

# RICKENBACKER COLD TRANSFER FACILITY



**PHARMA  
READY**

**FOR LEASE**

7200 ALUM CREEK DR., SUITE A, COLUMBUS, OH 43217

State-of-the-art, pharmaceutical transfer 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. This space is 9,600 SF, fully temperature controlled and includes a new, 2,200 SF cooler space, 3 (10' x 10') truck docks, fully equipped with trailer restraints, and 1 (10' x 12') truck dock with cargo lift, interior weight station ready to go with brand new, freight-ready, X-Ray machine.

**MIKE HURD, SIOR**  
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7200 ALUM CREEK DRIVE | SUITE A | COLUMBUS, OH 43217

# BUILDING SPECIFICATION

Building Size:	67,200 SF
Suite Size:	9,600 SF
Office Size:	+/- 1,800 SF
COL Cold Storage:	2,200 SF +2°C to +8°C
CRT Dry Temp Controlled:	5,600 SF +15°C to +25°C
Loading:	3 docks (10'x10', levelers, shelters, vision panel, trailer restraints) 1 dock (10'x12' with universal lift)
Parking:	138 car parking spaces
Clear Height:	22' (14' in cooler)
Access:	Bonded access to cargo ramp, US customs compliant and FTZ-ready
Zoning:	M - City of Columbus
Air Pallet Scale:	1 (10ft x10ft) 20,000lb, drive-on/drive-off
X-Ray:	XIS-1818DV 200kV, TSA-certified dual view, pallet-sized machine for inspecting palletized cargo without having to break it down.
Location:	Located within an FTZ, 10 miles south of downtown Columbus



Roof:	Mechanically attached TPO membrane roof system, installed 2008
Sprinkler:	Wet
Lighting:	LED
HVAC:	Fully air conditioned/temperature controlled dry storage space
Power:	800A, 277/480v Power with backup generator included
Utilities:	Water - City of Columbus Sewer - City of Columbus Electric - South Central Power Natural Gas - Columbia Gas
Lease Rate:	Negotiable
OPEX:	\$2.83/SF



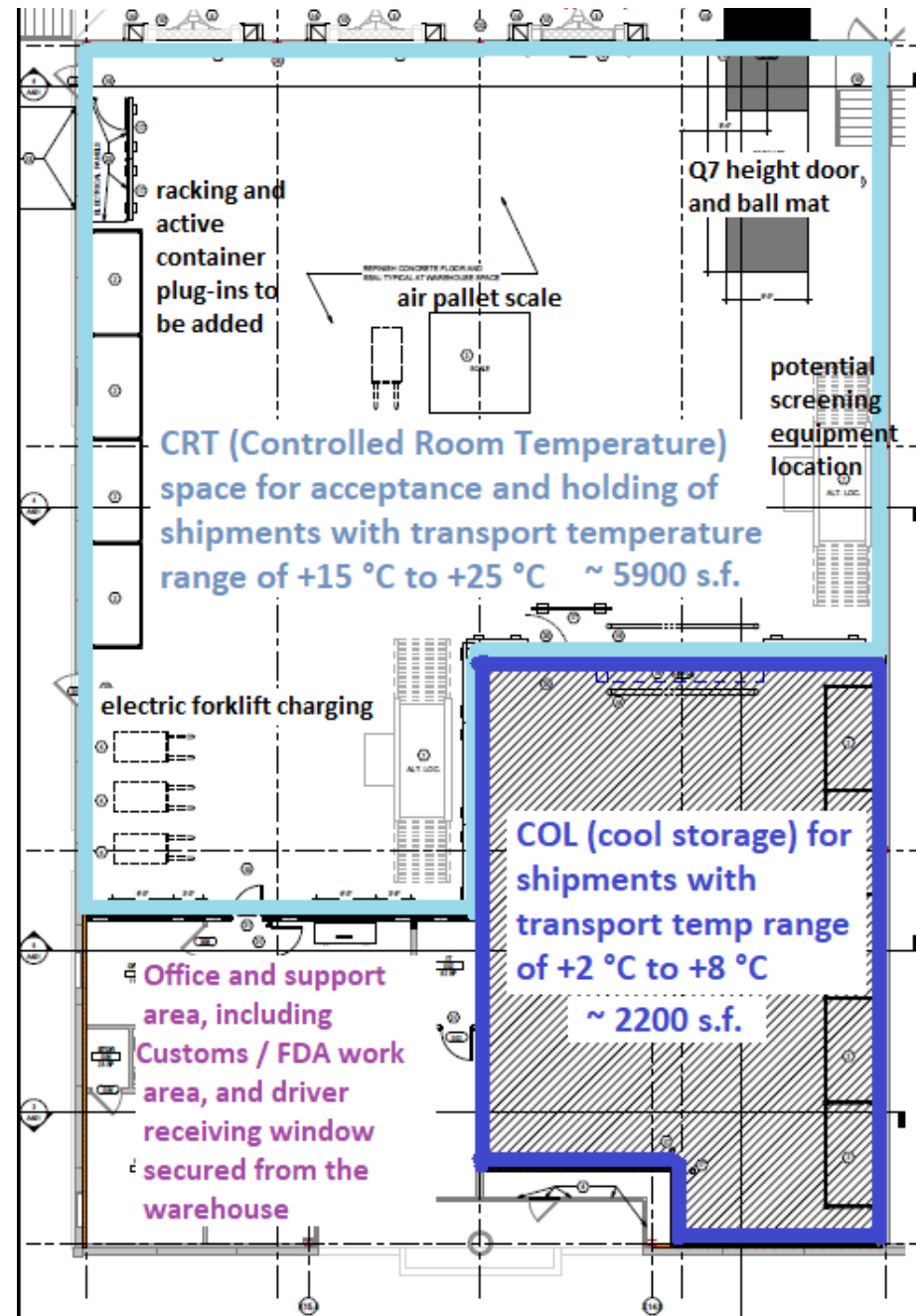
**Rickenbacker International Airport  
is one of the world's only cargo-  
dedicated airports**



