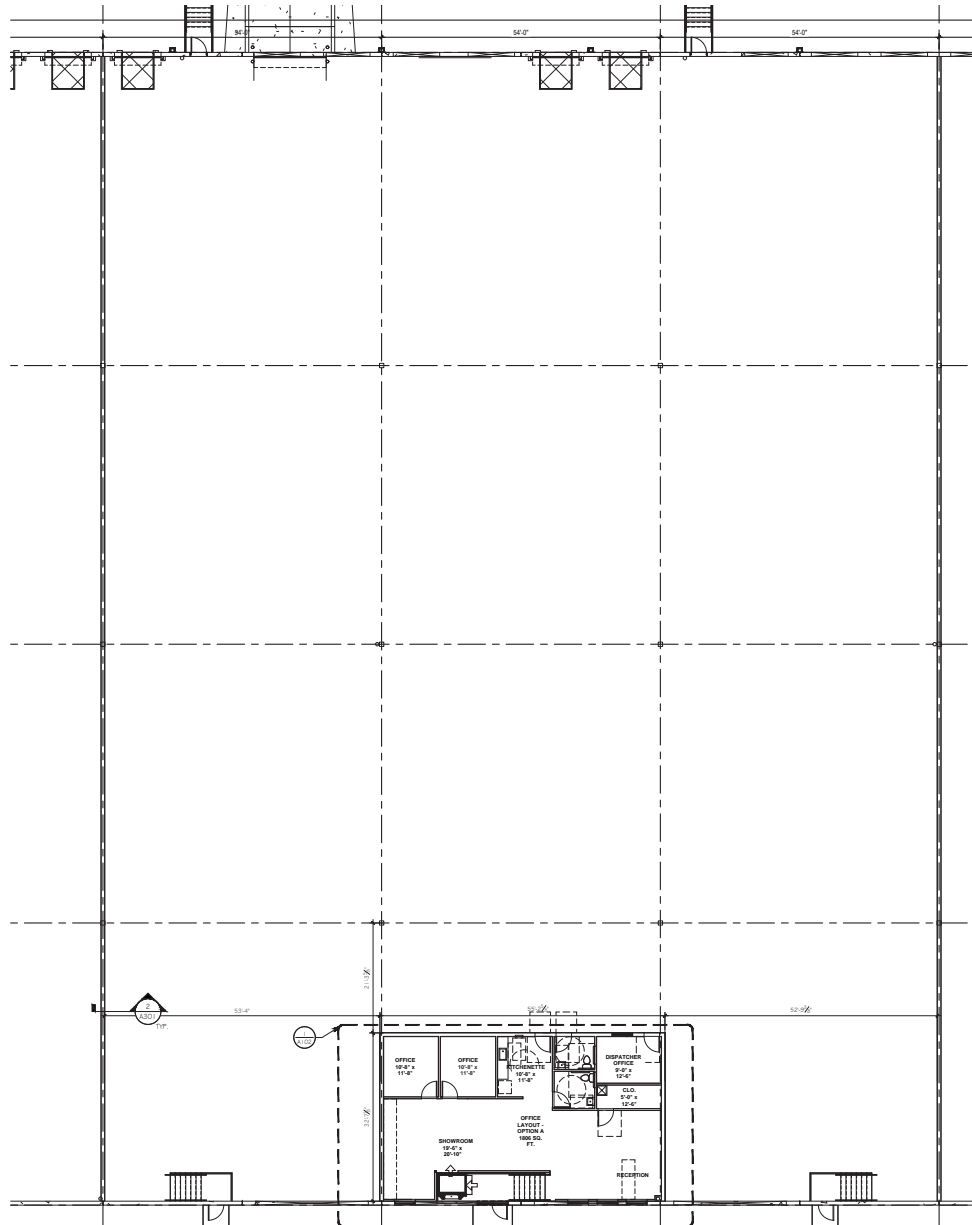
Building Size:	205,020 ± SF
SF Available:	36,374 ± SF
Site Size:	22 ± acres
Building Dimensions:	223'4" deep x 918' long
Office SF:	1,800 ± SF
Dock Doors:	3 - 9'x10' insulated overhead dock doors with 35,000 lb capacity 7'x 8'mechanical pit levelers, standard dock bumpers, heavy duty fabric foam pad dock seals with drop head curtain, and track guards. Up to (4) additional dock positions can be added
Drive-in Doors:	1 - 12' x 14' drive-in door (2 future ramps for drive-in doors can be added)
Parking Spaces:	225 auto spaces
Trailer Spaces:	Up to 6 trailer parking spaces at future dock and/or ramp positions along the rear of the building
Clear Height:	32'
Column Spacing:	54' x 54' (60' staging bay)
Roof:	45 mil TPO roof with R-20 insulation plus external gutters and downspouts
Bay Size:	11,988 ± SF (54' wide x 222' deep)
Warehouse Heating:	Make up Air
Utilities:	Electric - AEP, Gas - Columbia Gas, Water - City of Columbus

