

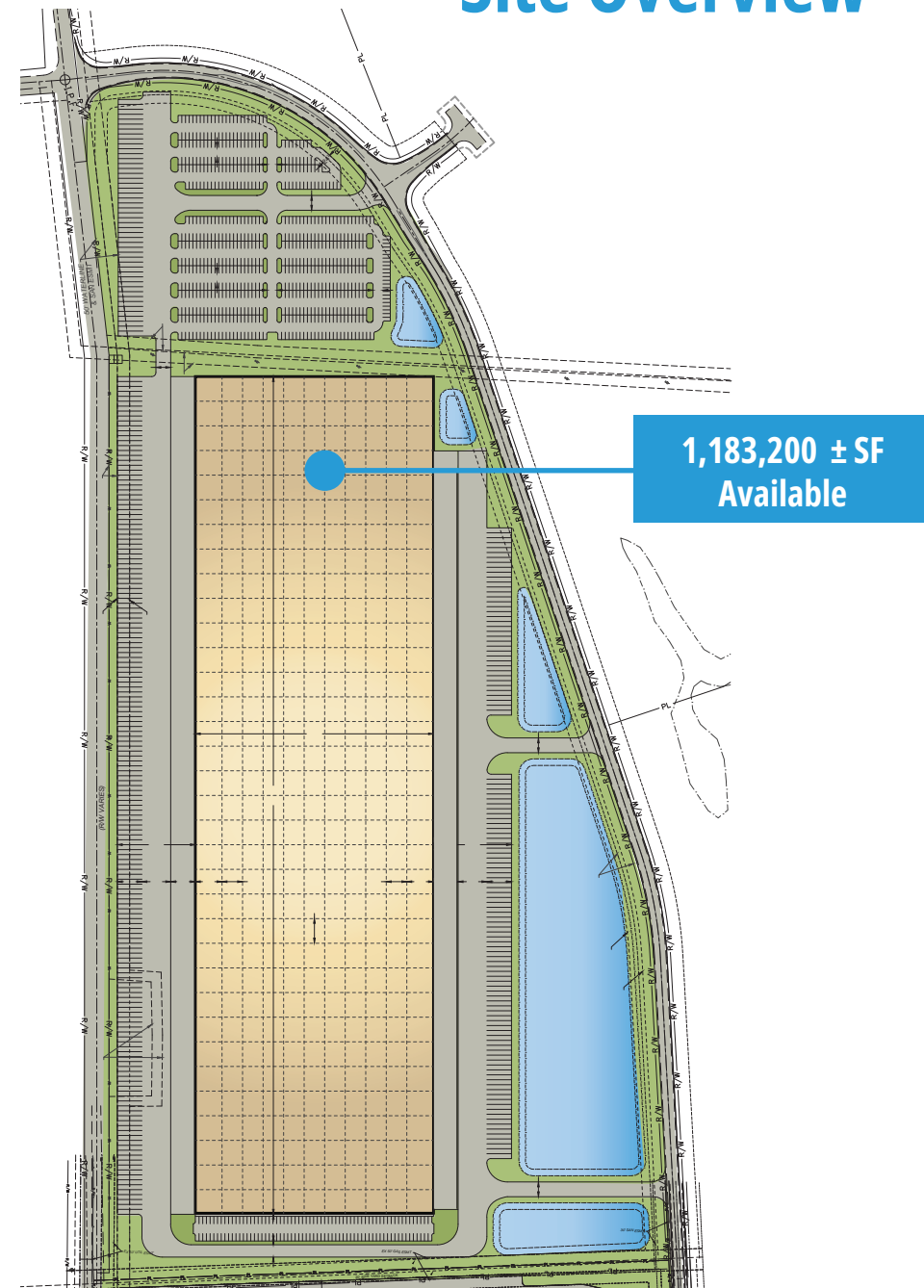


401 Commercial Point Pkwy, Lockbourne, OH

Scannell Campus  
at Rickenbacker Exchange

# Site Overview

| 401 Commercial Point Parkway |  |
|------------------------------|--|
| Total Building Size          | 1,183,200 SF   |
| Total Acres                  | 76.19 AC   |
| Office Space                 | Build-to-suit  |
| Docks                        | 116 with 99 future doors   |
| Drive-in Doors               | 4  |
| Car Parking Spaces           | 395 with 181 future spaces   |
| Trailer/Truck Parking        | 268  |
| Truck Court                  | 185' total depth: 60' concrete apron and 70' HD asphalt, 55' trailer storage |
| Ceiling Height               | 40'  |