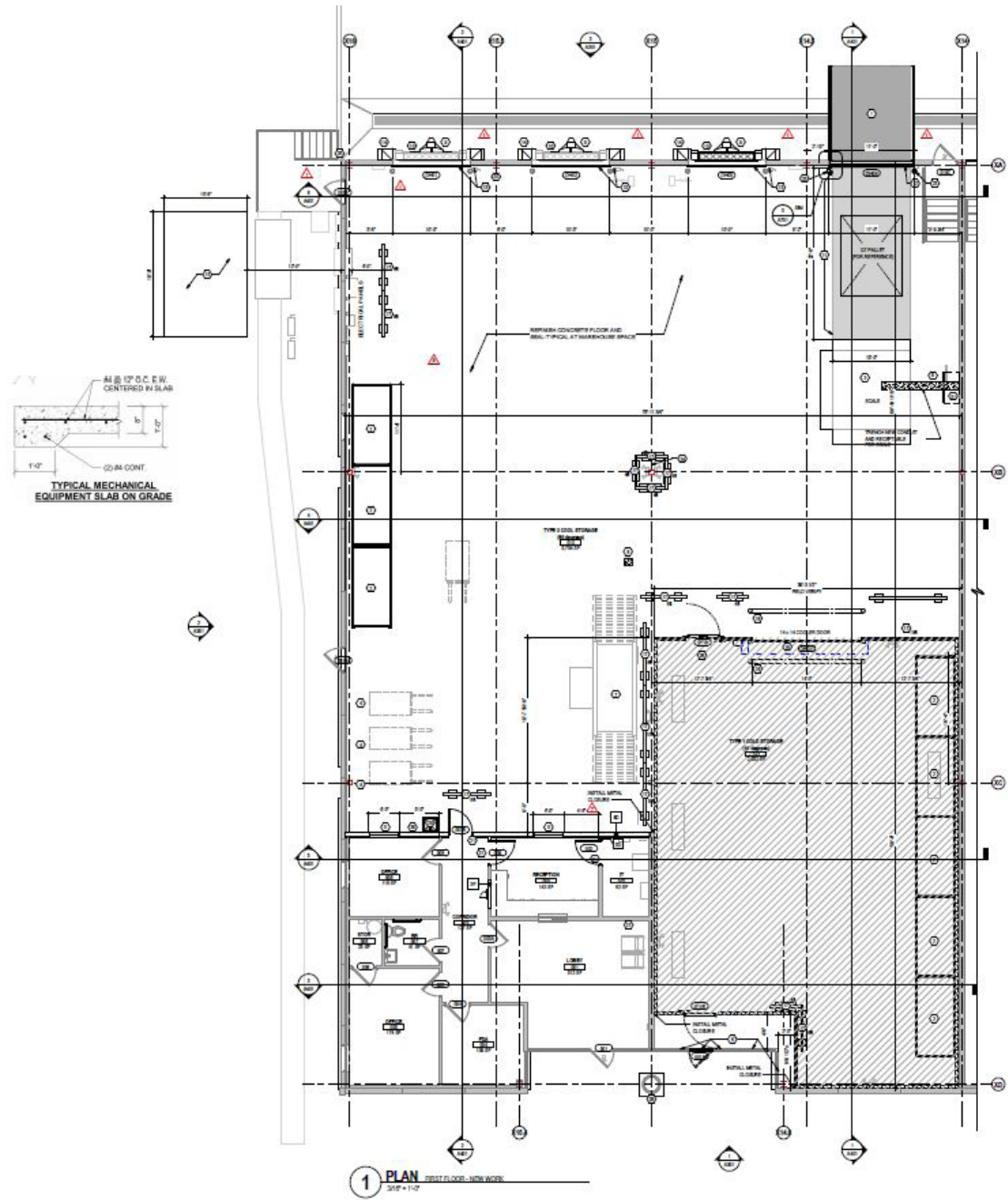
# FLOOR PLAN

**CRT DRY TEMP CONTROLLED**  
**5,900 SF +15°C to +25°C**

**COL COLD STORAGE**  
**2,200 SF +2°C to +8°C**

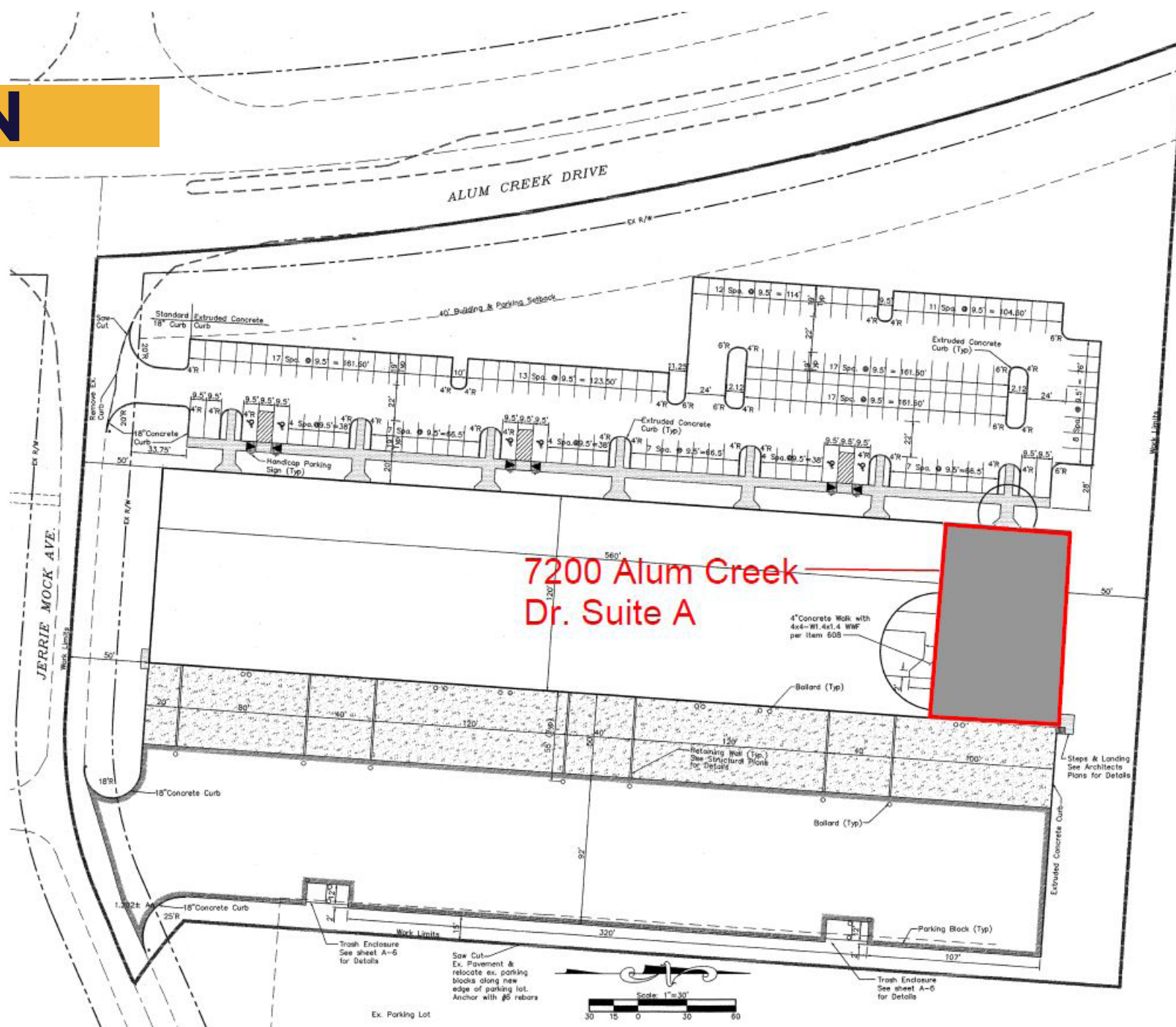


