



C5 GATEWAY LOGISTICS CENTER **BUILDING III**

1050 Gateway Park Dr., West Jefferson, OH

137,041 SF Available for Lease
Cross Dock or Tri-Dock Loading



LEASING AGENT



DEVELOPER

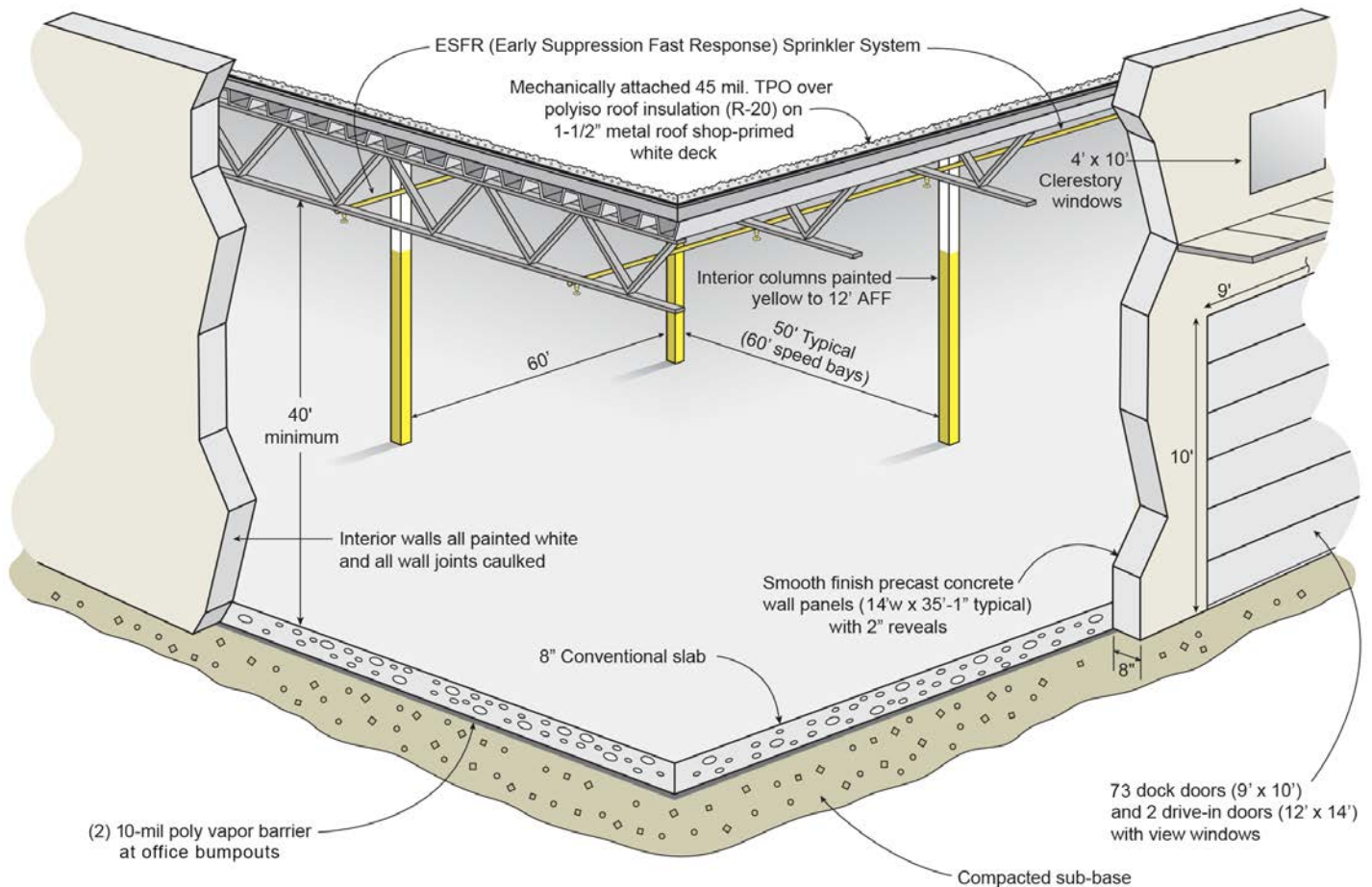
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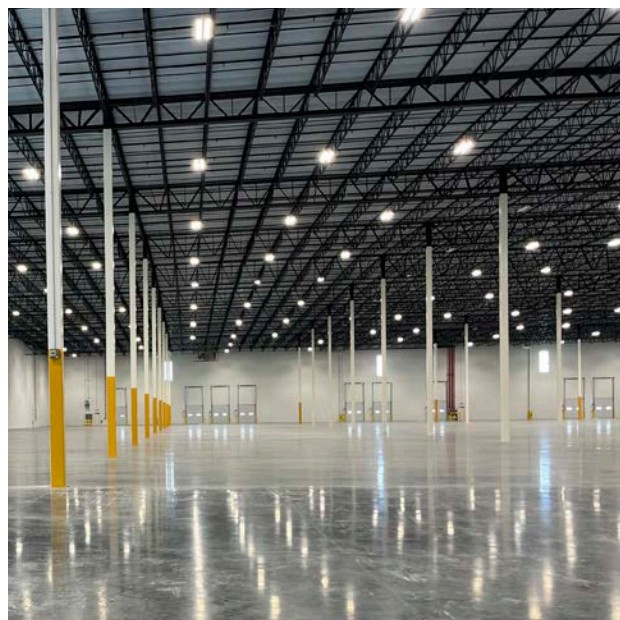
C5 Gateway Logistics Center Building 3 is located less than 3/4 mile from Interstate 70 and off of SR 29 just west of Columbus. This masterplanned logistics park also has an adjacent pad-ready site available for buildings up to 1.6 million SF. It is ideally situated for domestic and international business trades requiring local, regional and national distribution. The region also offers a robust and skilled logistics workforce, has the 2nd lowest effective tax rate for new distribution centers, and is situated within a 10-hour drive of 46% of the US population and manufacturing capacity.

