

**324,493 SF
AVAILABLE**

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GROVEPORT PARK 2

6500 Pontius Rd | Groveport, Ohio 43125

324,493 SF Available

Existing Rack In Place and Available

Area Amenities

- Business friendly and pro growth local government with appealing assets, incentives and amenities
- 15 year, 100% tax abatement
- Excellent access to interstate, rail and air
- 60% of U.S. population within one day truck drive
- Rickenbacker Cargo Airport two miles away (equipped with 12,000' runways and 24 / 7 air traffic control)
- Norfolk Southern Intermodal with 250,000 container capacity within five miles



For Leasing Information:



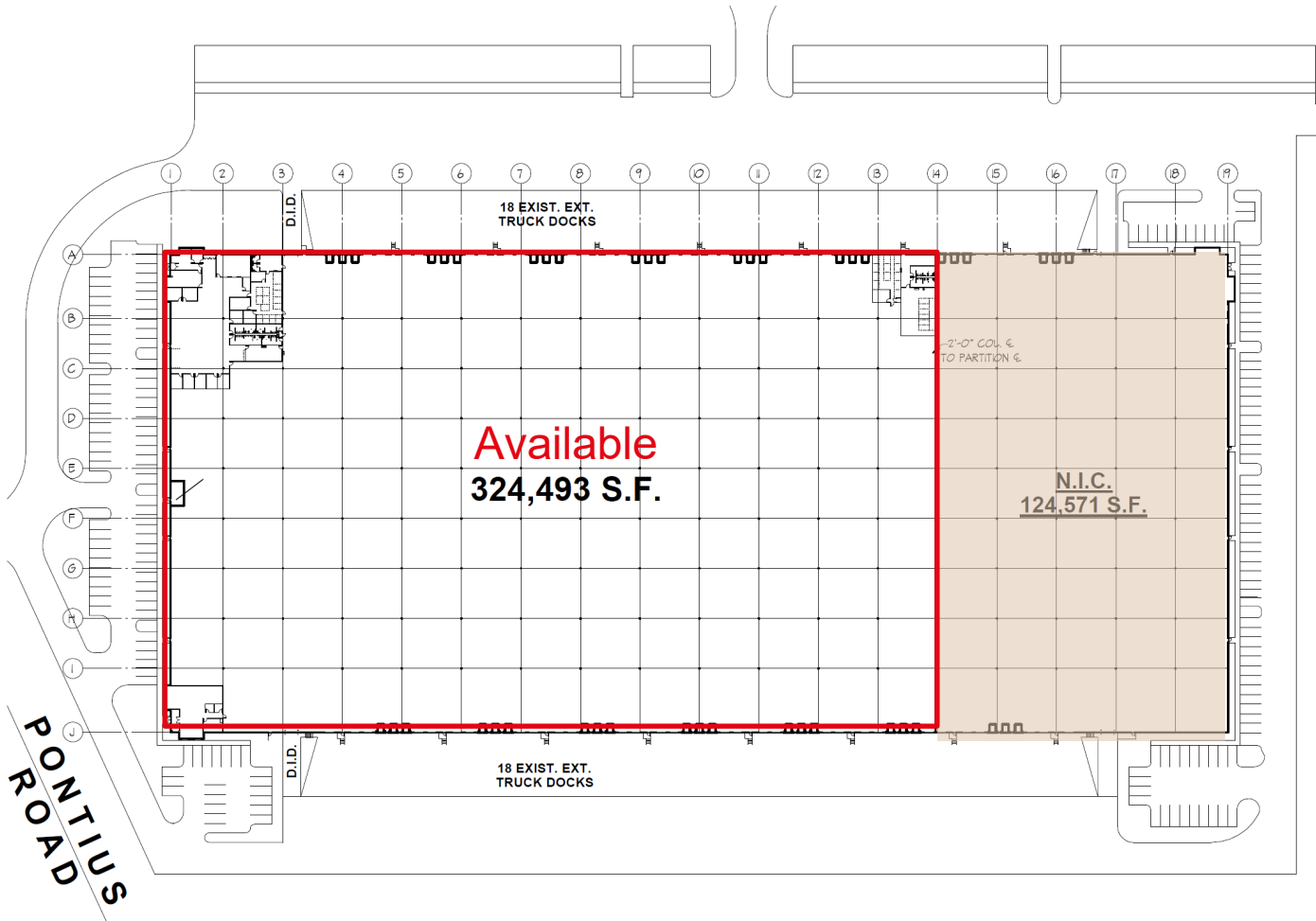
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Building Features

