



CLICK OR SCAN TO TAKE A  
VIRTUAL TOUR



# RICKENBACKER LOGISTICS PARK

BUILDING 5 | 4641 ELIZABETH AVENUE | ASHVILLE, OHIO 43103

675 Acres | Shovel Ready - 15 Year 100% Tax Abatement | 5+ Million s.f.



RICKENBACKER LOGISTICS PARK

## Strategic Location

**1/3 MILE**

NORFOLK SOUTHERN INTERMODAL

**1/2 MILE**

RICKENBACKER INTERNATIONAL AIRPORT

**2 MILES**

STATE ROUTE 23

**6 MILES**

INTERSTATE 270

**7 MILES**

INTERSTATE 71

**8 MILES**

JOHN GLENN INTERNATIONAL AIRPORT

**9 MILES**

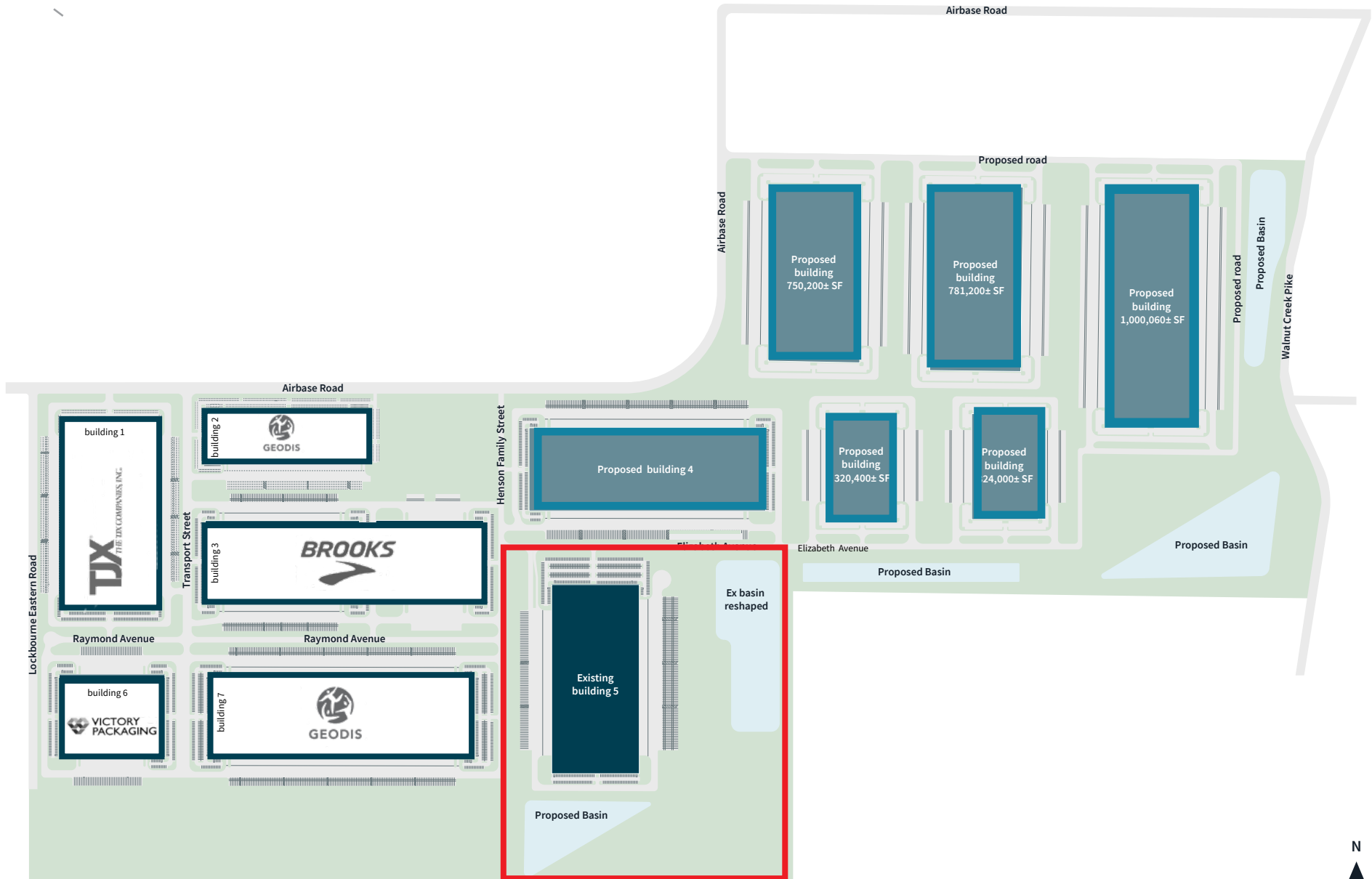
INTERSTATE 70

KEY USERS	
Amazon	Ceva
Commodity NGL	Continental Tire
DHL	Eddie Bauer
FedEx	Gap
Honeywell	Kraft
Lululemon	Macy's
Pepsi	Petsmart
Pier One	Quaker
Saddle Creek	Shasta
Treehouse Foods	UPS
Walmart	Whirlpool
Yokohama Tire	



# PHASE III

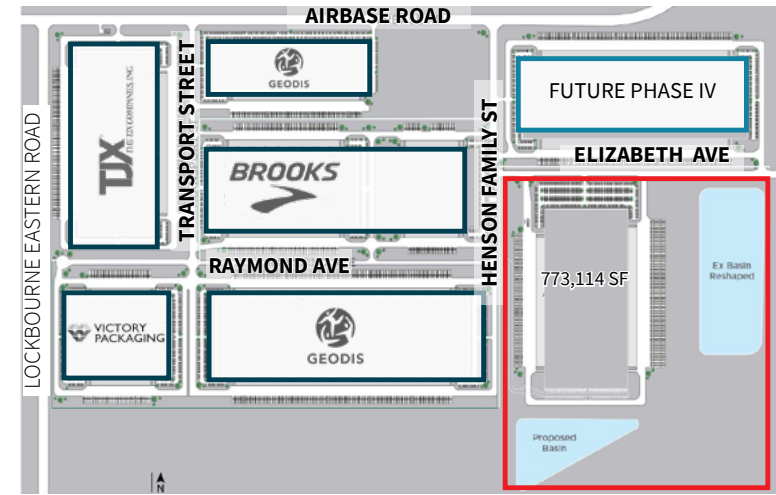
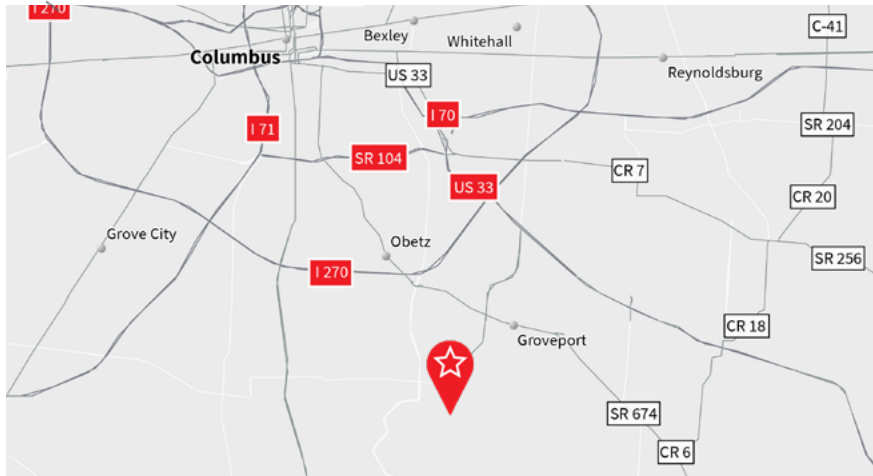
## RICKENBACKER LOGISTICS PARK | BUILDING FIVE 773,114 s.f.





