

70 EAST LOGISTICS PARK

PHASE III
12530 REFUGEE ROAD
PATASKALA, OH 43062



1,277,851 SF AVAILABLE
PRO BUSINESS PATASKALA / LICKING COUNTY LOCATION



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SITE PLAN

70 EAST LOGISTICS PARK | PHASE III



MINK STREET

STORM WATER DETENTION

future private drive

134 TRAILER PARKS

TRUCK COURT

AVAILABLE

1,277,851 SF

252 TRAILER PARKING (EXPANDABLE)

252 AUTO PARKING (EXPANDABLE)

future private drive

Future Auto Parks

REFUGEE ROAD SW

TRUCK COURT

118 TRAILER PARKS

future private drive

STORM WATER DETENTION

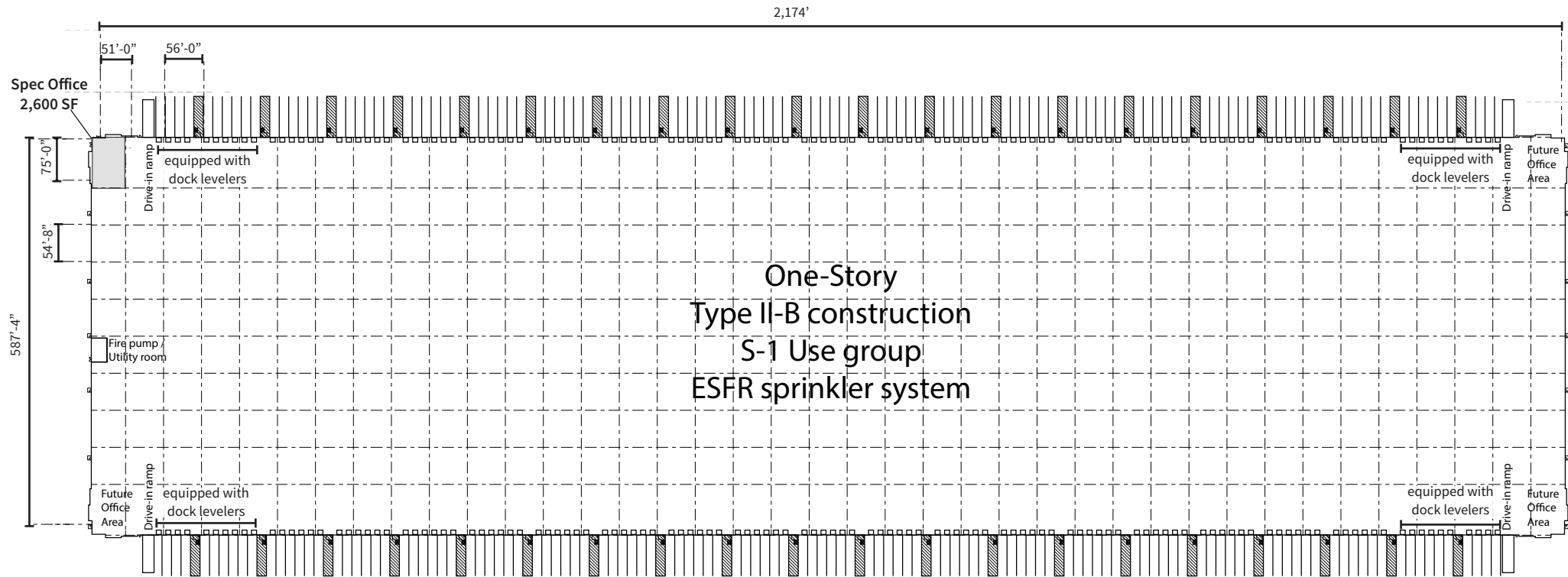
future private drive

Future Auto Parks

