



**FOR LEASE
INDUSTRIAL SPACE**

2850 ROHR ROAD, GROVEPORT, OHIO 43125

228

RICKENBACKER

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**Now Available
New Speculative
Construction**



BUILDING AMENITIES

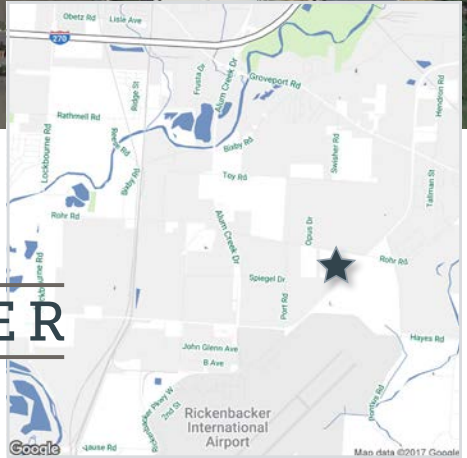
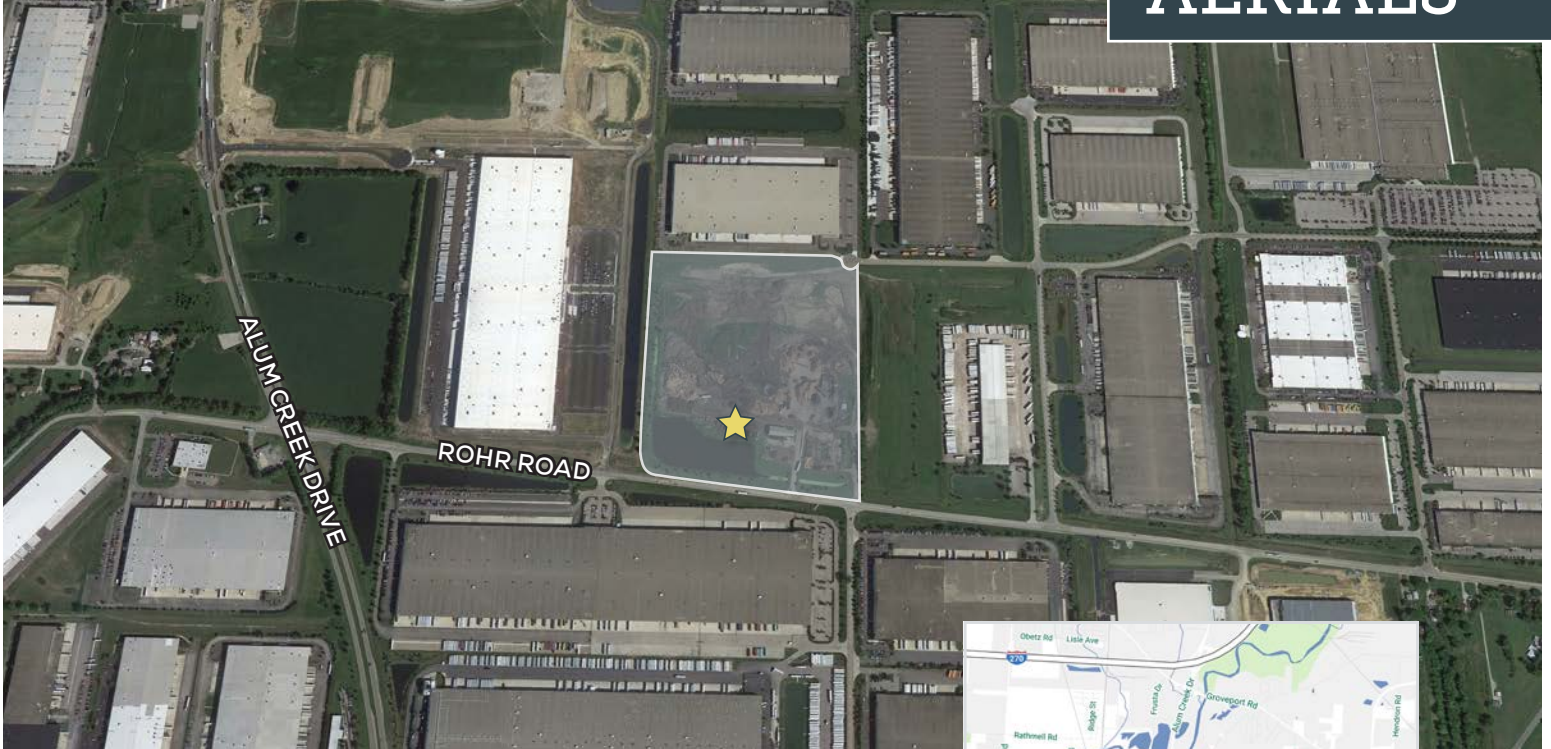
- 229,333 Total square feet
- Office space BTS
- 24 - 9' x 10' Docks with room for 29 additional
- 3 - 12' x 14' Drive-in doors
- 217 Parking spaces + 54 additional possible
- 32' Clear ceiling height
- LED - Two fixtures per bay
- ESFR sprinkler system
- Excellent access to I-270, I-71 and I-70
- COTA/GREAT bus stop nearby
- Minutes from Rickenbacker International Airport and Norfolk Southern Intermodal Yard
- 10 Minutes to Downtown Columbus
- Pre-1994 CRA offering 15-year, 100% real estate tax abatement