## PHASE III

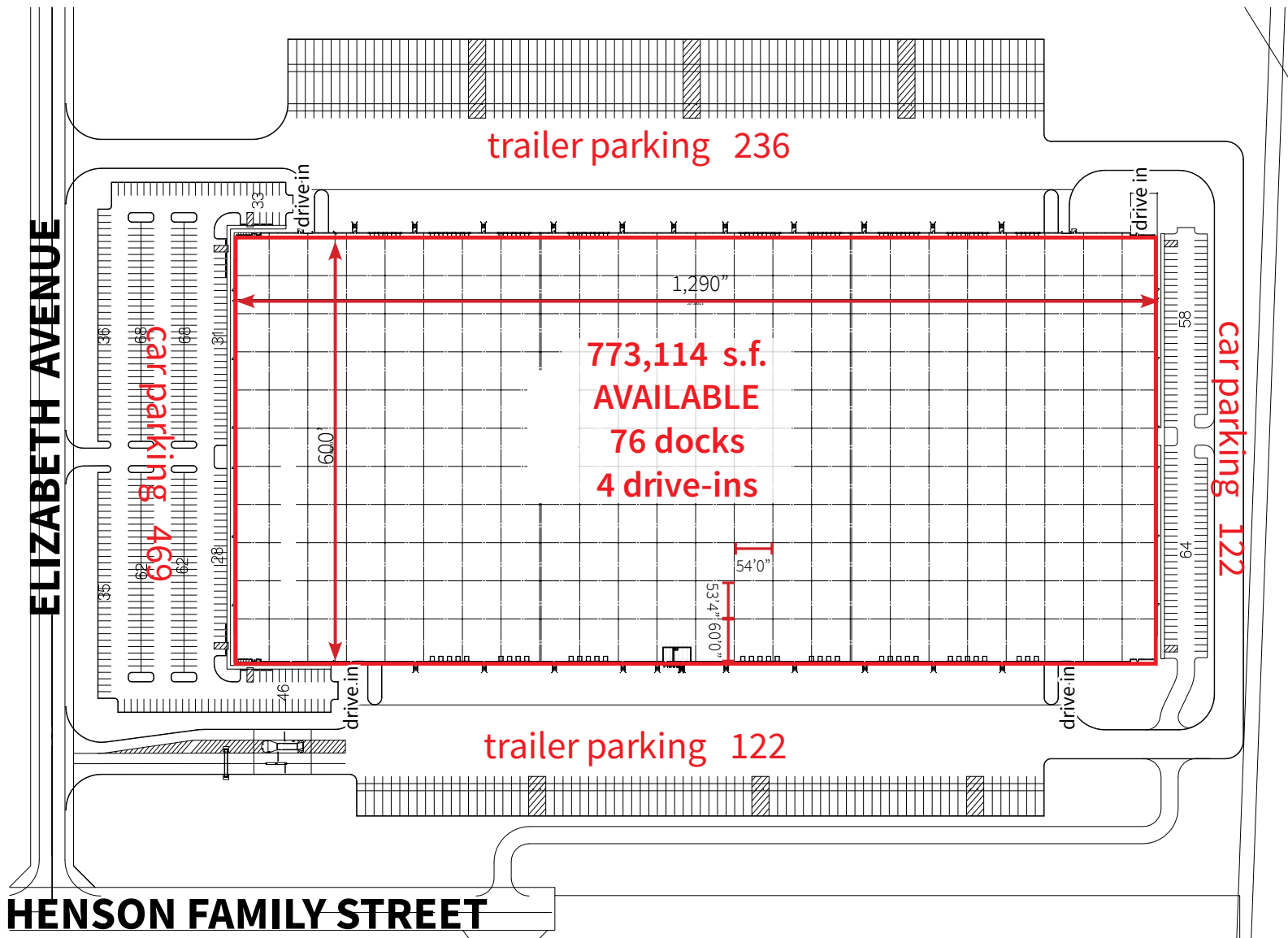
## RICKENBACKER LOGISTICS PARK | BUILDING FIVE 773,114 s.f.



Available Space	773,114 SF	Loading	Cross Dock	Trailer Parking	357, expandable
Delivery Date	Q3/Q4 2024	Building Dimensions	1,290' x 600'	Fire Suppression	ESFR, K22
Building s.f.	773,114 SF	Column Spacing Speed Bay Size	53' 4" x 54' 54' x 60'	Heating	Gas Fired MUA Units 80/20 units rooftop heaters
Office Size	2,000 SF	Clear Height	40'	Lighting	LED
Tax Abatements	15 year 100% tax abatement	Floor	7" SOG	Electric	SCP 3 Phase 480V
Divisible	Yes	Building Dock Doors Building Drive-in Doors	76 with 40K lbs levelers 4	Gas	Columbia Gas of Ohio
Land	+/- 48 acres with off-site retention	Truck Court Depth	215'	Sewer	City of Columbus
Construction	Precast Panels R-12	Car Parking	591 (469 North/ 122 South)	Water	Earnhart Hill
Roof	TPO 45 mil R-22	Telecom	Frontier Communications		

