

THE HUB



THE HUB AT
RICKENBACKER
COLUMBUS, OHIO

UP TO
1 MILLION S.F.
MULTI-PURPOSE
INDUSTRIAL PARK



THE HUB

MULTI-PHASE MASTER PLAN

The 106-acre master-planned site provides great access to SR 23, SR 317, I-270 and Alum Creek and is located within a few miles of both the Rickenbacker Airport and the Intermodal Port. Complimenting the already established industrial submarket, The Hub will support the continued need for high-quality distribution assets.



THE HUB - OVERVIEW



THE HUB BUILDING #	PHASE 1			PHASE 2		PHASE 1
	1	2	3	4	5	6
Total Space	231,664 SF	136,315 SF	163,520 SF	148,720 SF	121,680 SF	1,059,440 SF
Dimensions	884' x 263'	520' x 263'	624' x 263'	572' x 260'	468' x 260'	1,688' x 700'
Clear Height	32'	32'	32'	32'	32'	40'
Auto Parking	215 stalls	140 stalls	184 stalls	176 stalls	145 stalls	821 stalls
Dock Doors	56	32	39	27	22	150
Grade-Level Doors	2	2	2	2	2	4

MODERN AND FUNCTIONAL DESIGN AND CONSTRUCTION

MODERN DESIGN

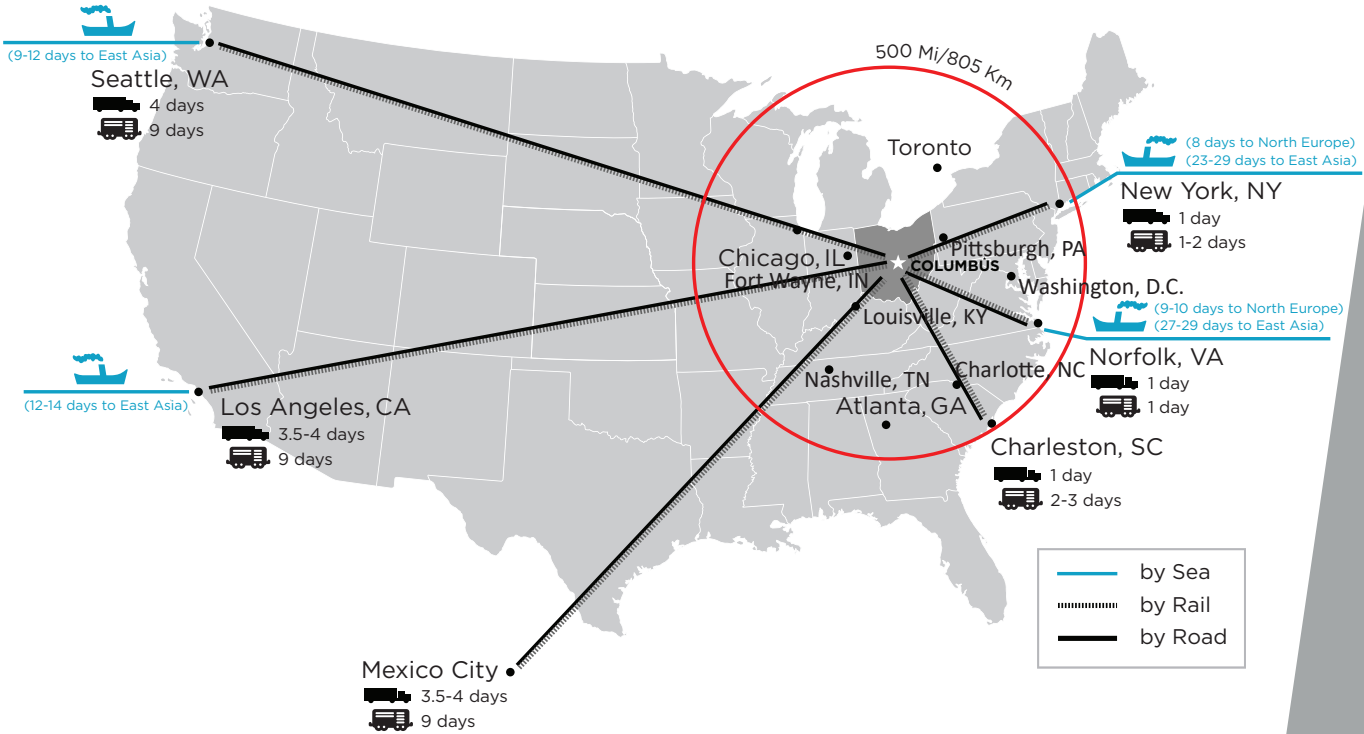
- Modern, aesthetic design with attractive landscaping throughout the Park
- Buildings will include state-of-the-art features including:
 - ±32' or 40' clear ceiling height
 - Efficient column spacing
 - Build to suit offices that incorporate the latest design features to enhance the workplace experience
 - Generous truck courts for ease of maneuvering
 - Expansion land available

BUILD-TO-SUIT CAPABILITIES

- Global development expertise
- Track record of delivering superior projects tailored to specific customer needs
- Ability to deliver projects quickly, on-budget, and of the highest quality
- Shovel-ready sites for immediate development
- Pre-approved 10-year 75% tax abatement
- Opportunity zone location



NORTH AMERICAN MARKET ACCESS



BY AIR

two parallel, 12,000-foot runways capable of handling the world's largest aircraft



BY RAIL

currently processing over 260,000 annual container lifts with room for expansion



BY TRUCK

one-day truck drive to half of the population with access to more than 45 overnight service points

THE HUB



AN ESTABLISHED COMPANY INNOVATING FOR TOMORROW

Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment and management of institutional-quality bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

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