- Multiple points of access
- Three (3) office pods with multiple restrooms
- Secure drivers access with lounge and restrooms
- Year Built 2016
- 449,064 SF total on approximately 23.7 acres; 324,493 SF available
- 36' minimum clear height
- ESFR fire sprinkler system with K22.4 heads
- 56' wide x 47' deep typical column spacing; 60' deep in speed bays
- 36 – docks (expandable) with 35,000 lb. levelers
- Concrete dock aprons 60'
- 2 – 12' x 14' drive-in doors
- Cross Dock Loading
- 89 – auto parking spaces
- 50 – trailer parking spaces
- 7" unreinforced floor slab, 4,000 psi concrete
- 2,000 amp 480/277 volt, 3-phase, 4-wire electrical service
- Fully fenced truck court with gates

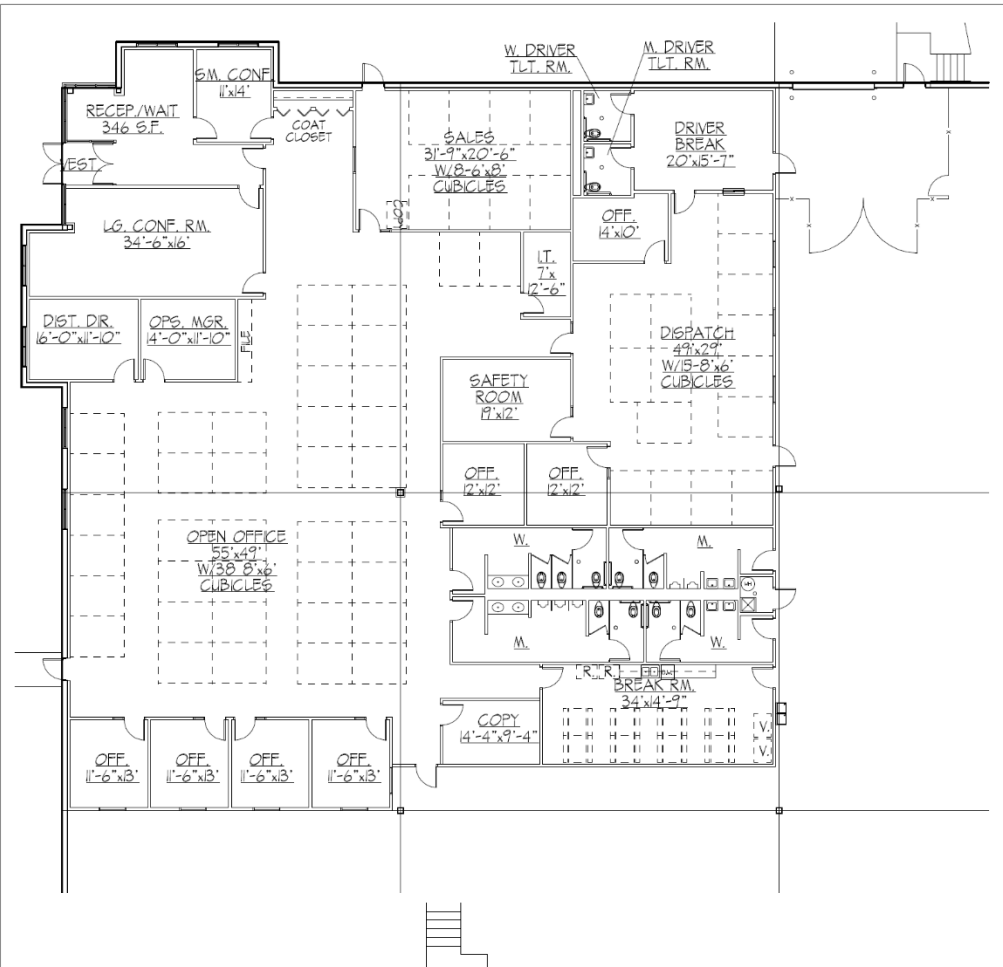


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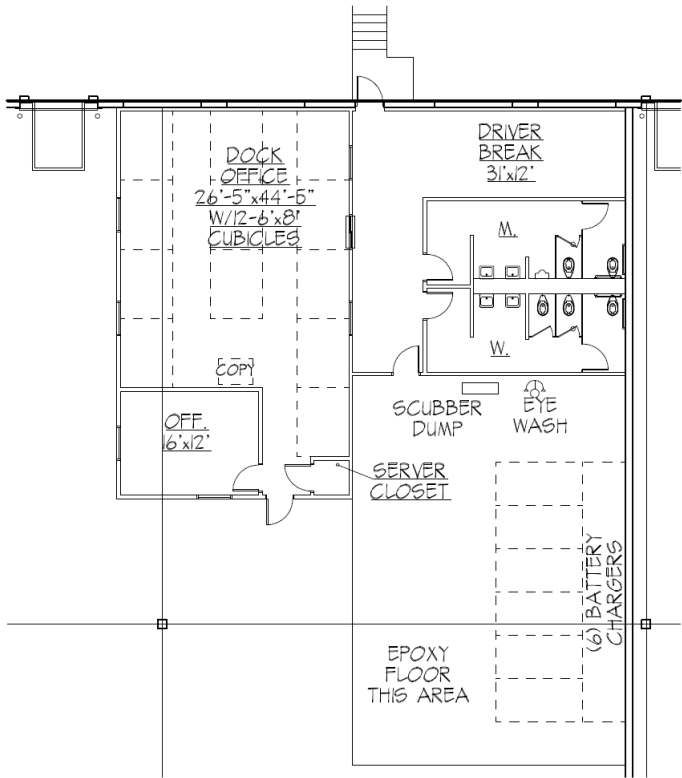
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Office floor
plan - 11,085 S.F.



Satellite dock
office- 2,213 S.F.



