



Phase II
64,229 s.f. remaining



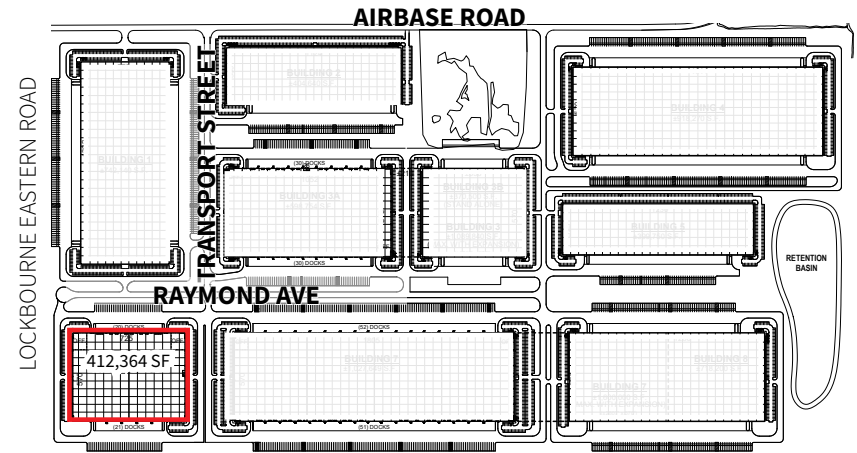
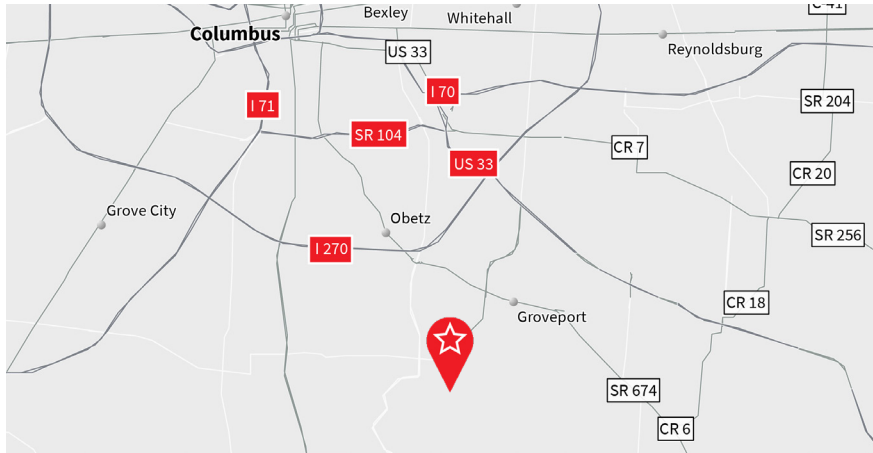
RICKENBACKER LOGISTICS PARK

BUILDING 6 | 4023 RAYMOND AVE | GROVEPORT, OHIO

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

PHASE II

RICKENBACKER LOGISTICS PARK | BUILDING SIX 412,364 s.f.



Available Space	64,229 SF	Loading	Cross Dock	Trailer Parking	68, expandable
Available Dock Doors	9 with levelers	Building Dimensions	568' 3" x 723' 3"	Fire Suppression	ESFR, K22
Available Drive-in Doors	1	Column Spacing	54' 0" x 50'	Heating	Gas Fired MUA Units
Building s.f.	412,364	Speed Bay Size	54' 0" x 59' 1 1/2"	Lighting	LED
Office Size	1,800 SF	Clear Height	40'	Electric	SCP
Tax Abatements	15 year 100% tax abatement	Floor	7" SOG FF/FL design spec FF 40 FL 30	Gas	3,000 AMP 277/480V
Divisible	Yes	Building Dock Doors	41 with levelers	Sewer	Columbia Gas of Ohio
Land	+/- 22.5 acres	Building Drive-in Doors	4	Water	City of Columbus
Construction	Precast Panels R-12	Truck Court Depth	190'	Warehouse HVAC	Earnhart Hill
Roof	TPO 45 mil R-22	Car Parking	299, expandable		
		Telecom	Frontier Communications		(3) 80/20 units +60°F at 0°F ambient temp