SITE/FLOOR PLAN





AERIALS



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PROPERTY DETAILS

LOCATION:	Groveport, OH
AVAILABLE SPACE:	229,333 Sq. Ft.
OFFICE SIZE:	BTS
WAREHOUSE SIZE:	229,333 Sq. Ft.
DIVISIBLE:	48,000± Sq. Ft.
TOTAL BUILDING SIZE:	229,333 Sq. Ft.
LAND:	19.05 Acres
ZONING:	PIP - "Planned Industrial Park" City of Groveport, OH
ACCESS TO EXPRESSWAYS:	2.5 Miles to I-270 and Close to I-71 and I-70
YEAR BUILT:	Construction to Start in May 2018 and be Completed in December 2018
CONSTRUCTION:	Pre-Cast Concrete Panels; 10" Insulated Panels with R-value of 10.0
ROOF:	45 mil Mechanically Fastened TPO Membrane Roof 15-Year Warranty; R-20
BUILDING DIMENSIONS:	240' x 950'
COLUMN SPACING:	45' Deep x 50' Wide Interior Bays; 60' Deep x 50' Wide Speed Bay
BAY SIZE:	12,000 Sq. Ft. (50' x 240')
FLOOR:	7" Unreinforced Concrete Slab (4,000 PSI); Staging Bay Reinforced with Wire Welded Mesh; FF 55, FL 35; Ashford Formula Floor Sealant
CEILING HEIGHT:	32' clear
LOADING FACILITIES:	24 Docks (9' x 10') - Up to 29 Additional Doors can be Added; 40,000 lb Capacity Mechanical Levelers; (7' x 8') - Bumpers, Seals, Vision Panels, Lights, and Outlets



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DRIVE-IN DOORS:	3 - 12' x 14'
TRUCK COURT:	130' Depth with 60' Concrete Apron
PARKING:	217 Cars (54 Additional Spaces can be Added)
RESTROOMS:	To-Suit
FIRE SUPPRESSION:	ESFR - K17
HEATING:	Three (3) Roof Mounted 80/20 Direct Gas-Fired Make-Up Air Handling Units; 55° Inside at 0° Outside
CEILING/WALLS:	Bright White Painted Walls and Roof Deck
LIGHTING:	LED - Two Fixtures Per Bay
OUTSIDE SECURITY LIGHTING:	LED Exterior Building Mounted and Pole Lighting
WINDOWS:	Office Entrance and clerestory
ELECTRICAL SERVICE:	Two (2) 800 Amp 277/480 Volt, 3 Phase Services; South Central Power
GAS:	Columbia Gas
SEWER:	City of Columbus
WATER:	City of Columbus
LOW VOLTAGE:	AT&T
AVAILABLE:	December 2018
ANNUAL RENTAL RATE:	\$4.95/Sq. Ft. NNN
ANNUAL OPERATING EXPENSES:	Estimated at \$0.40/Sq. Ft.

REGIONAL



LOCATION

- 2.5 Miles to I-270, and close to I-71 and I-70
- Located less than 1 mile from Rickenbacker International Airport (LCK) used primarily for cargo
- Near Port Columbus International Airport (CMH)
- Bus transportation throughout the area
- Within a one-day truck drive (10 hours) of 47% of the US population and 33% of the Canadian population
- Proximity to Distribution Hubs:
 - FedEx Smartpost - Grove City and Groveport
 - UPS Facilities - Obetz and Columbus West
 - FedEx Ground Hub - Grove City
 - FedEx Air Hub - Rickenbacker
- Automotive and e-Commerce Corridors

LABOR

- State incentives and tax programs available
- Lower labor costs than the national average
- More than 70,000 skilled and motivated workers in logistics-related occupations in Central Ohio
- 62 colleges and universities nearby with 140,000 students provide excellent seasonal labor pool
- Fisher College of Business at The Ohio State University ranks #5 in the nation among supply chain/logistics programs

TRANSPORTATION

- Four interstate highways: I-270, I-71, I-70 and I-670
- Two Class 1 Railroad Systems (5 miles to NS Intermodal at Rickenbacker and 20 miles to CSX Intermodal)

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DISTANCES

Dayton, OH	72 Miles	Chicago, IL	356 Miles
Cincinnati, OH	106 Miles	Nashville, TN	378 Miles
Indianapolis, IN	175 Miles	St. Louis, MO	418 Miles
Pittsburgh, PA	185 Miles	Philadelphia, PA	469 Miles
Detroit, MI	202 Miles	New York, NY	554 Miles
Louisville, KY	206 Miles		

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FOR MORE INFORMATION, PLEASE CONTACT:

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