## PHASE III

# RICKENBACKER LOGISTICS PARK | BUILDING FIVE 773,114 s.f.



# RICKENBACKER LOGISTICS PARK | Spec Office



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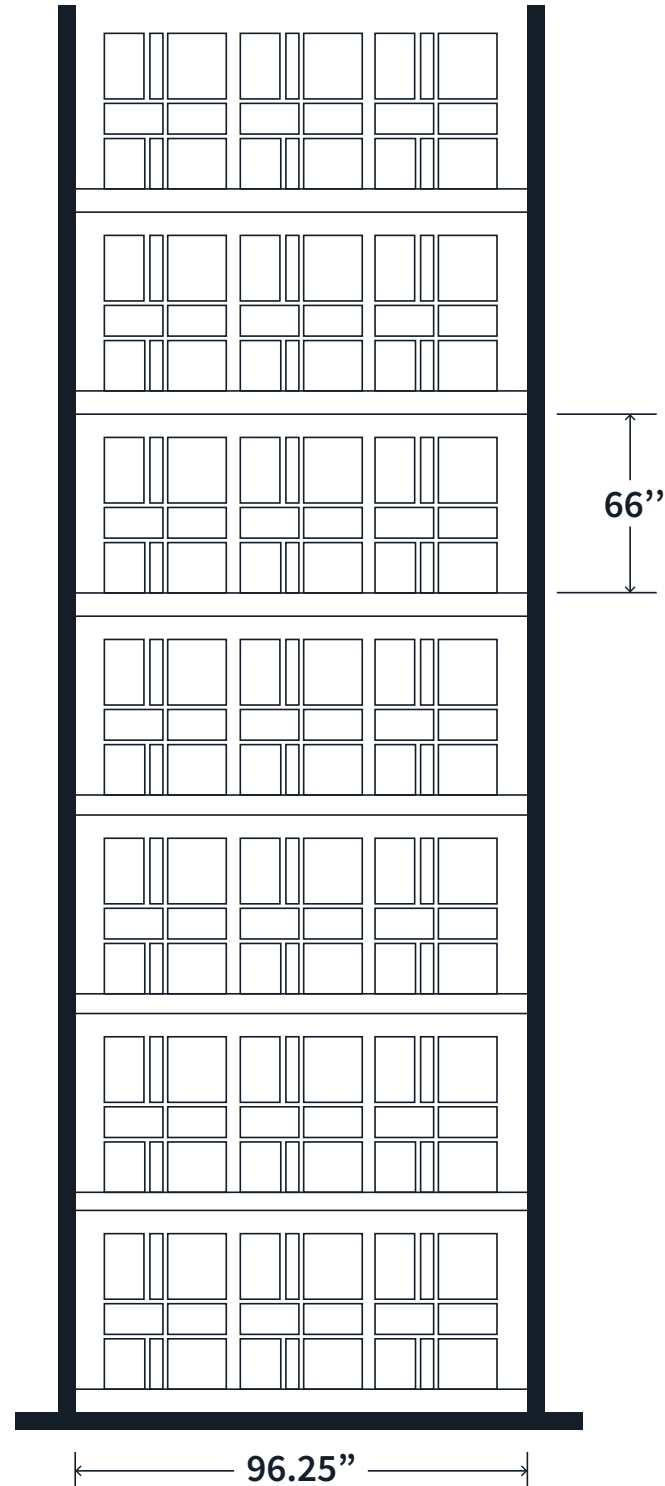
1/8"=1'-0"



## Explore New Heights

40' clear height increases vertical storage and the overall potential of the space.

CLEAR HEIGHT	SIZE NEEDED TO ACCOMMODATE
40'	174,262 SF
36'	204,575 SF
32'	248,402 SF
28'	306,862 SF







# RICKENBACKER LOGISTICS PARK

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