Future Auto Parks

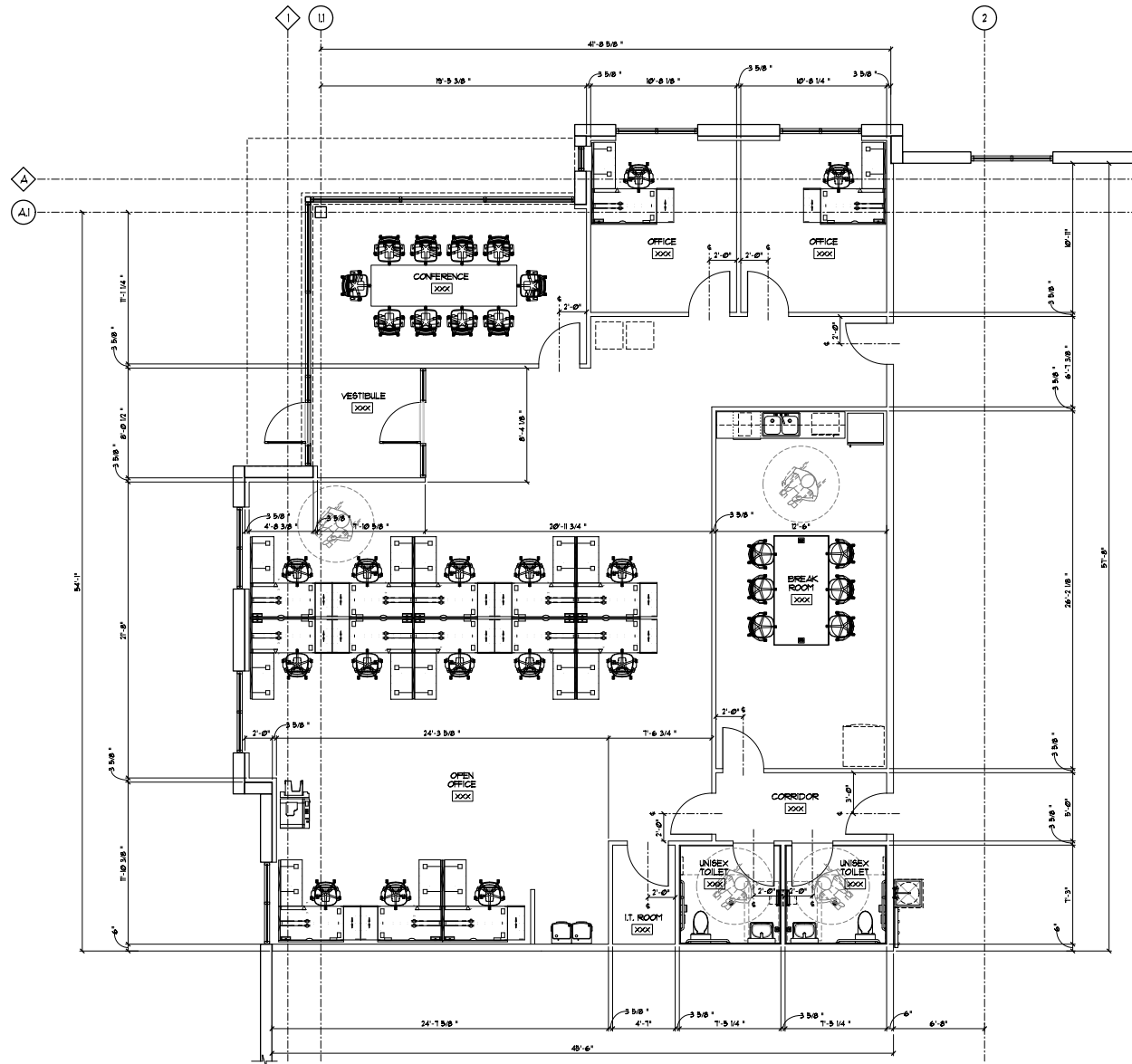
FLOOR PLAN

70 EAST LOGISTICS PARK | PHASE III



OFFICE PLAN

70 EAST LOGISTICS PARK | PHASE III



SPECIFICATIONS

70 EAST LOGISTICS PARK | PHASE III



TAX ABATEMENT

15 YEARS
91% ABATEMENT



AVAILABLE

1,277,851 SF DIVISIBLE



OFFICE/STOREFRONT

SPEC OFFICE 2,600 SF
ONE GLASS ENTRY FEATURE
OFFICES, CONFERENCE ROOM,
BREAK ROOM



LAND

94.21 +/- ACRES



ZONING

PM



SLAB

7" 4,000 PSI
REINFORCED SPEED BAY



YEAR BUILT

Q3 2023



CONSTRUCTION

PRECAST CONCRETE
R-10 INSULATION VALUE



ROOF

60 MIL TPO SINGLE PLY
R-25 INSULATION
20-YEAR WARRANTY



DIMENSIONS

2,174' X 587'4"



