



FOR LEASE

1345 ROHR ROAD, LOCKBOURNE, OH 43137



O'CONNOR
CAPITAL PARTNERS

SPECIFICATIONS

| | | | |
|----------------|---|---------------------------|--|
| Building Size | 303,120 SF | Construction Type | Steel Frame with Precast Concrete Panels |
| Available | 303,120 SF | Floor | 7" unreinforced |
| Dimensions | 1,049' x 288' | Drive-ins | 2 |
| Office | 2,000 | Car Parking | 200 |
| Column Spacing | 56' x 50' (60' Speed Bay wire mesh) | Trailer Parking | 75 |
| Clear Height | 32' | Fire Suppression | ESFR - 52psi, K17 heads |
| Truck Court | 185' | Interior Lighting | LED |
| Docks | 30 (Expandable to 65) | Roof | 45 mil TPO |
| Dock Equipment | 45,000lb hydraulic levelers, arm dock light, foam dock seal | Year Built | Q1 2026 |
| Power | 2,000 Amp, 277/480 Volt, Three Phase | 15 year 75% Tax Abatement | |
| Zoning | LM Manufacturing | | |

Construction Timeline

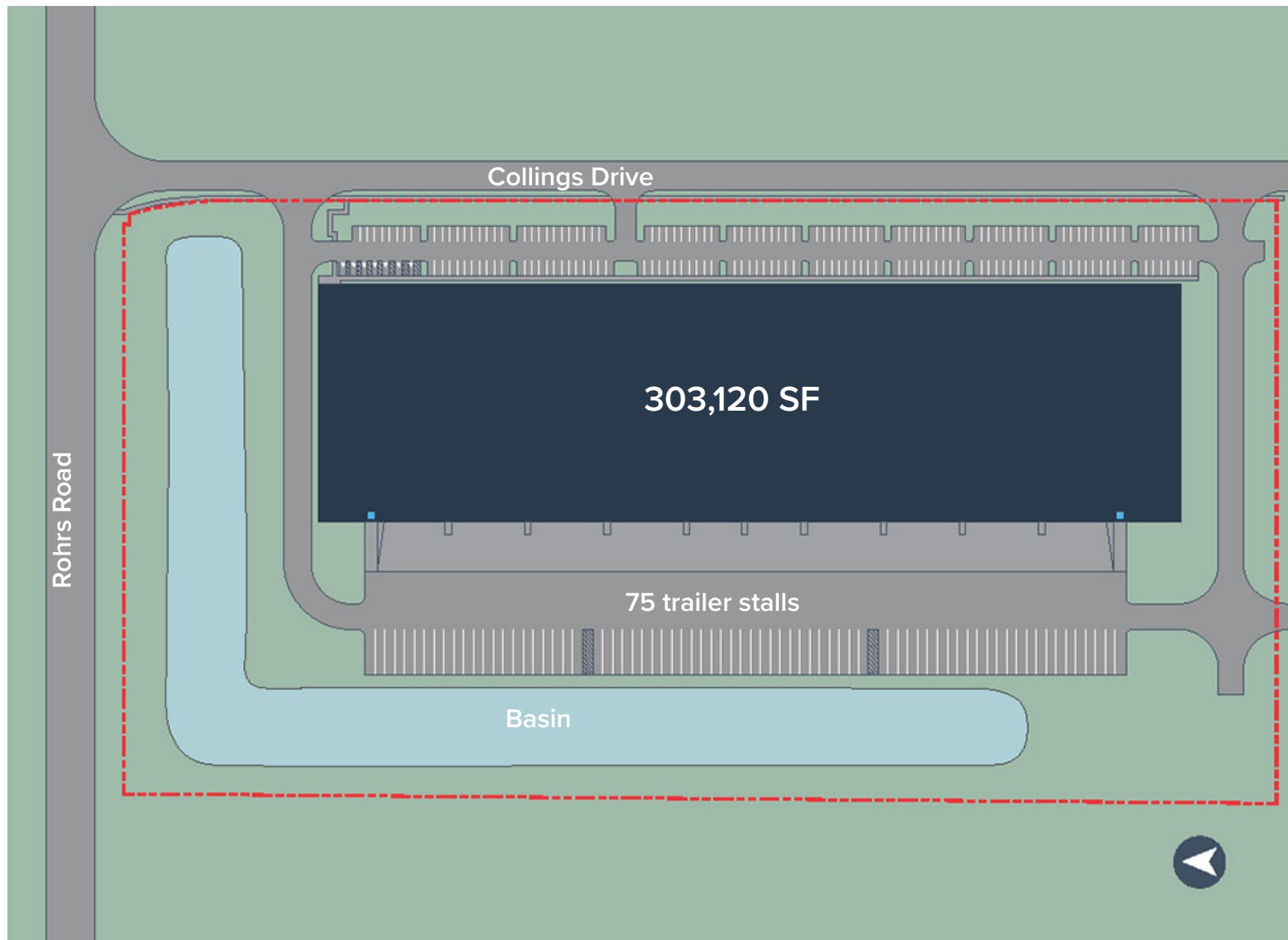
June 2025
Groundbreaking

August 2025
Precast

✓
October 2025
Under roof

February 2026
Substantial completion

SITE PLAN



SITE OVERVIEW



Lockbourne Road

Rohr Road

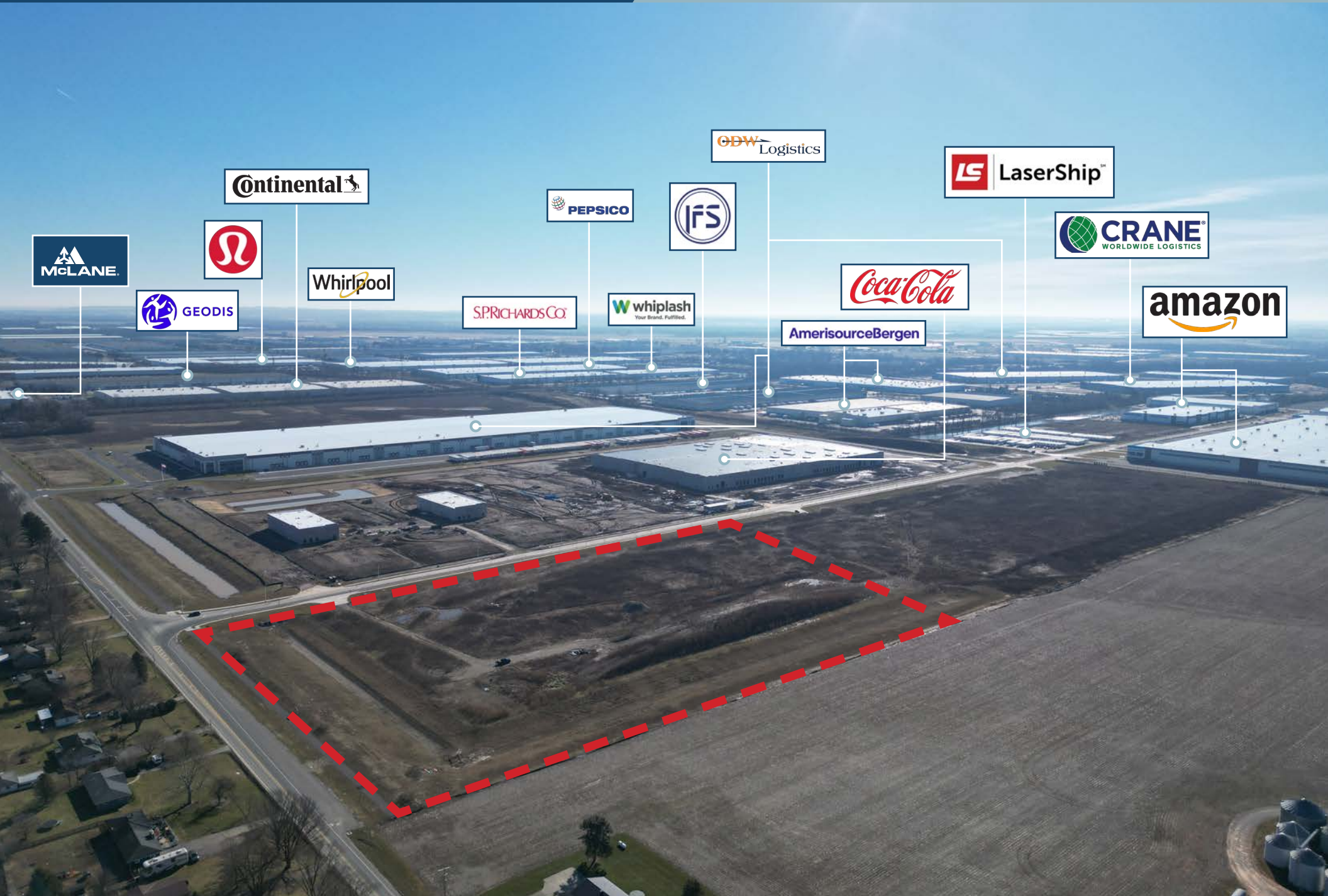
Collings Drive

London Groveport Road

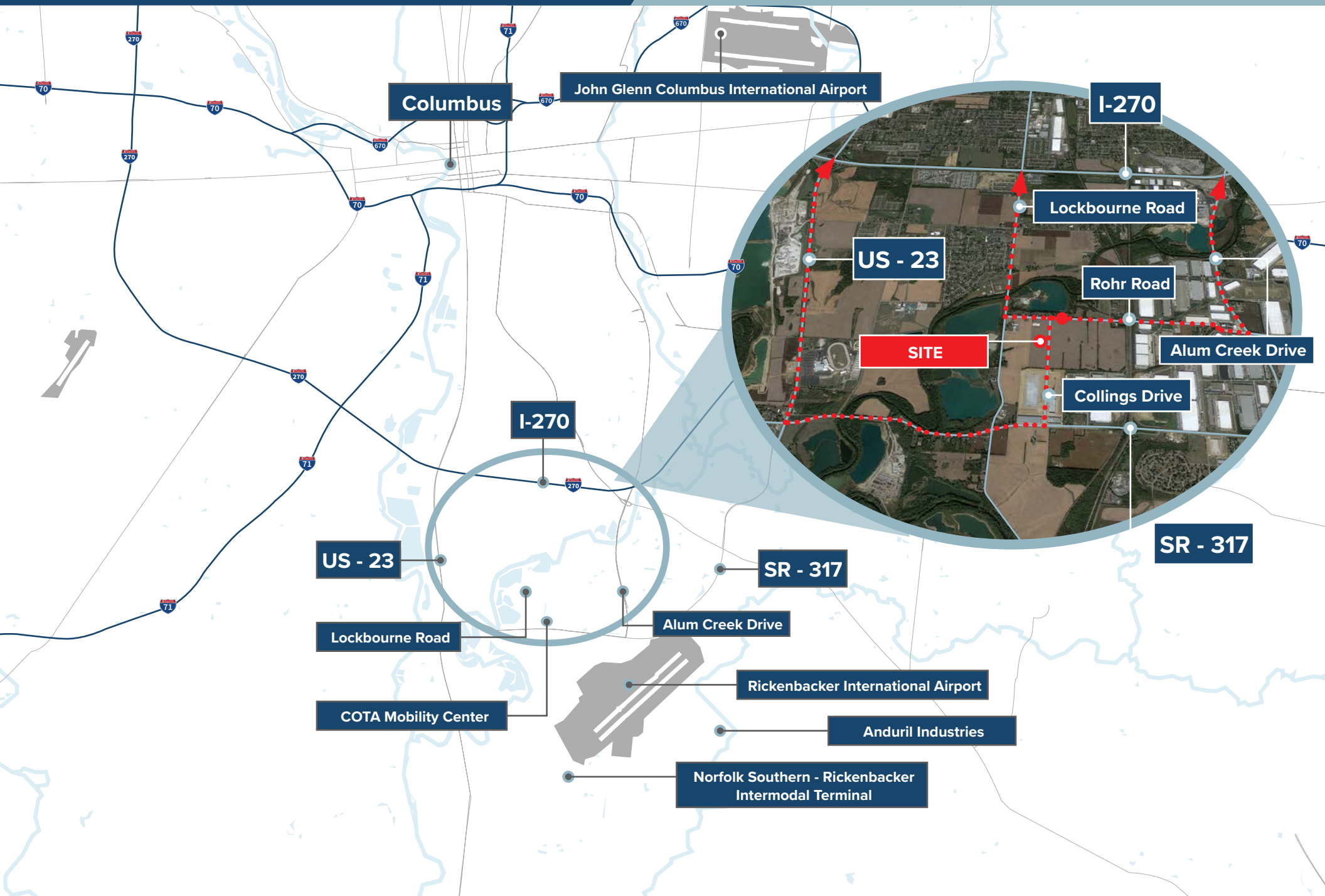