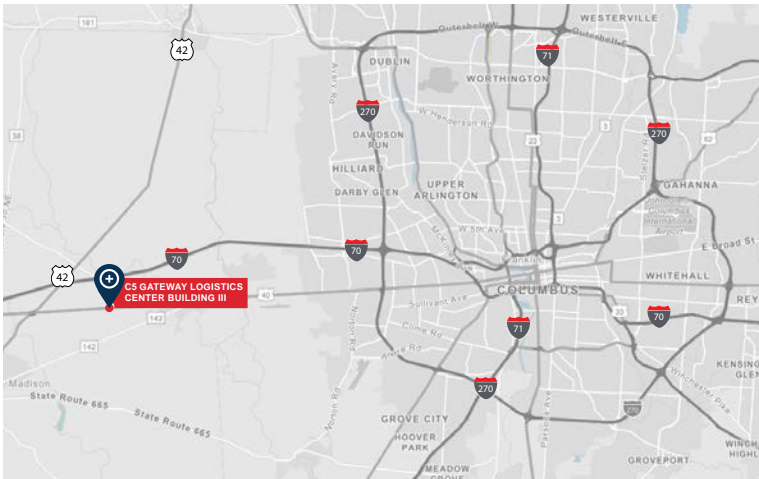
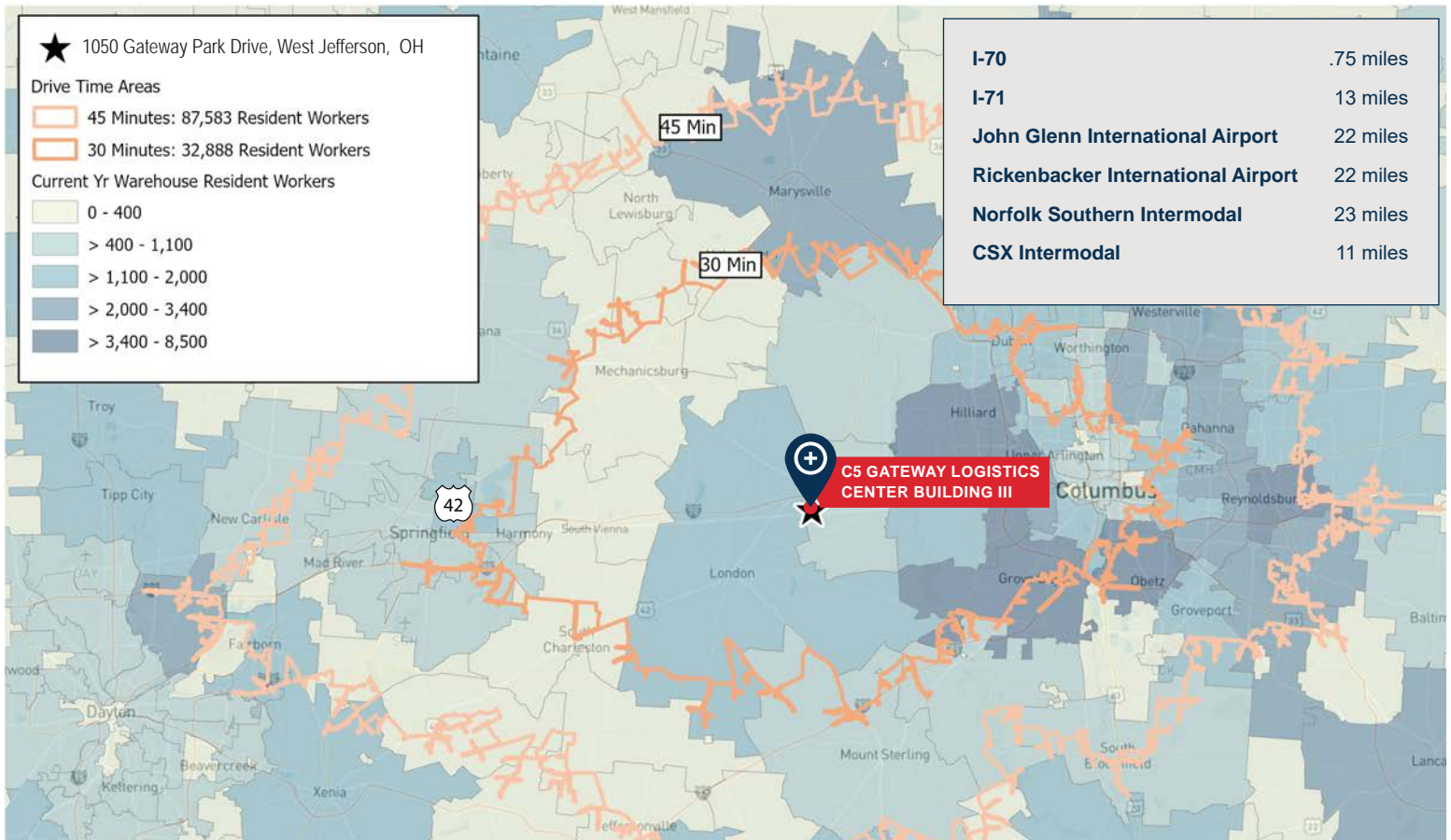