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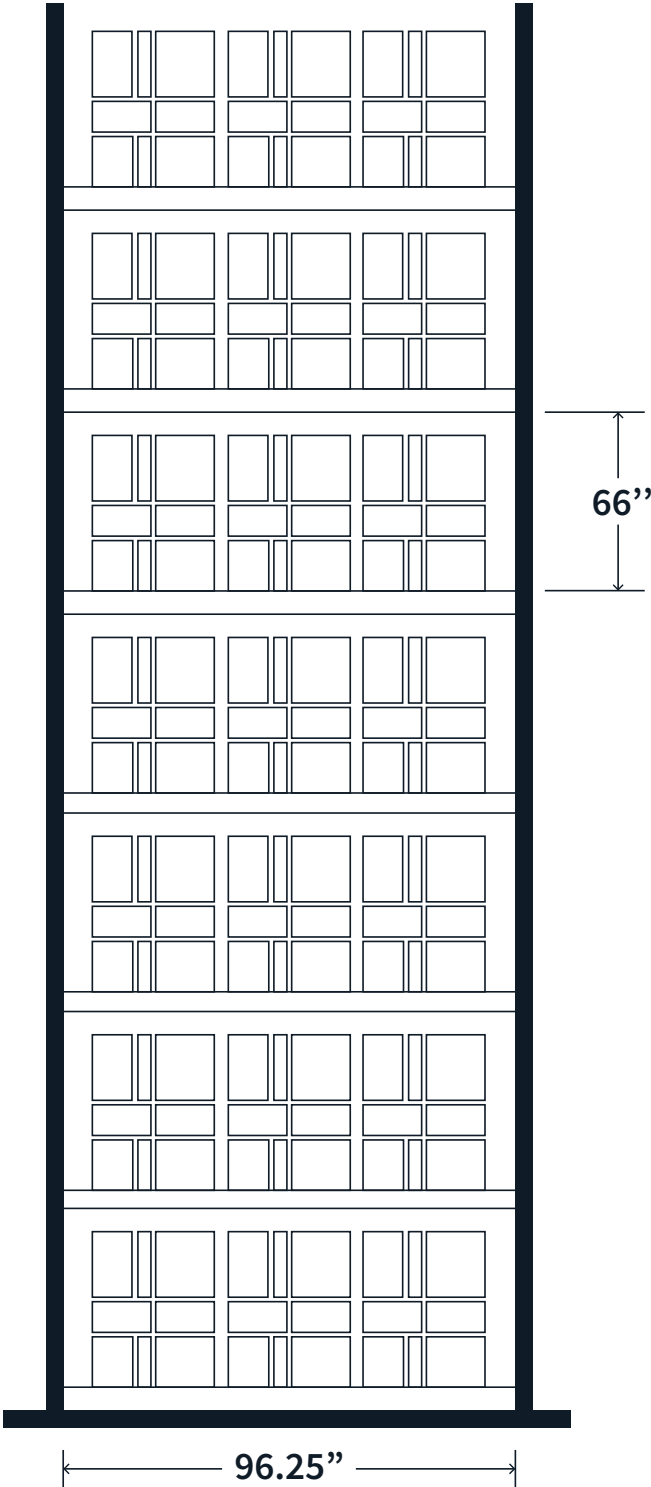
The floor plan shows a large industrial building with the following features:

- Rooms and Areas:** SHIP/REC. OFFICE, WASTE/CONTAMINATED WASTE, MAIN OFFICE, PRODUCTION, BATESVILLE, PILLOW, USPS, and a large central area labeled **LEASED**.
- Facilities:** SPRINKLER/ELECT. RM., 11 EXTERIOR DOCKS, and 12 EXTERIOR DOCKS.
- Parking:** trailer parking 34 (top and bottom), car parking 149 (left), and car parking 150 (right).
- Dimensions:** A red box highlights a section of 64,229 s.f. with 9 docks and 1 drive-in. Other dimensions shown include 54' 0", 54' 59 1/4", and 48' 6".
- Access:** Multiple drive-in areas are marked around the perimeter.

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





BUILDING 6
64,229 s.f.

BUILDING 1

BUILDING 3A

BUILDING 2

BUILDING 7

RICKENBACKER LOGISTICS PARK

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