| Lighting                     | 25 F'c   |
| Heating and Cooling          | Heat provided via gas fired 80/20 recirculation MUA units (6 units)          |
| Cross Docked                 | Yes  |
| Column Spacing               | 56' x 50' with 56' x 60' speed bay   |
| Fire Protection              | ESFR   |
| Power                        | Two (2) - 4,000 AMP, 3 phase, 4 wire, 480/277 volt services                  |
| Availability                 | Q1 2027  |



# Site Overview





# Drive Times



I-70 & I-270 interchange  
25 minutes  
22 miles



SR 665 & I-71 interchange  
10 minutes  
7.5 miles



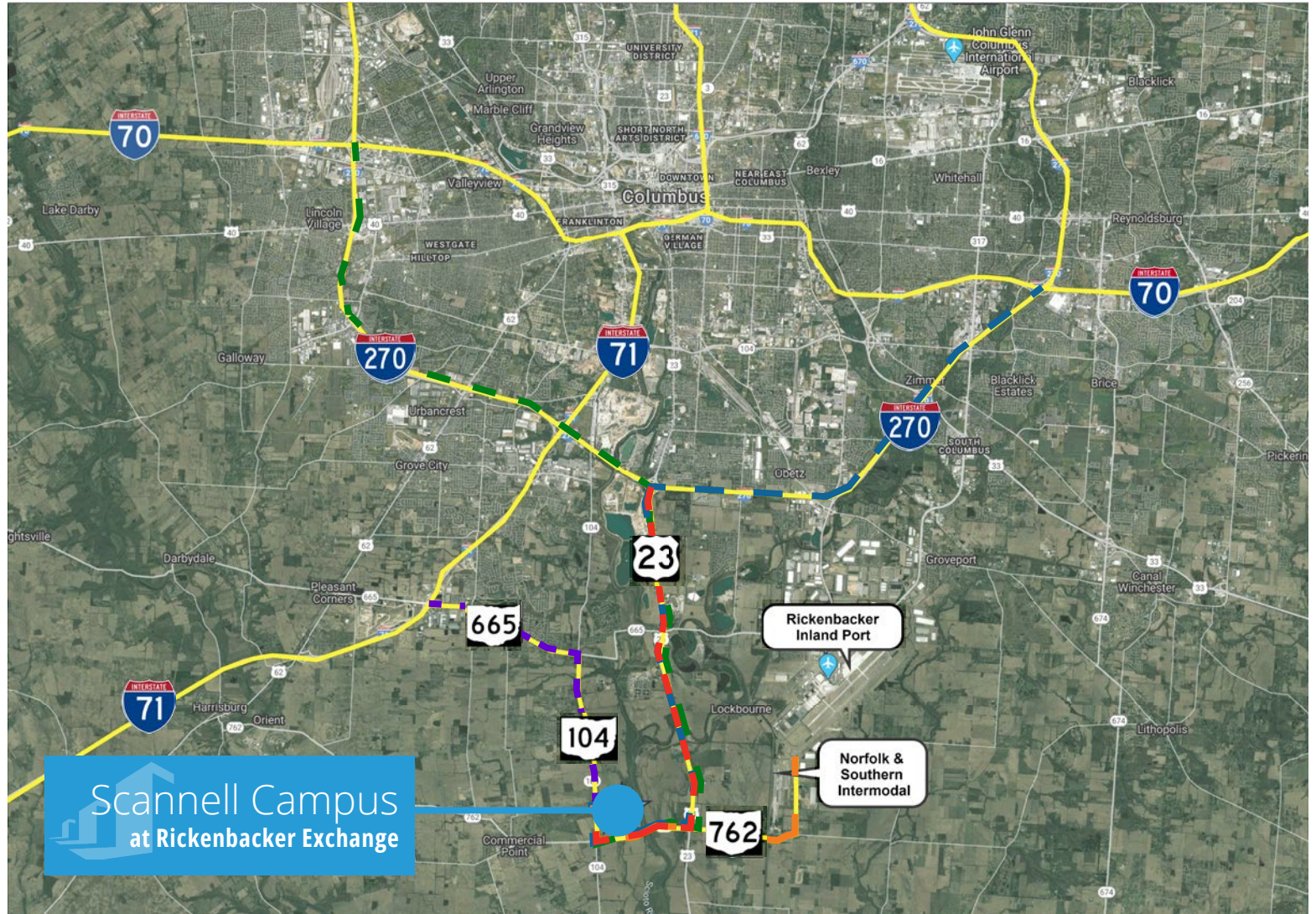
US 23 & I-270 interchange  
11 minutes  
8.5 miles