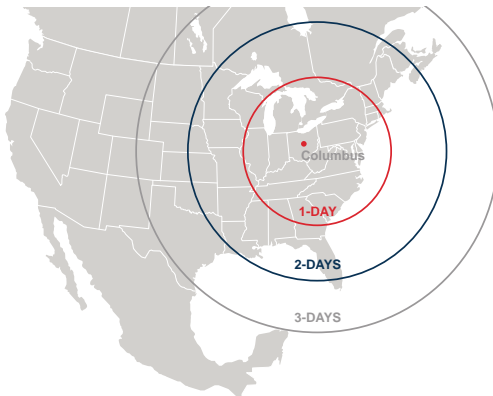
BUILDING SPECIFICATIONS

Square Footage	137,041 SF (1,400' x 520')
Site Area	36.95 acres
Configuration	Crossdock or Tri-Dock possible
Column Spacing	60' wide x 50' deep, with 60' loading bays (+/- 31,200 SF bays)
Clear Height	40' clear minimum
Dock High Doors	4 existing— insulated dock high doors with hydraulic levelers
Dock Door Expansion	Ability to add 40 dock doors
Drive-In Door	1 – 12' x 14' ramped, drive-in door
Truck Court Depth	130' / 185' total depth including 60' concrete apron
Auto Parking	17 auto spaces
Trailer Storage	17 spaces - 12' wide with 15' wide dolly pad
Electrical	(2) 6,000 amp, 277/480 volt, 3 phase switchgear
Sprinkler	ESFR sprinkler system
Customizable	Specifications can be modified based on tenant requirements





DAYS TRUCK DRIVE TO/FROM COLUMBUS



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