COLUMN SPACING

56' X 54'8"
75' DEEP SPEED BAYS



DRIVE IN DOORS

4, EACH 14'X 16'



SPEED BAY

75' X 56'
CLERESTORY: ±1 PER BAY



CLEAR HEIGHT

40' AT FIRST COLUMN LINE



DOCK POSITIONS

244 STANDARD 9'X10'
4 OVERSIZED DRIVE-IN
14' X 16' WITH RAMPS



DOCK EQUIPMENT

244, 9'X 10' DOCK POSITIONS (40
INCLUDE 40,000# MECHANICAL DOCK
LEVELERS,
BUMPER, Z-GUARDS AND SEALS.)
INSULATED (R-12.8) DOORS WITH
VISION LITE



TRUCK COURT

200' DEEP
60' CONCRETE APRON
10' CONCRETE DOLLY PAD
BALANCE HEAVY DUTY ASPHALT



AUTO PARKING

NORTH END: UP TO 341
SOUTH END: UP TO 252
(249 ADDITIONAL FUTURE SPACES)



TRAILER PARKING

252
(EXPANDABLE)



FIRE SUPPRESSION

ESFR (K25.2)



LIGHTING

(72) HIGH-BAY LED
LIGHT FIXTURES IN THE
WAREHOUSE



POWER

AEP
TWO 2,000 AMP 480 V
3 PHASE SERVICE
(EXPANDABLE)