County:	Franklin
Sprinkler:	ESFR system with K-17 ESFR heads
Lighting:	Highbay LED Lighting with motion sensors to a base design of 25 FC measure at 3' AFF in an open and uncracked environment.
Electrical Service:	3 phase, 4 wire, 480/277 volt power, 800 Amps Adjacent substation can provide heavy power if needed by tenant
Incentives:	10 year, 75% tax abatement
Tenant Improvement Dollars:	Negotiable
Floor Sealer:	Ashford concrete hardener and dustproofer
Walls:	Tilt-up concrete panels painted inside & out
Warehouse Floor:	7" unreinforced concrete floors
Truck Court:	130' truck court with heavy duty asphalt throughout except at the building which has a 60' concrete trailer apron
Zoning:	Zoning: M in the City of Columbus
Net Lease Rate:	Market Rents
Estimated Operating Expenses:	\$1.10/SF
Sale Price:	Negotiable
Availability Date:	Immediately

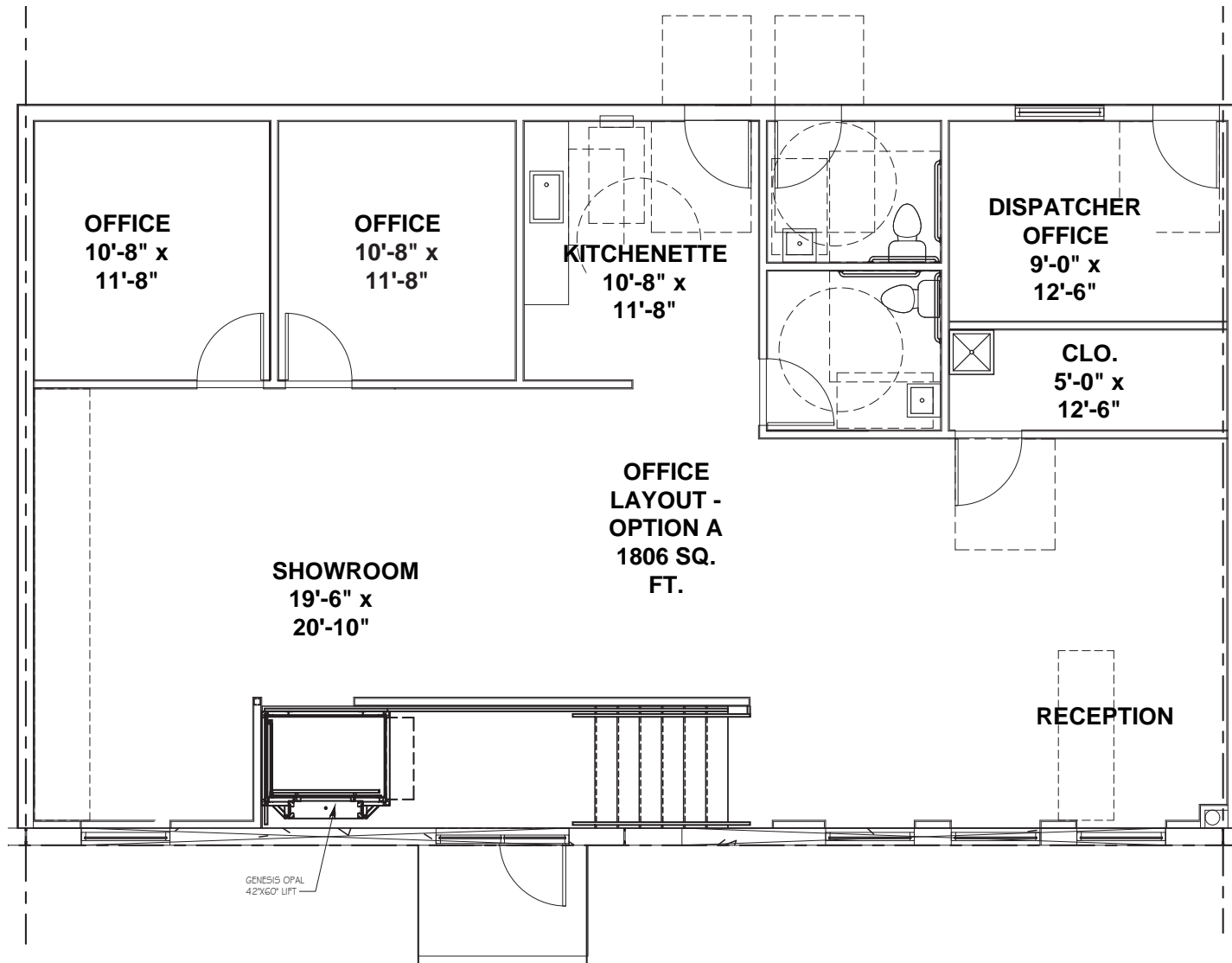