I-70 & I-270 interchange  
20 minutes  
18.3 miles



Norfolk & Southern Intermodal  
7 minutes  
3.4 miles



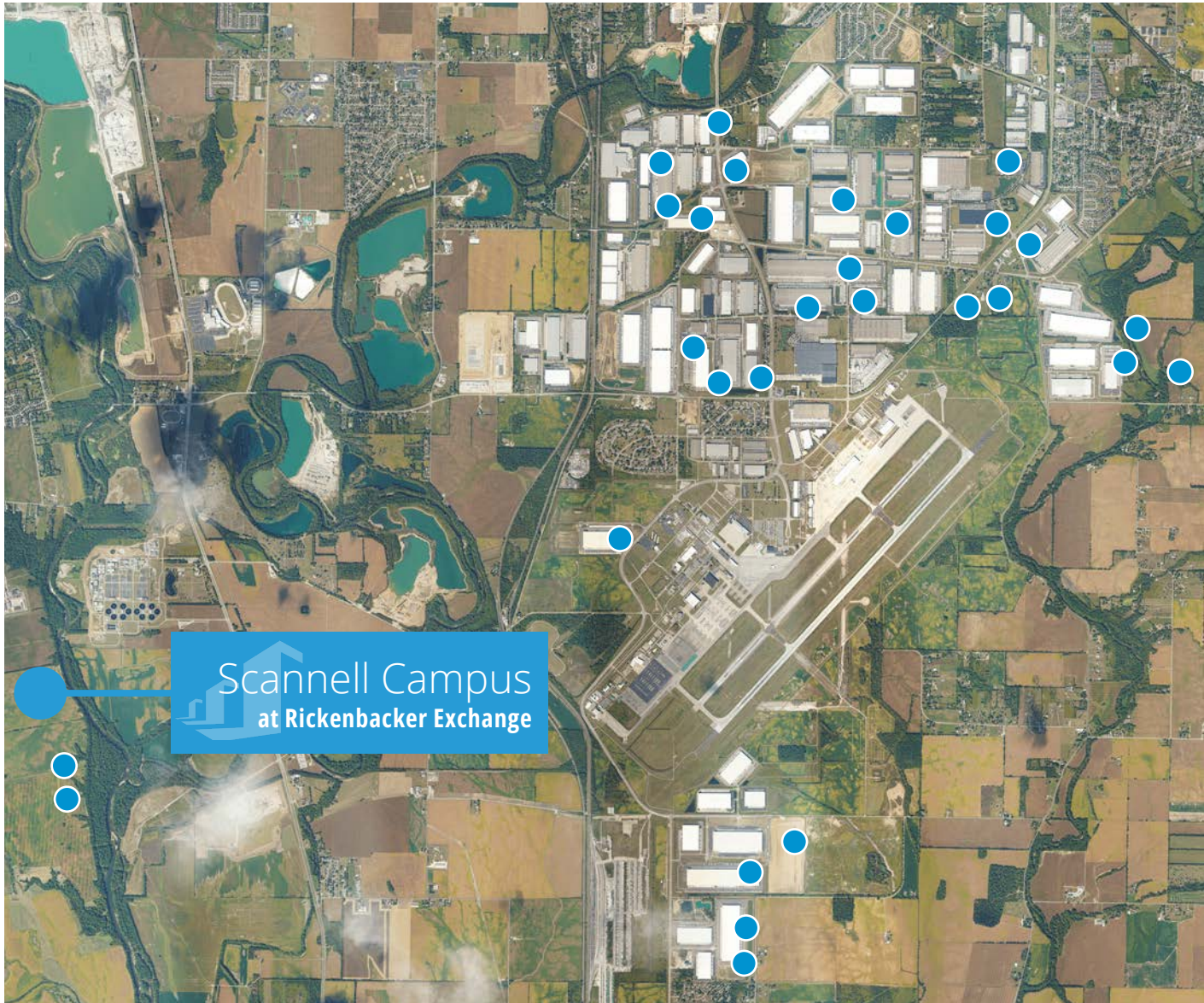
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# Corporate Neighbors

