



15 -Year 100% Tax Abatement

Groveport Cold Storage

212,000 SF in the north end of Rickenbacker

State-of-the-art speculative cold storage facility



CBRE



CLC_{RD}
PARTNERS

Site plan

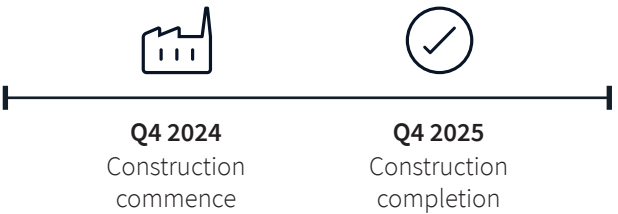


Building features:

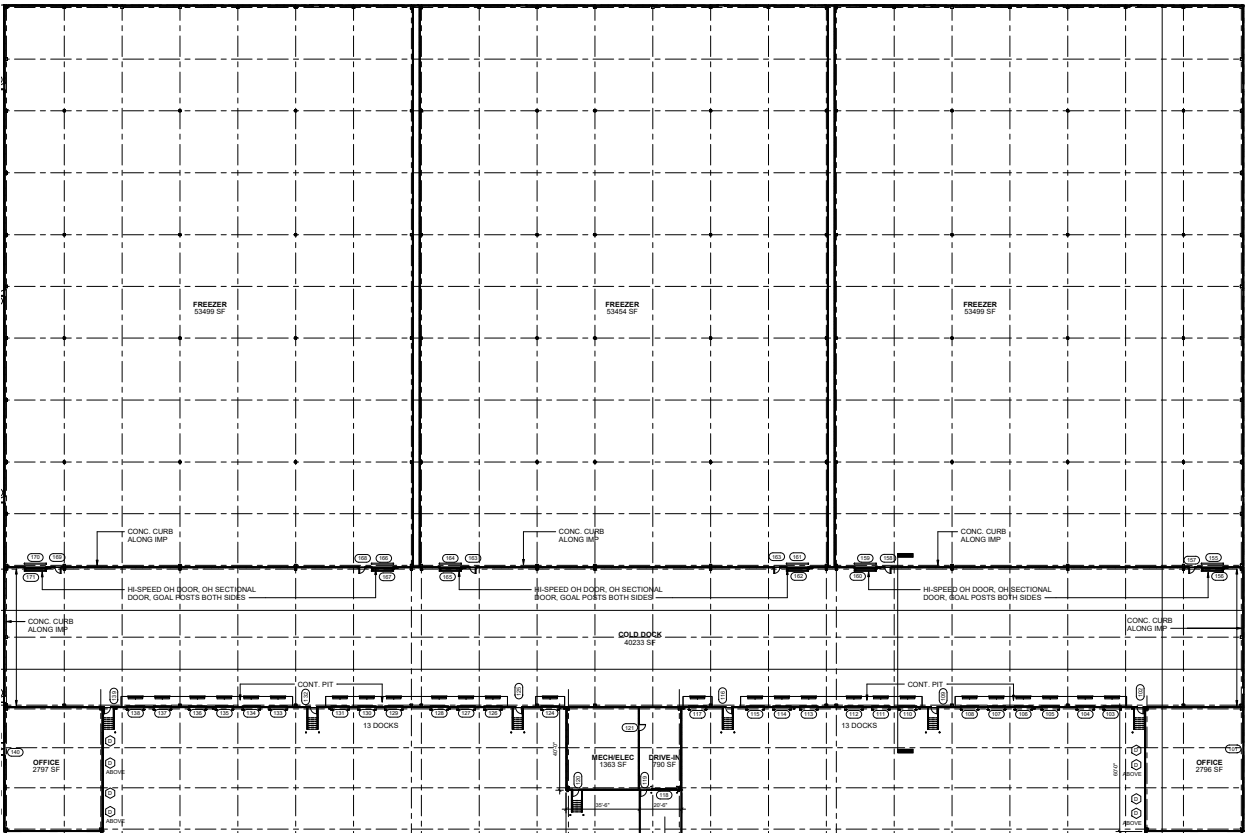
- Refrigerated dock area: 36,000 sf (600'x60')
- 30' clear dock area
- Cold bay depth 60'
- One - 2,240 sf single story office
- 40,000 lb, vertical dock levelers (7'x6'), trailer restraints, electrically operated doors, master control panels, and dock seals