HEATING/GAS

THE ENERGY CO-OP
CAMBRIDGE (OR EQUIVALENT)
GAS FIRED 80/20 UNITS
FREEZE PROTECTION ONLY

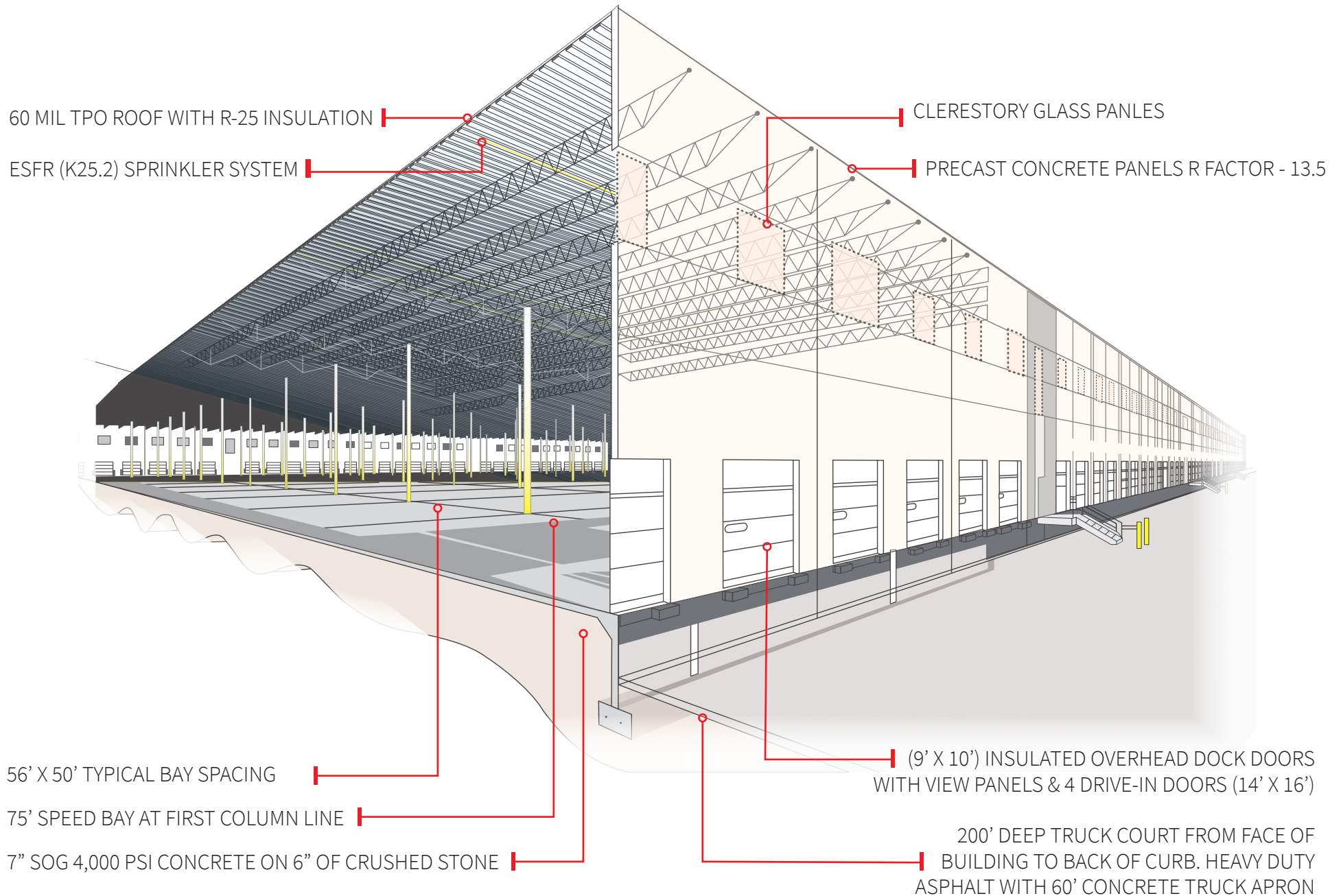


SEWER/WATER

SW LICKING COUNTY
WATER: 2" DOMESTIC LINE TO
BUILDING
SEWER: 6" LINE UNDER-SLAB
WIDTH OF BUILDING

STRUCTURE

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60 MIL TPO ROOF WITH R-25 INSULATION

ESFR (K25.2) SPRINKLER SYSTEM

CLERESTORY GLASS PANES

PRECAST CONCRETE PANELS R FACTOR - 13.5

56' X 50' TYPICAL BAY SPACING

75' SPEED BAY AT FIRST COLUMN LINE

7" SOG 4,000 PSI CONCRETE ON 6" OF CRUSHED STONE

(9' X 10') INSULATED OVERHEAD DOCK DOORS
WITH VIEW PANELS & 4 DRIVE-IN DOORS (14' X 16')

