

FOR SALE OR LEASE

# THE RIC BTS

RICKENBACKER INDUSTRIAL CENTER

1489 ROHR ROAD, LOCKBOURNE, OH 43137

- SHOVEL READY sites up to 100 AC
- Large master-planned park in the heart of Rickenbacker



O'CONNOR  
CAPITAL PARTNERS



# SHOVEL READY BTS



## SITE HIGHLIGHTS



10-year  
75% tax abatement



Storm sewer,  
sanitary sewer, and  
utilities available



Potential for rail  
served building (CSX)



Rohr Road widened  
along entire North  
end of the site



Located within an  
Opportunity Zone



Zoned and  
entitled LM



Collings Drive  
extended providing  
North/South access



# SITE PLAN



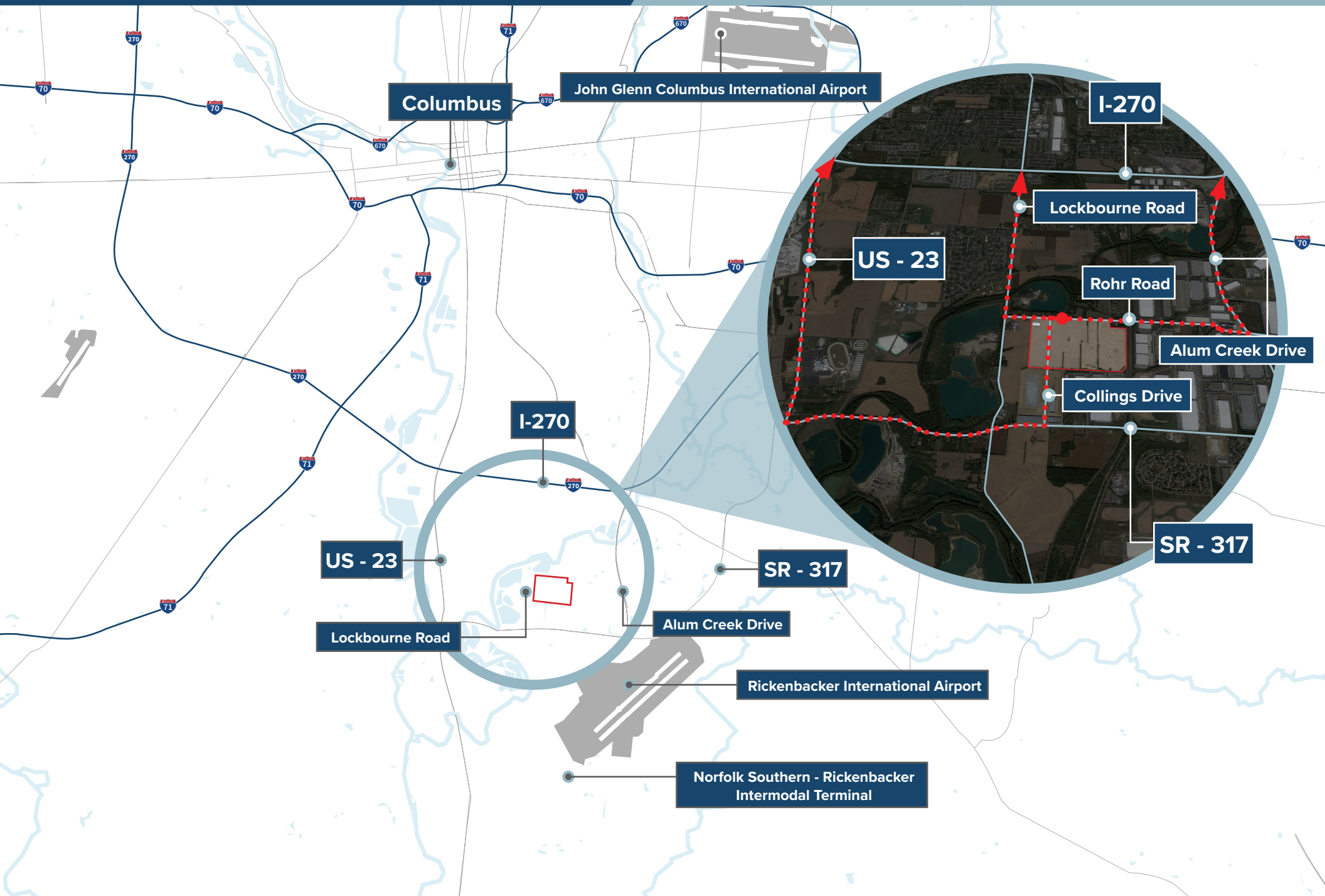


# CORPORATE NEIGHBORS





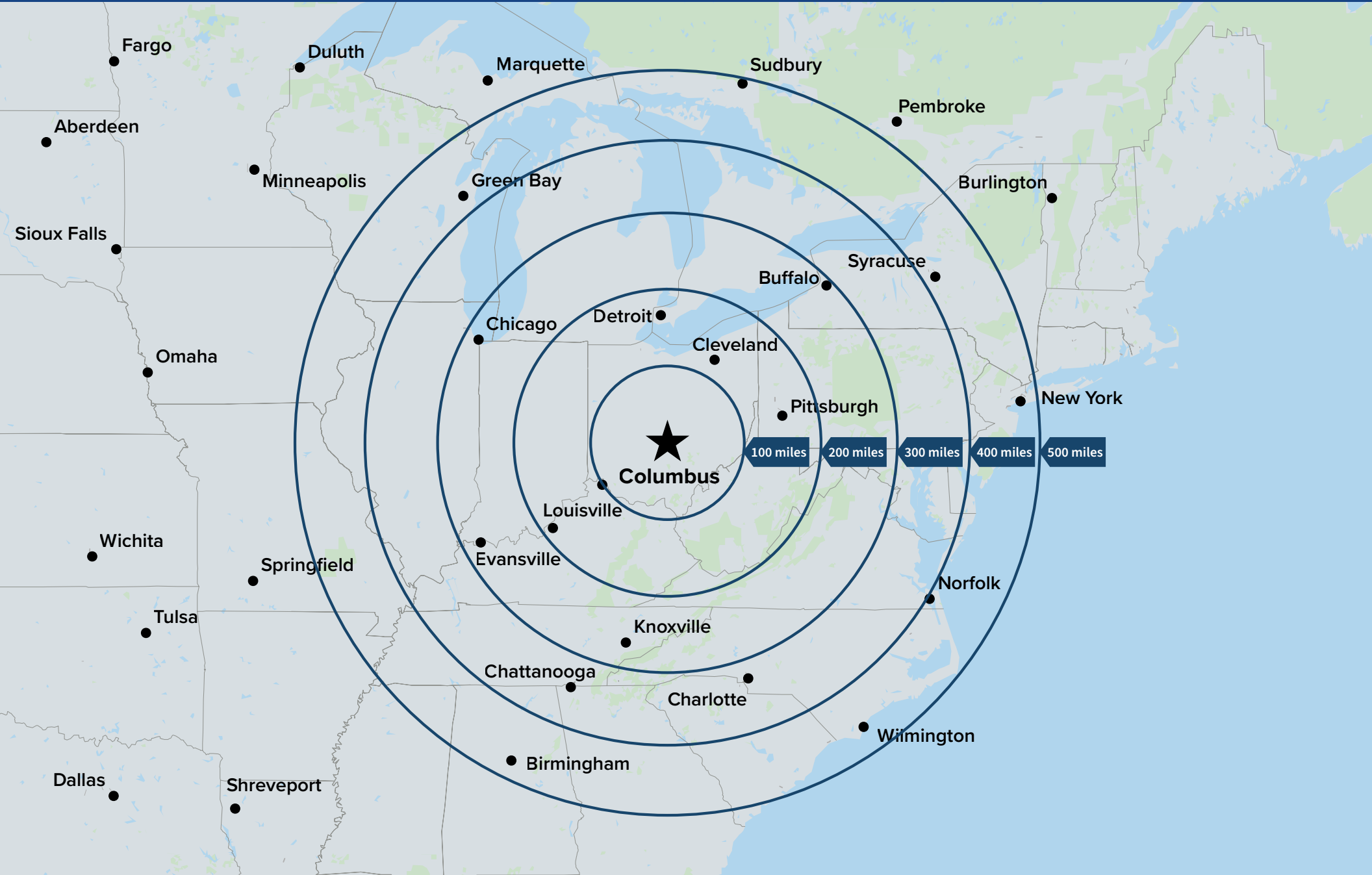
# ACCESS AND CONNECTIVITY





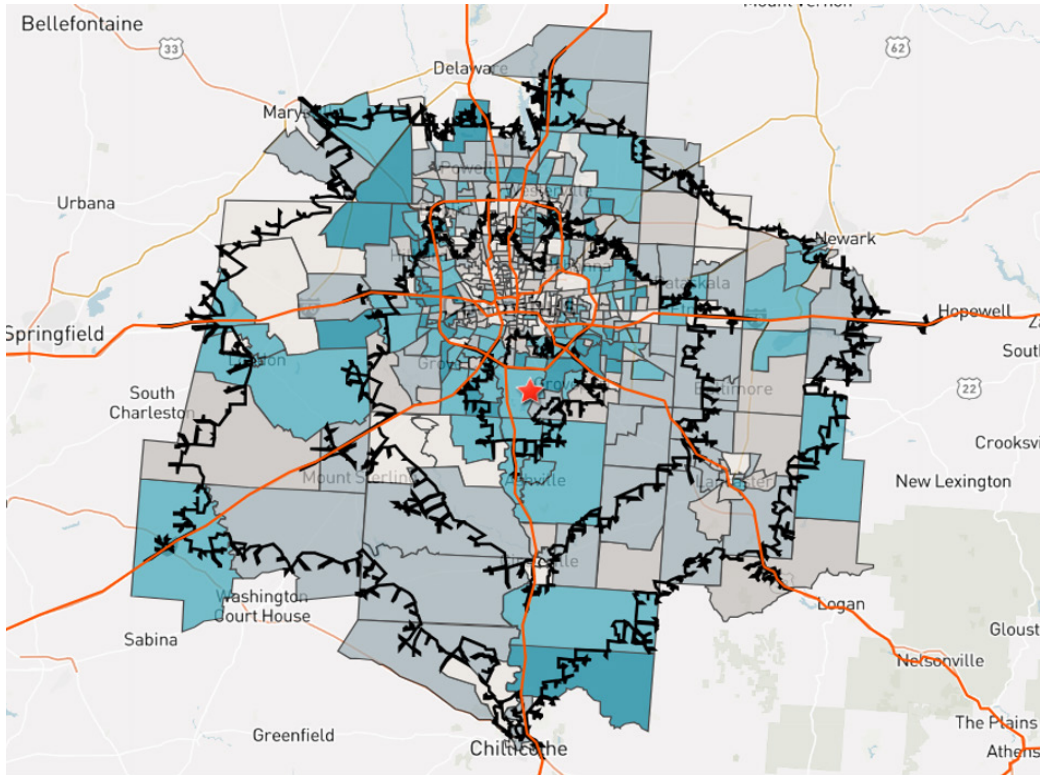
# LOGISTICAL ADVANTAGE

Located within 500 miles of 60% of the US Population





# DEMOGRAPHICS



Industrial Workforce	15 Minute Drive-Time	30 Minute Drive-Time	45 Minute Drive-Time
Industrial Workforce	7,178	101,154	166,869
Industrial Workforce % of Total Labor Force	24.66%	18.10%	17.25%
Transportation/ Warehousing	3,429	48,477	70,340
Manufacturing	2,907	40,566	75,686
Wholesale Trade	842	12,111	20,843

Demographics	15 Minute Drive-Time	30 Minute Drive-Time	45 Minute Drive-Time
Total Population	58,271	1,077,402	1,860,278
2022-2027 Population: Compound Annual Growth	0.32%	0.41%	0.41%
Civilian Population Age 16+ in Labor Force	29,107	558,720	967,402
Unemployment Rate	3.9%	3.7%	3.3%
Total Daytime Population	56,778	1,185,902	1,940,779
Daytime Population: Workers	27,187	661,887	1,043,951
Daytime Population: Residents	29,591	524,015	896,828
Total Households	21,966	434,415	738,633
Median Age	39.8	35.5	37.0
Median Household Income	\$66,699	\$66,336	\$75,231



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