Cold storage amenities:

- Approximately 34,000 pallet positions
- Storage -20-40 degrees
- ALTA Expert System
- Cold dock 35 degrees
- Rytech High Speed Roll Up Doors
- Roof 60 mil TPO, R48 with 8" Insulation
- Insulated Metal Panels
- Tyco Quell Fire Protect System



Floor plan



Property specifications:	
Site size	+/- 18.6 acres
Building size	212,000 sf
Clear height	50' clear in freezer - 30' clear in cold docks and office
Convertible storage area	168,000 sf
Auto parking	+/- 134 spaces
Trailer parking	44 spaces
Office space	2 - (2,797 sf; 2,796 sf)
Building dimensions	280' x 600'
Fire suppression	ESFR
Docks	26
Drive-in	1
Lighting	LED on motion sensors
Column spacing	28' x 50'; 56' x 50'
Floor	8" concrete



15-year, 100%
Tax abatement



50'
Clear height



-20 F/40 F
Convertible storage



44
Trailer spots

Local access

1.5 miles

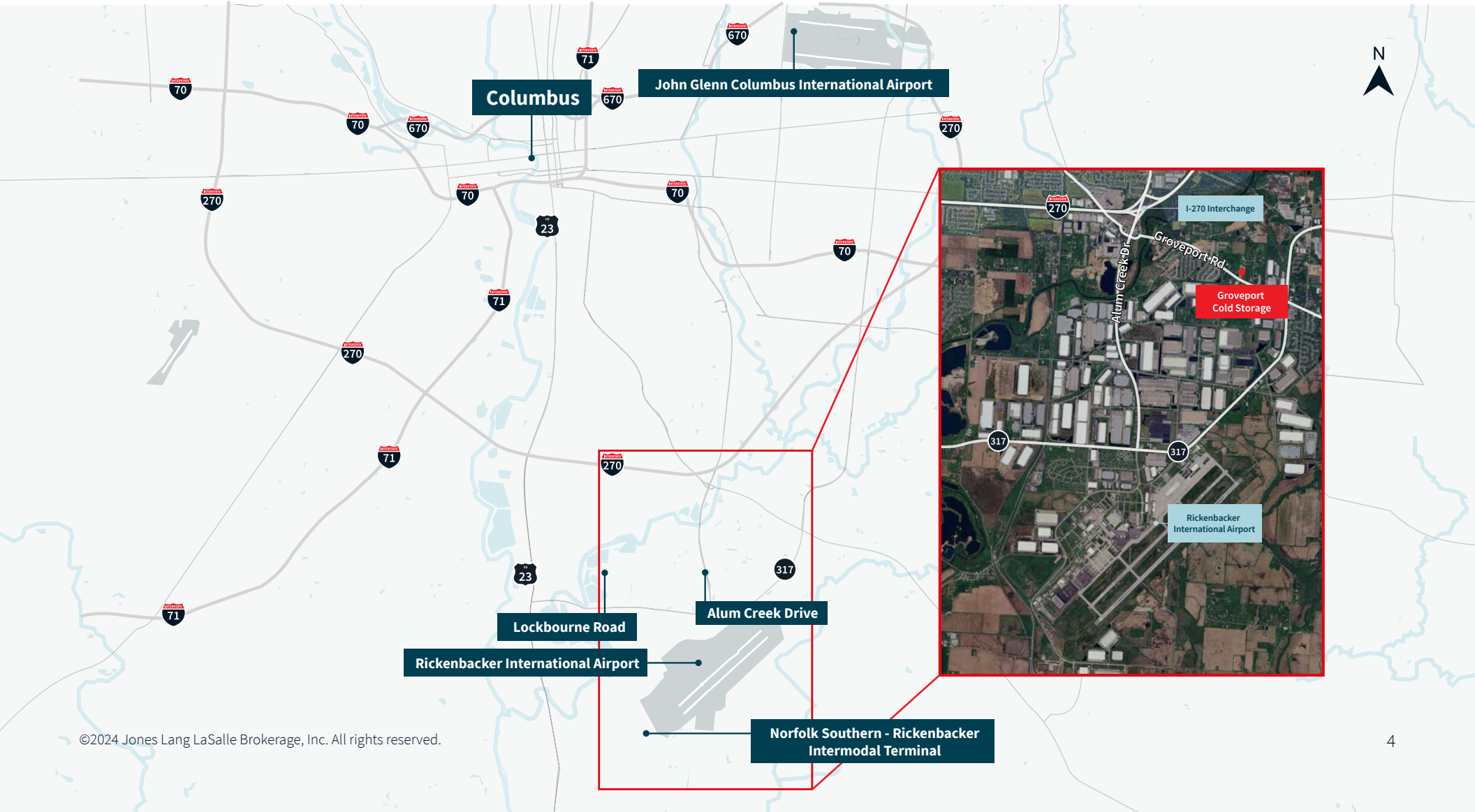
(3 minutes) from the metro-circling
Columbus Beltway