200' DEEP TRUCK COURT FROM FACE OF
BUILDING TO BACK OF CURB. HEAVY DUTY
ASPHALT WITH 60' CONCRETE TRUCK APRON

LOCATION

70 EAST LOGISTICS PARK | PHASE III



INTERSTATE
70



INTERSTATE
270



JOHN GLEN
INTERNATIONAL
AIRPORT

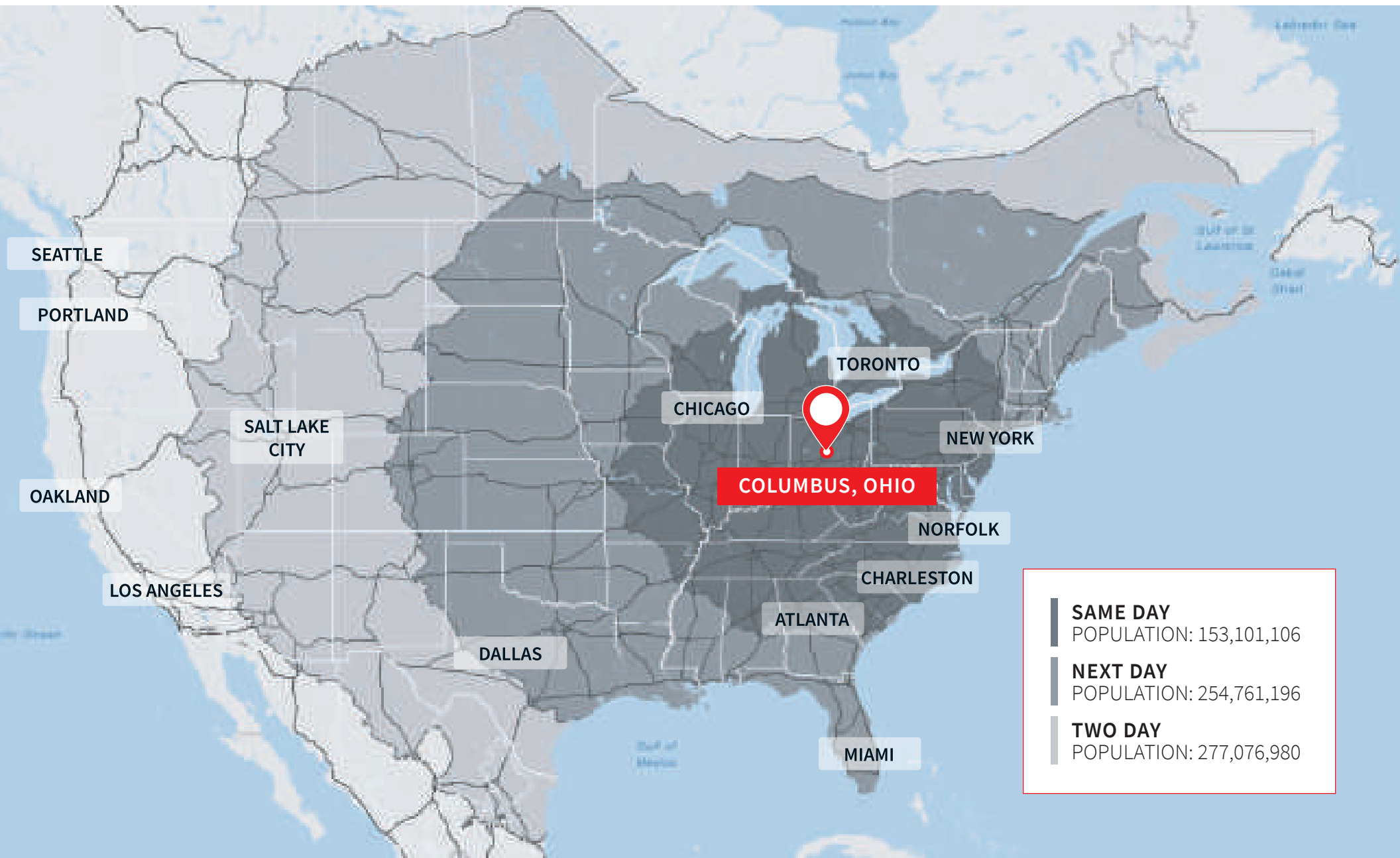


RICKENBACKER
INTERNATIONAL
AIRPORT



UNPARALLELED ACCESS

70 EAST LOGISTICS PARK | PHASE III



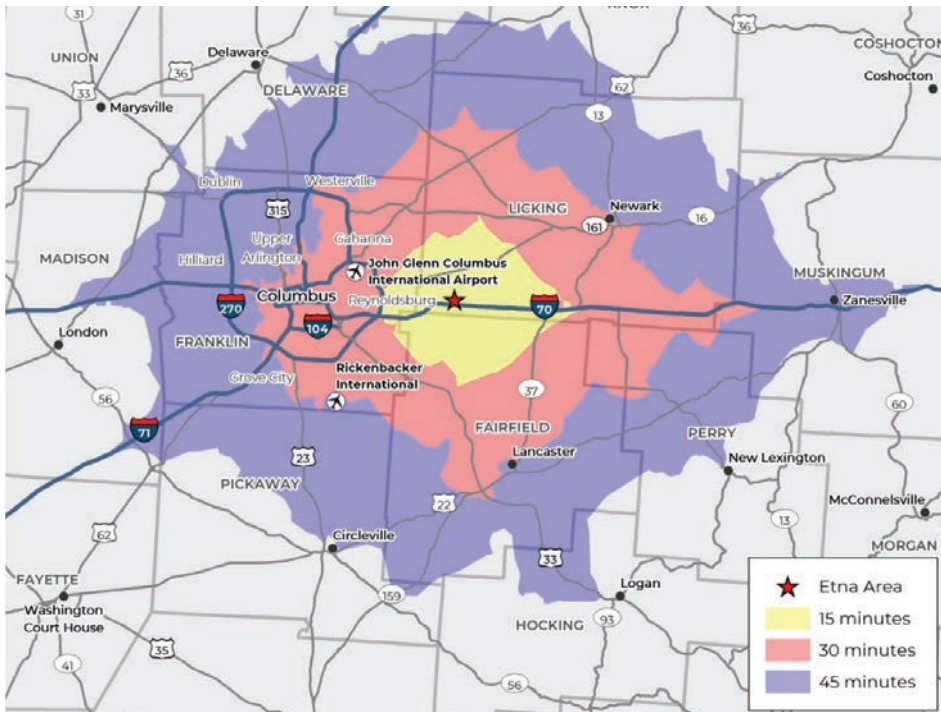
WHY COLUMBUS?