# FLOOR PLAN





# SITE PLAN

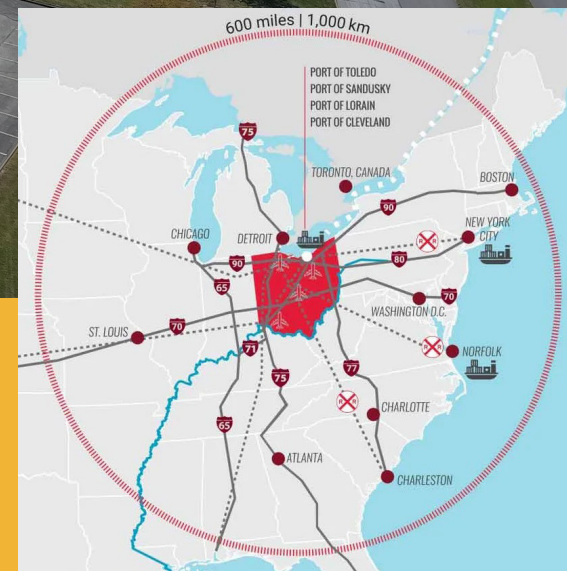




## RICKENBACKER INTERNATIONAL AIRPORT



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

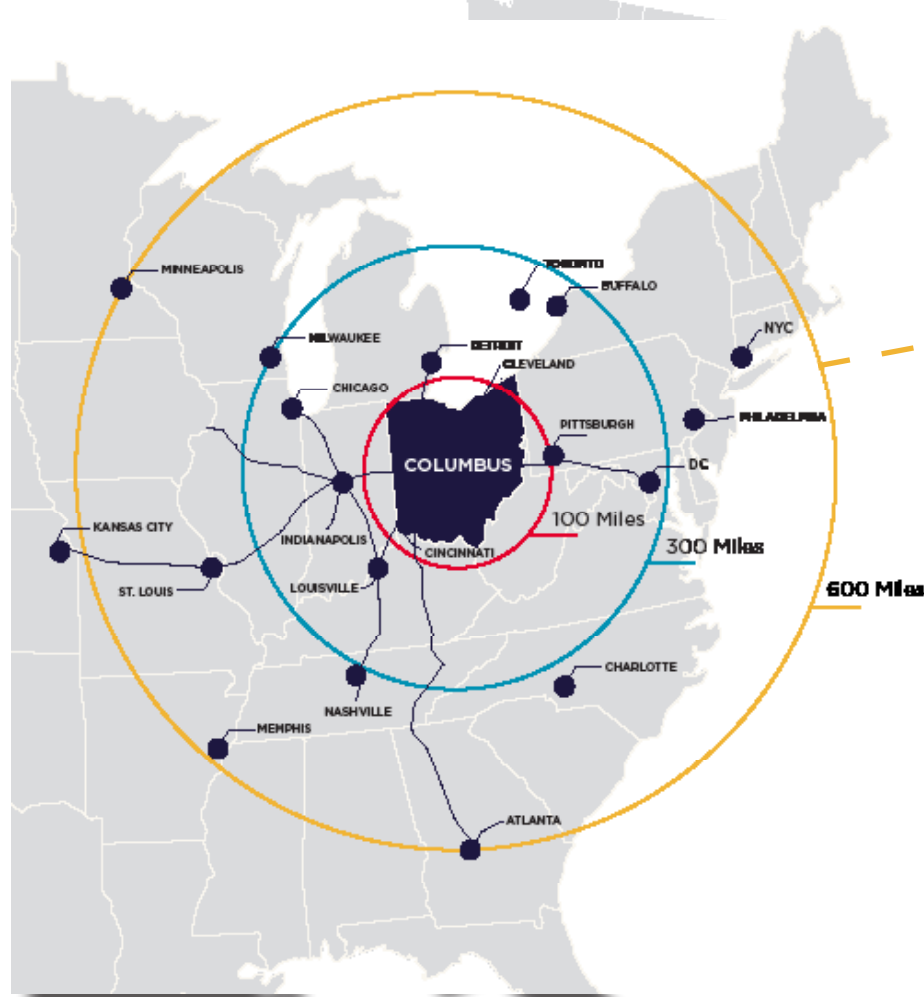