Norfolk Southern Railway

317

CORPORATE NEIGHBORS



ACCESS AND CONNECTIVITY



COTA MOBILITY CENTER

The new Mobility Center at Rickenbacker is designed with you in mind. Whether you work in the Rickenbacker area or live nearby, this state-of-the-art facility is here to make life easier, healthier and more connected. This investment brings together vital resources that help support not only your commute but also your family's everyday needs.

FOOD ACCESS

This 7,000-square-foot market, run by the Mid-Ohio Food Collective, will specialize in fresh vegetables, meats and non-processed foods, making it simple to pick up what you need for nutritious meals.

COMMUNITY SPACES

The Mobility Center at Rickenbacker will offer shared spaces for community events and workforce training, giving you and your neighbors room to connect, learn and grow together.

CHILDCARE & FAMILY SUPPORT

The Mobility Center at Rickenbacker will include space for a new early childhood center and a children's playground, giving your family the care and fun they need close to work.

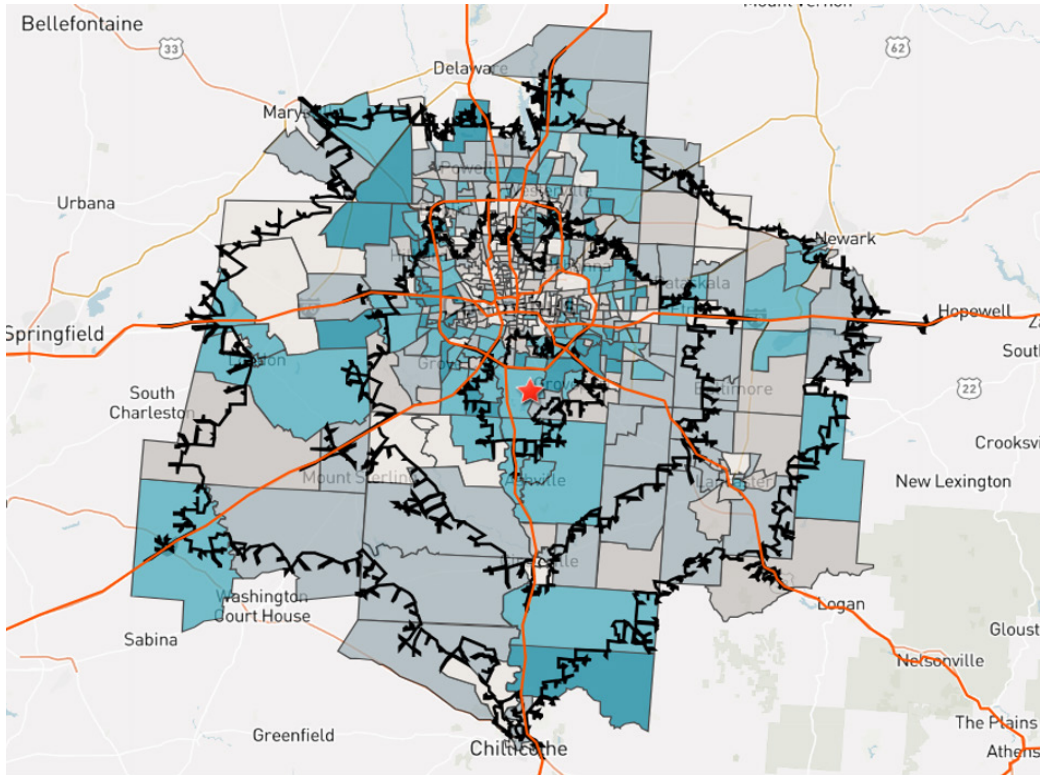


LOGISTICAL ADVANTAGE

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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