



**HUB**@I-70  
I-270

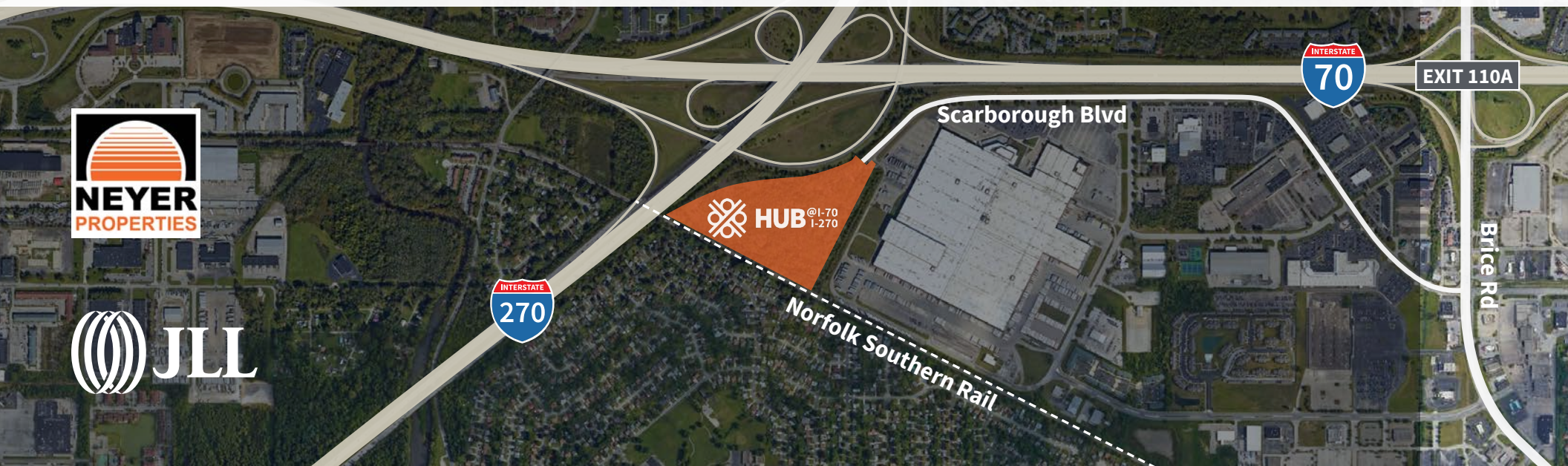
Up to **246,700 s.f.** of Industrial space on **15.93 acres**

5225 Scarborough Blvd.  
Columbus, OH 43232

Unmatched  
frontage  
on I-70 & I-270

10 year 75%  
real estate tax  
abatement





Last mile  
freeway  
accessibility









# Labor market





## Within 15 minutes

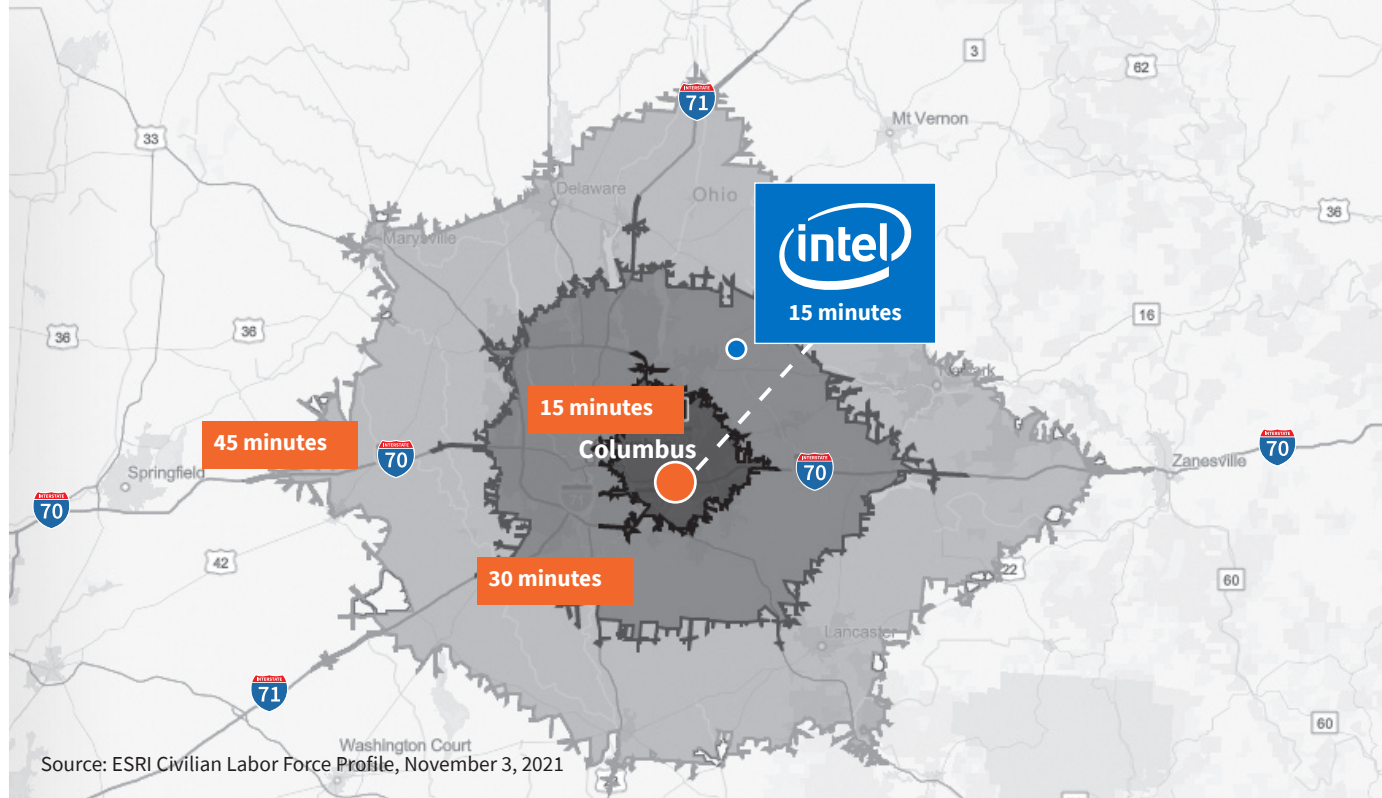
	<b>323,952</b> population		<b>172,577</b> employed population age 16+
	<b>7,852</b> production workers		<b>17,720</b> transportation / material moving workers