# AREA VIEW



# COLUMBUS REGION



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

WITHIN A 1-DAY TRUCK DRIVE

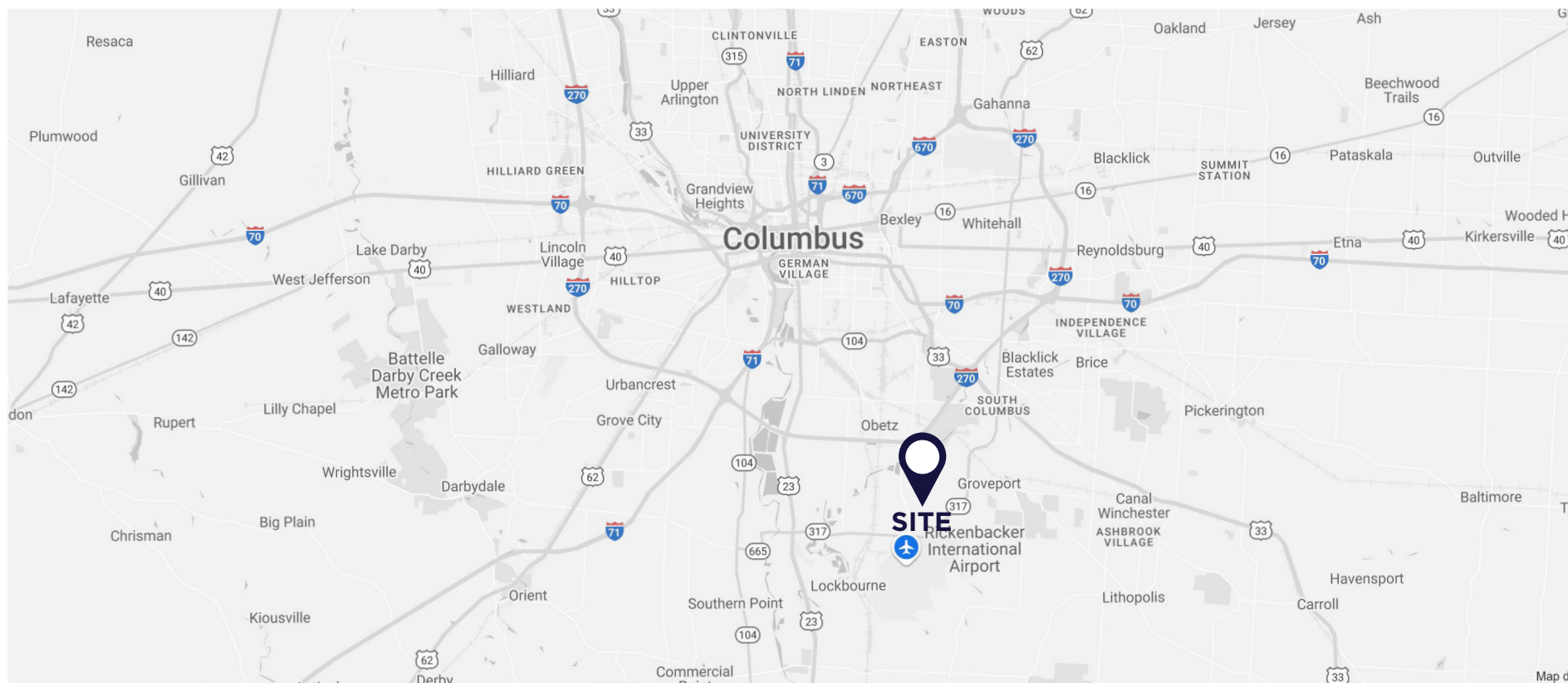
**Top 10**   
FOREIGN-TRADE  
ZONE IN THE U.S.

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

**0%**  
CORPORATE  
INCOME TAX



# 7200 ALUM CREEK, SUITE A FOR LEASE



## CONTACT INFORMATION

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