7.5 miles

(9 Minutes)
from I-70

7.8 miles

(10 Minutes)
from I-71



Regional access

Located within 500 miles of 60% of the US population



Food and beverage hub of the Midwest

By the numbers

*ColumbusRegion.com

Food and beverage operations excel in the Columbus region

247*

Food and beverage
manufacturing establishments

11,130*

Jobs in the
food and beverage industry

\$3.2B*

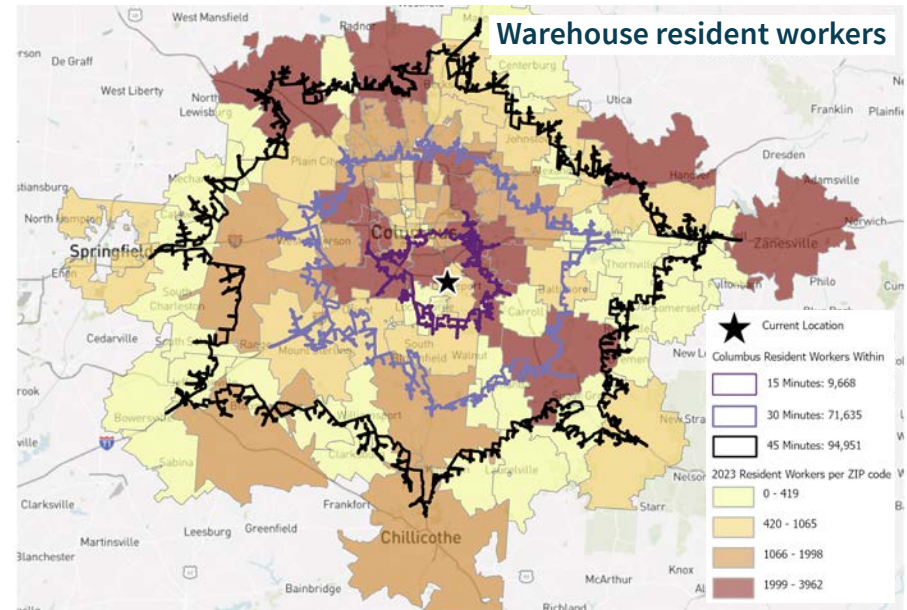
Annual
GRP

Top employers



Groveport demographics

Industrial workforce	15 minute drive-time	30 minute drive-time	45 minute drive-time
Industrial workforce	23,925	137,058	185,466
Industrial workforce % of total labor force	24.9%	18.3%	18.2%
Transportation/ warehousing	13,567	66,657	83,562
Manufacturing	8,275.	54,673	80,504
Wholesale trade	2,083	15,728	21,400



Demographics	15 minute drive-time	30 minute drive-time	45 minute drive-time
Total population	194,206	1,430,311	1,961,335
2023-2028 Annual population rate	.31%	.36%	.43%
Civilian population age 16+ in labor force	100,827	776,862	1,053,910
Unemployment rate	4.6%	3.6%	3.3%
Total daytime population	180,251	1,533,720	2,023,149
Daytime population: Workers	81,271	844,075	1,072,971
Daytime population: Residents	98,980	689,645	950,178
Total households	77,705	579,258	777,925
Median age	37.4	36.2	37.1
Median household income	\$55,147	\$68,656	\$75,610



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