Site Plan



Proposed Space



Spec Office Plan



Drive Times



Highway

Access to I-270 Interchange
4 minutes
1.5 miles



Airport

John Glenn Int'l Airport
12 minutes
8.3 miles



Columbus

Downtown Columbus
19 minutes
13.5 miles



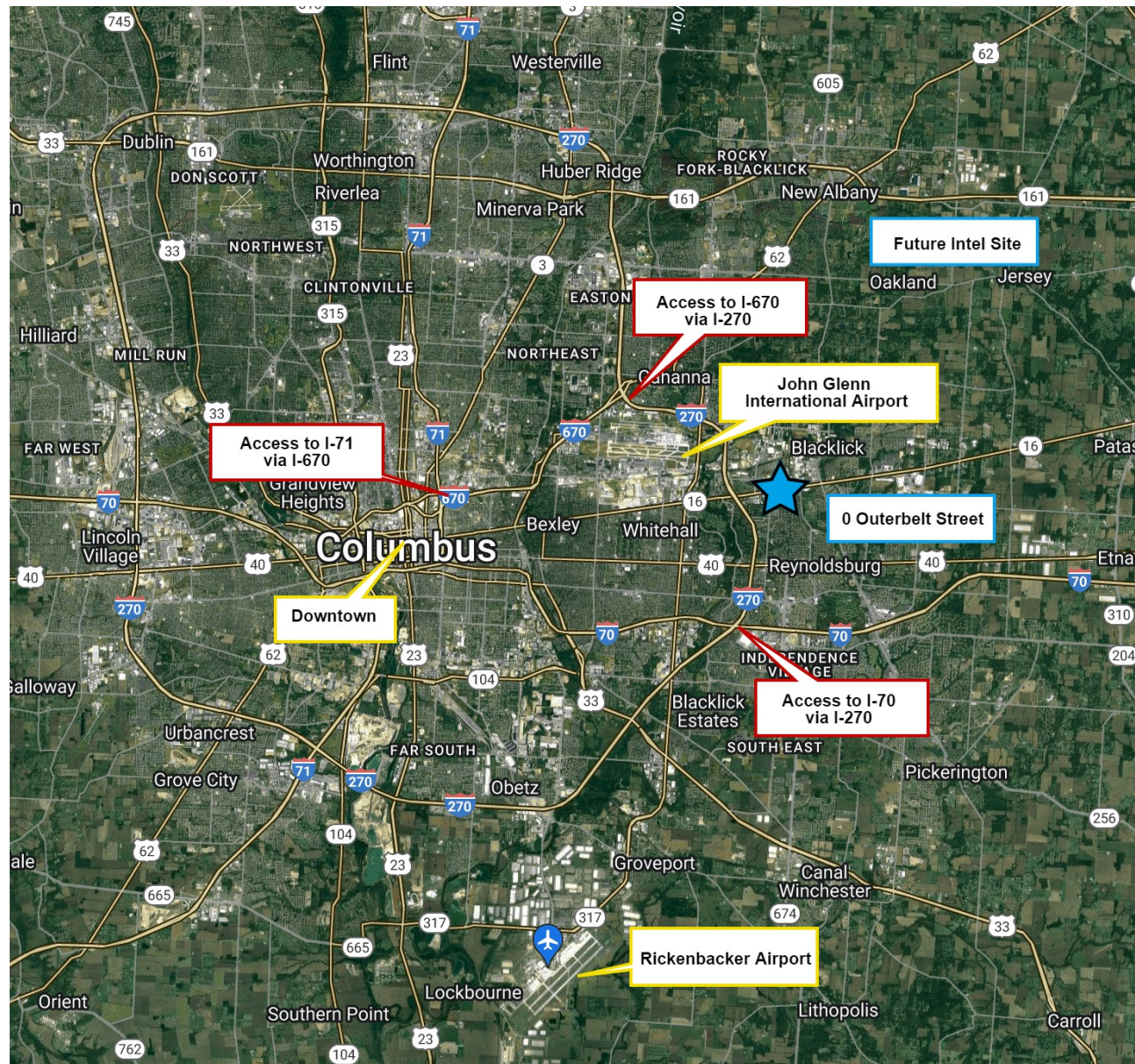
Airport

Rickenbacker Int'l Airport
22 minutes
15.4 miles



Future Intel

Intel Site
25 minutes
14.6 miles



Area Amenities





Contact Us

Joel Yakovac, SIOR
DIR +1 614 410 5654
Columbus, OH
joel.yakovac@colliers.com

Michael Linder, SIOR
DIR +1 614 410 5628
Columbus, OH
michael.linder@colliers.com

Shane Woloshan, SIOR
DIR +1 614 410 5624
Columbus, OH
shane.woloshan@colliers.com

Jonathan Schuen, SIOR
DIR +1 614 437 4495
Columbus, OH
jonathan.schuen@colliers.com

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Colliers | Greater Columbus Region
Two Miranova Place | Suite 900
Columbus, OH 43215
+1 614 436 9800