## Within 30 minutes

	<b>1,176,057</b> population		<b>796,598</b> employed population age 16+
	<b>33,145</b> production workers		<b>63,511</b> transportation / material moving workers

## Within 45 minutes

	<b>1,567,028</b> population		<b>1,041,674</b> employed population age 16+
	<b>46,256</b> production workers		<b>81,689</b> transportation / material moving workers



# Specifications

**Building SF** 110,660 -246,700

**Available SF** 31,000 - 136,100

**Office Size** BTS

**Tax Abatements** 10-year, 75%  
City of Columbus

**Zoning** City of Columbus - M

**Roof** Standard TPO  
including 10-year  
MDL warranty

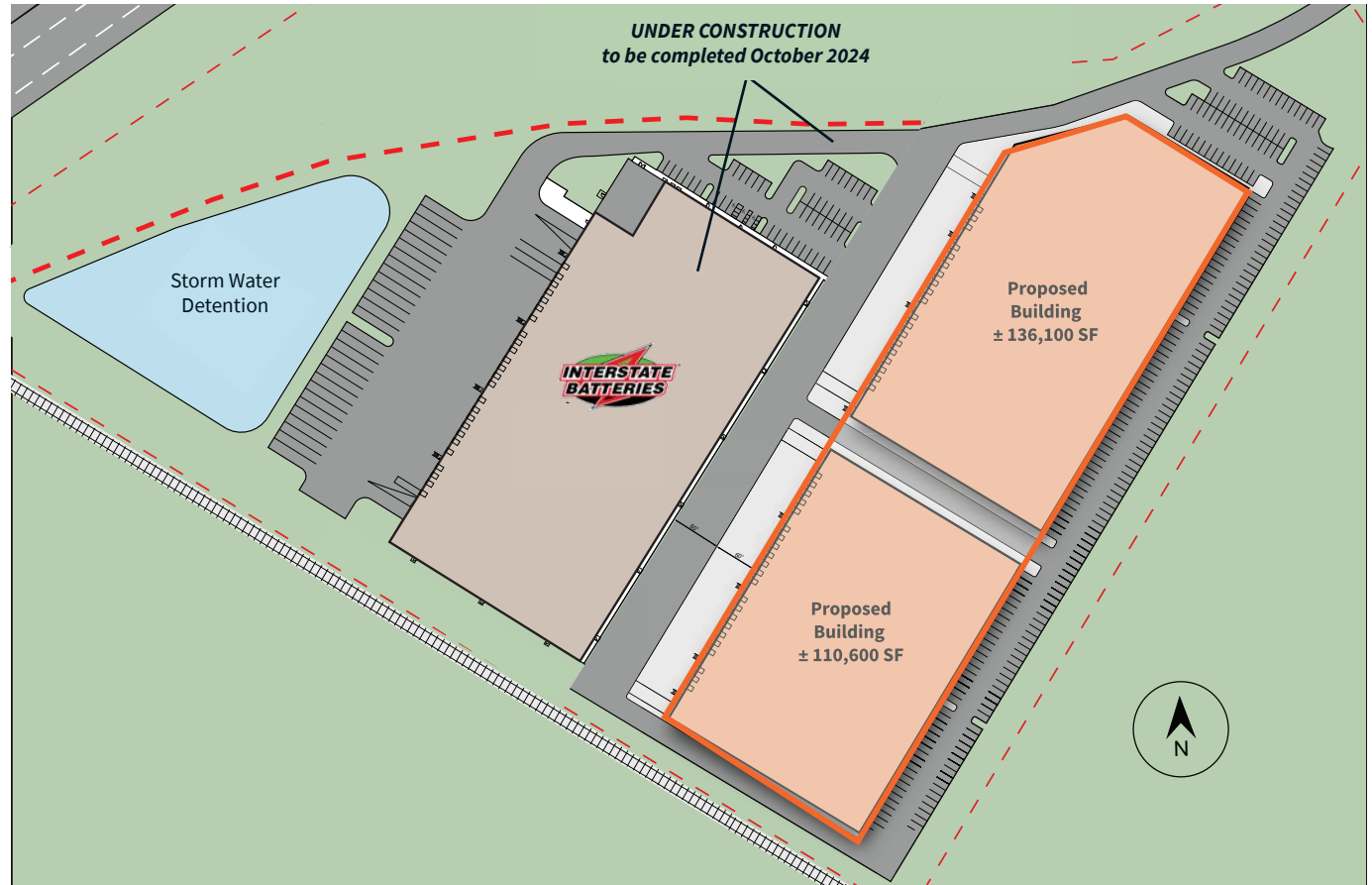
**Building Dimensions** 280' (D) x 550' (W)