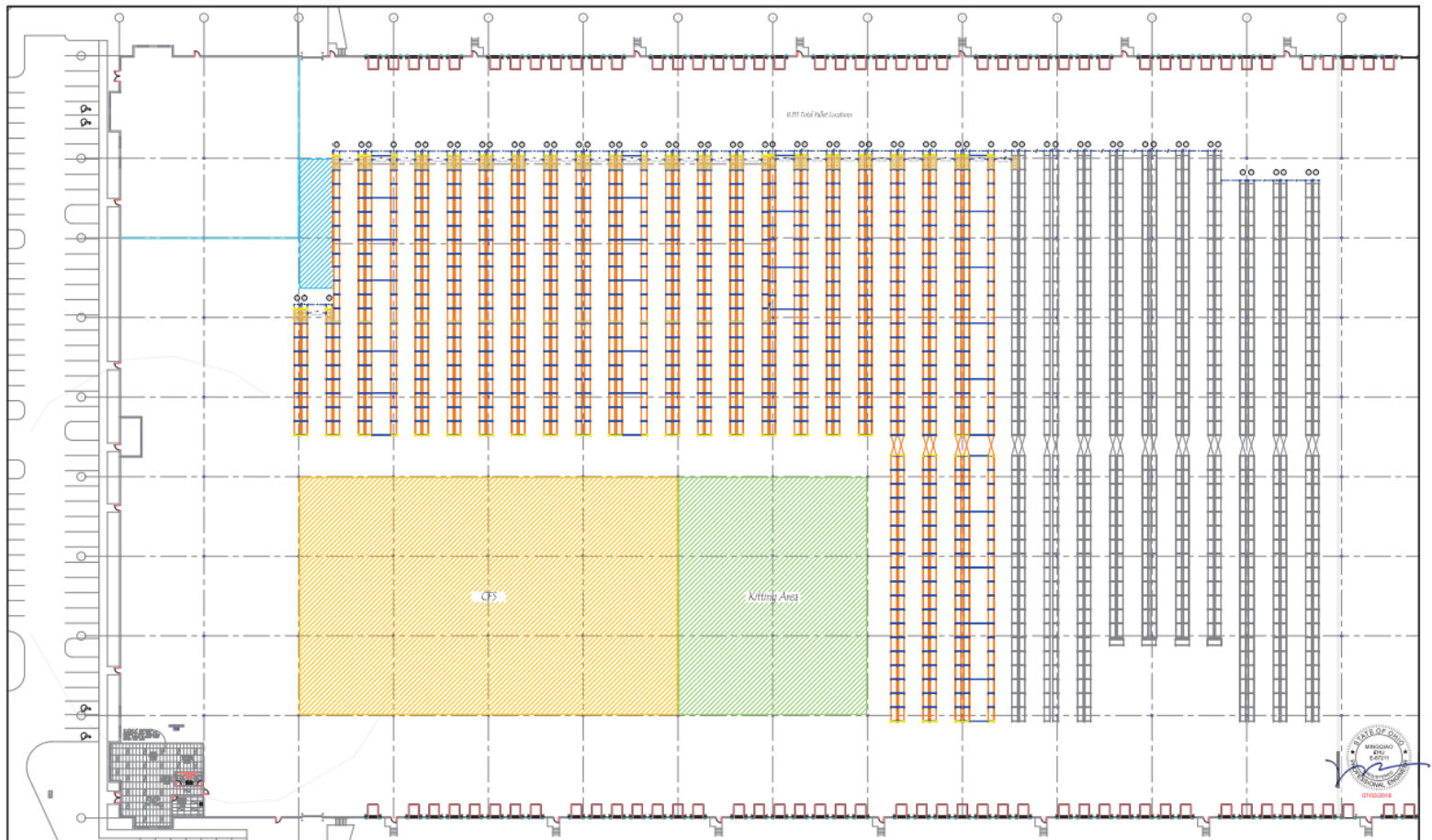
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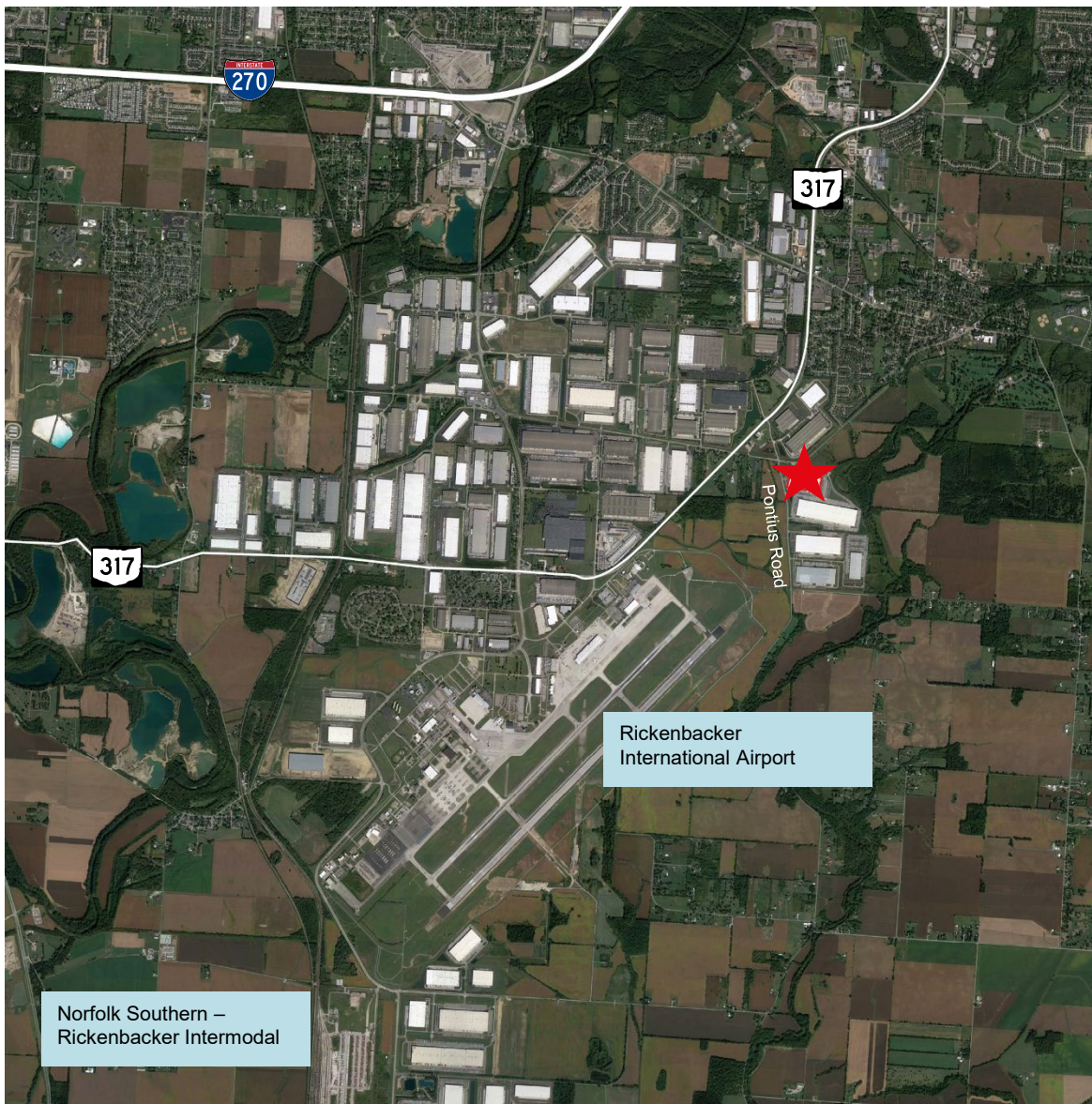
Racking plan

- 60" – 92"
- All standard pallets (48x40) at 1800lbs per pallet



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