Rickenbacker is home to many Fortune 500 tenants. A sampling of corporate neighbors are below:

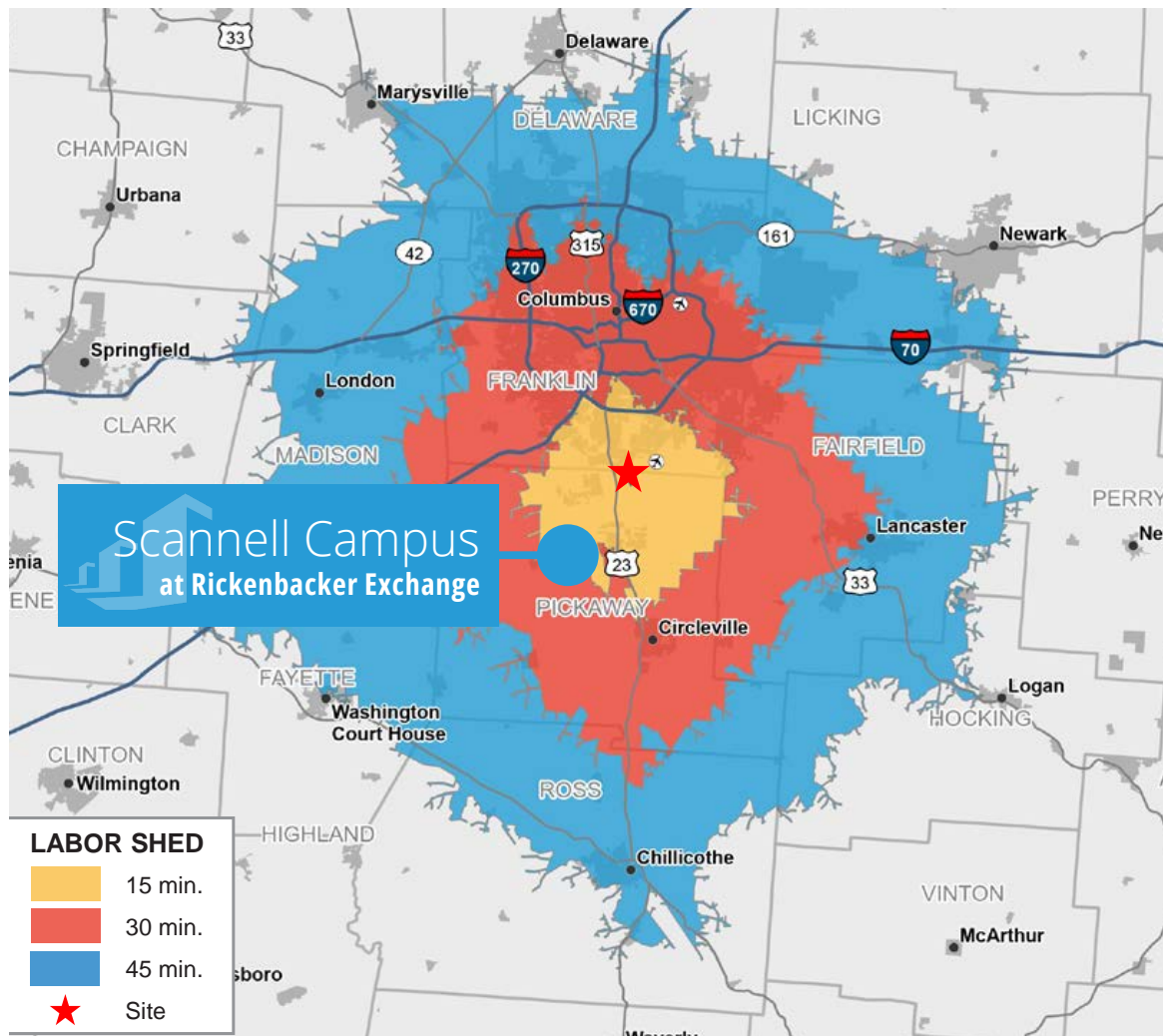


Bath & Body Works®



# Labor Force

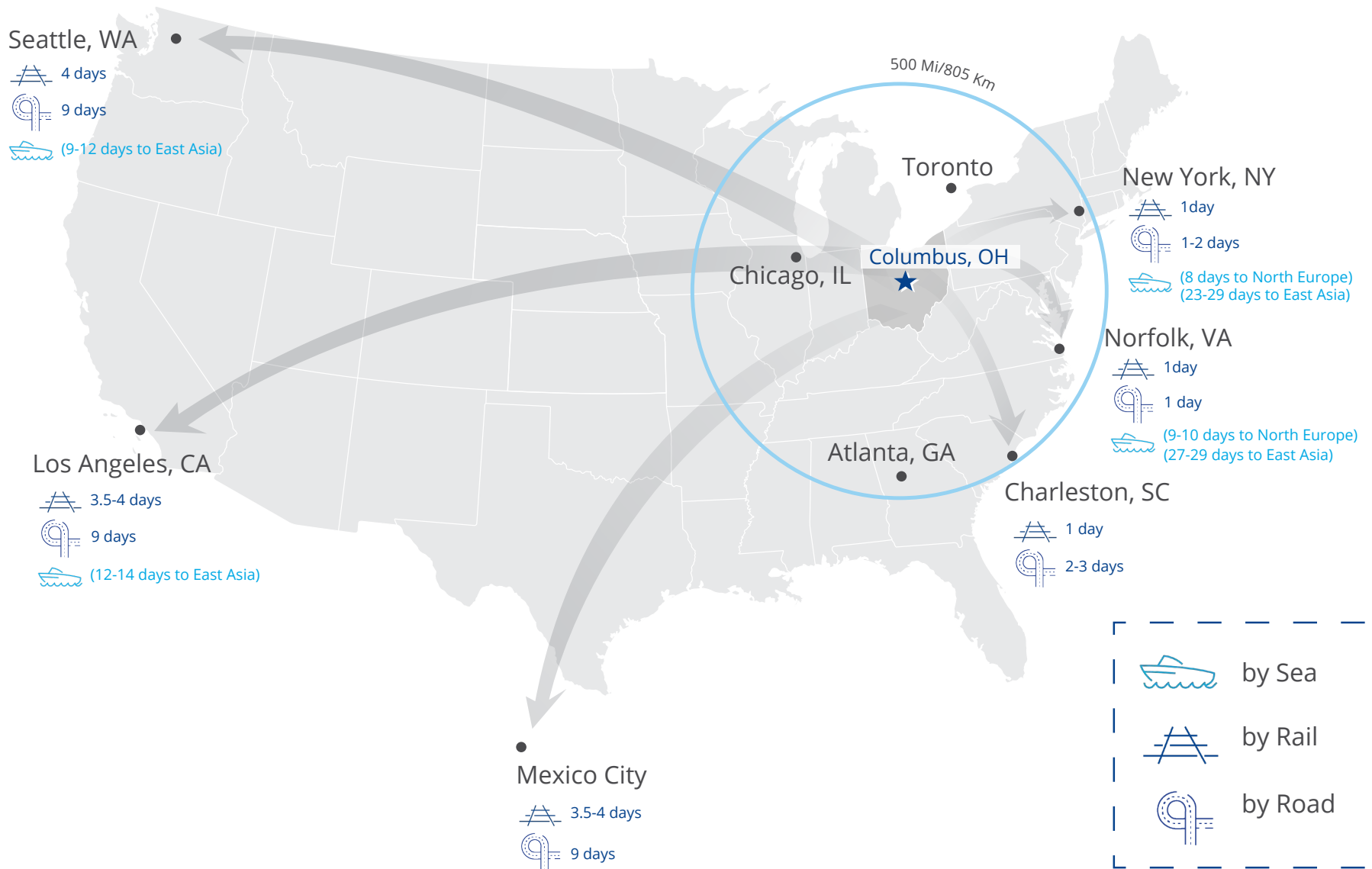
## Commute Shed: Rickenbacker Area



| 15   | 30  | 45  |
|--|---|---|
| <b>71,556</b><br>Population                                | <b>1,098,543</b><br>Population                              | <b>1,927,371</b><br>Population                              |
| <b>36,261</b><br>Employed                                  | <b>577,629</b><br>Employed                                  | <b>1,006,588</b><br>Employed                                |