**Column Spacing** 60' x 55' (Speed Bay)

**Speed Bay Size** 55' x 55' (Interior Bays)

**Clear Story** 360 Glass

**Car Parking** 102



**Fire Suppression** ESFR

**Lighting** High Bay LED Lighting (30 FC)

**Electric** 1200 AMPs

**Dock Doors** 15 (9' x 9')

**Drive-in Doors** 2 (12' x 14')

**Floor** 4000 psi cast in place concrete slab

**Sewer / Water**

**Heating**

**Clear Height**

**Truck Court Depth**

**Gas**

Domestic water and  
sanitary main

80/20 Gas fired RTU's

32'

60' (Concrete Apron)  
75' (Asphalt Drive Lane)

2 PSI Service (Columbia Gas)





**HUB** @ I-70  
I-270

## Area amenities

- |   |  |  |  |
|---|--|--|--|
| 1. Toyota dealership                        | 14. Ashley Furniture                               | 26. Enterprise                                     | 36. Home Depot                                   |
| 2. Fiat dealership                          | 15. Asian Star                                     | 27. UDF  | 37. STEM Middle @ Baldwin Road Junior High       |
| 3. Honda dealership                         | 16. KFC, Meineke                                   | 28. McDonald's                                     | 38. A Child's Place Learning                     |
| 4. Acura dealership                         | 17. Fine Line Auto Body Shop                       | 29. Boston Market, Taco Bell, Chipotle             | 39. Aftermath Venue                              |
| 5. Motel 6                                  | 18. Starbucks Coffee, Cricket Wireless, Hibachi Go | 30. Tim Horton's                                   | 40. Popeye's, Golden China, Subway, Boost Mobile |
| 6. Hertz                                    | 19. BP   | 31. Red Roof Inn, La Quinta, Extended Stay America | 41. O'Reilly Auto Parts                          |
| 7. Walgreens                                | 20. Speedway                                       | 32. Tee Jaye's                                     | 42. Speedway, Huntington Bank                    |
| 8. Waffle House                             | 21. American Freight Furniture                     | 33. Munchies Comfort Food, Chase Bank              | 43. Sunoco                                       |
| 9. Goodwill Retail Store                    | 22. Lowe's   | 34. Days Inn                                       | 44. Tire Choice Auto,                            |
| 10. CNG Gas                                 | 23. Advance Auto Parts, Nana's Patties & Things    | 35. Waffle House                                   | 45. Donato's, Funny Greek                        |
| 11. Applebee's                              | 24. KinderCare                                     |  | 46. Midas, Eastern Palace                        |
| 12. Michael's, FedEx, Family Dollar, Subway | 25. GFS, Jiffy Lube                                |  |  |
| 13. Firestone Tire, Arby's                  |  |  |  |





# **HUB**<sup>®</sup> I-70 I-270 Unmatched regional and global reach



## Infrastructure



**Four intermodal terminals** provide access to world markets and seaports



Combined intermodal facilities that handle **800,000 container lifts annually**



**Coast-to-coast service** provided by Norfolk Southern and CSX, two of the nation's largest rail providers



**Double-stacked freight trains** to the Virginia ports via the Heartland Corridor



Home to Rickenbacker International Airport, a **cargo-dedicated airport** that offers U.S. importers and exporters connections to Europe, the Middle East and Asia.

Source: The Columbus Region Logistics Overview, January 2021

## Did you know?

- Within a day's drive, you can **reach 151 million people** and 42,100 headquarters – that's 46% of the country's population base and 48% of headquarter operations.
- Situated between New York, Chicago, Toronto and Atlanta, Columbus is within a 10-hour truck drive to 47% of the US population, 33% of the Canadian Population, and 47% of the US manufacturing capacity.



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