70 EAST LOGISTICS PARK | PHASE III



PATASKALA'S LOCATION ADVANTAGE

Within 30 minutes there are over 34,100 residents employed in transportation and material moving occupations.



POPULATION

78,619

EMPLOYED POPULATION

164,448



POPULATION

988,500

EMPLOYED POPULATION

445,028



POPULATION

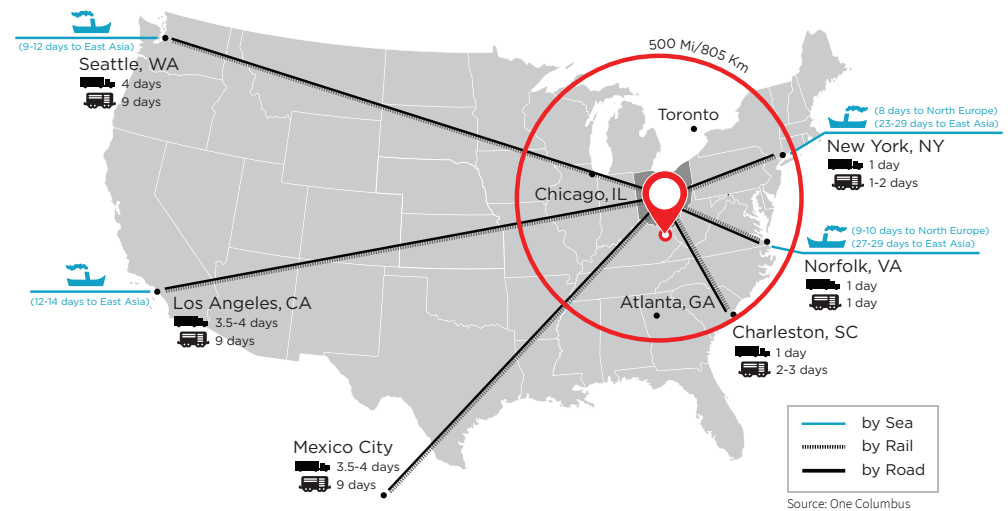
1,905,971

EMPLOYED POPULATION

880,066

TOP MARKET FOR LOGISTICS TALENT

Columbus is located within a day's truck drive of over 150 million people and nearly 42,000 headquarter operations - that's 46 percent of the country's population and manufacturing base, and 48 percent of the country's headquarters.



I-70 GLOBAL INLAND PORT

NORFOLK SOUTHERN INTERMODAL

- 300,000 lifts per year
- Expandable to our 500,000 lifts per year
- Double stack next day service from Norfolk ports

RICKENBACKER AIR CARGO HUB

- #1 textile import location in the US (\$7.2 billion)
- Landing fees up to 50% less than O'Hare or JFK
- Cargo release within 1-2 hours of touchdown

DISTRIBUTION PROJECTS

- FedEx
- UPS
- Whirlpool
- Kraft
- Walmart
- Pepsico
- Honeywell
- DHL
- Lululemon

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PATASKALA, OH 43062



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