| <b>37,144</b><br>Total Labor Force                         | <b>594,618</b><br>Total Labor Force                         | <b>1,033,551</b><br>Total Labor Force                       |
| <b>1,783</b><br>Production Workers                         | <b>27,947</b><br>Production Workers                         | <b>46,510</b><br>Production Workers                         |
| <b>3,900</b><br>Transportation/<br>Material Moving Workers | <b>55,299</b><br>Transportation/<br>Material Moving Workers | <b>84,751</b><br>Transportation/<br>Material Moving Workers |

Within  
**30 MINUTES**  
 there are over  
**577,629 RESIDENTS**  
**EMPLOYED**

# North American Market Access

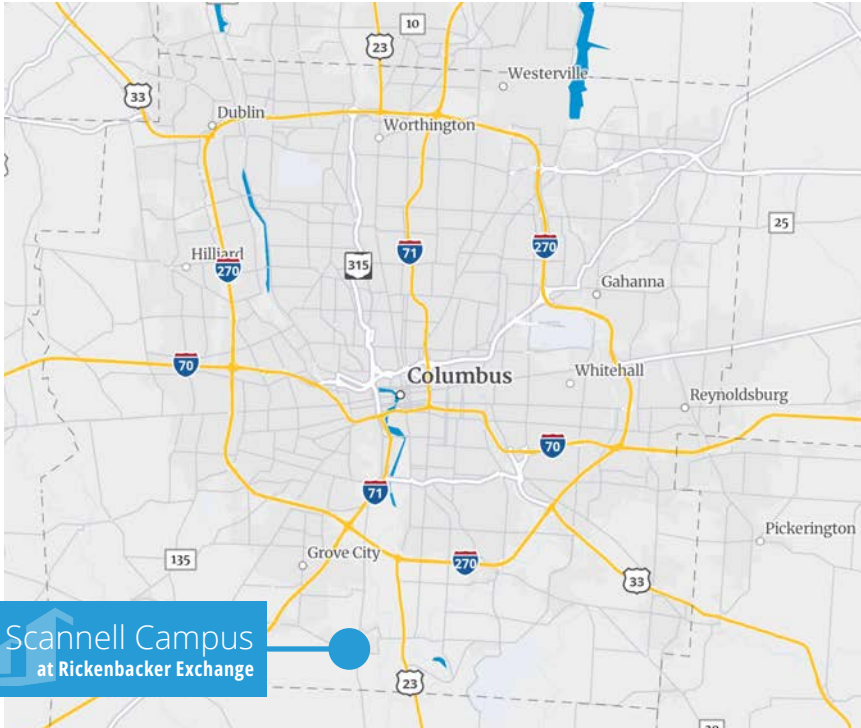


# Location Information

## About Columbus

Columbus is located within a 10-hour drive of 46 percent of the country's population, making it a point of access for businesses and consumers. With access to top transportation networks like John Glenn International Airport, Rickenbacker International Airport, numerous rail terminals and national interstates, Columbus is a certified logistics hub.

Located in the heart of the most densely populated area of the United States, the **Columbus Region is the No. 1 point of access to U.S. businesses, supply chains and customers.**





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