



Industrial Speculative Building Available

±958,740 SF OF INDUSTRIAL SPACE | **FOR LEASE**
15 YEAR 75% TAX ABATEMENT



**RICKENBACKER
THREE**

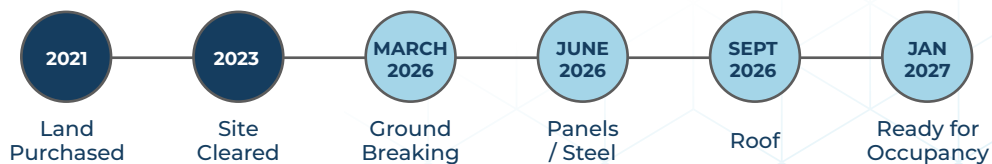


1669 Rohr Road & 6110 Collings Drive
Lockbourne, OH 43137



Welcome to Rickenbacker Three

This 958,000 square foot spec development represents a rare scale and quality that today's logistics and distribution operations demand in an increasingly competitive market. With major corporations continuing to establish significant operations in the market, this new construction facility offers immediate occupancy and the flexibility to accommodate large-scale distribution, manufacturing, or fulfillment operations.

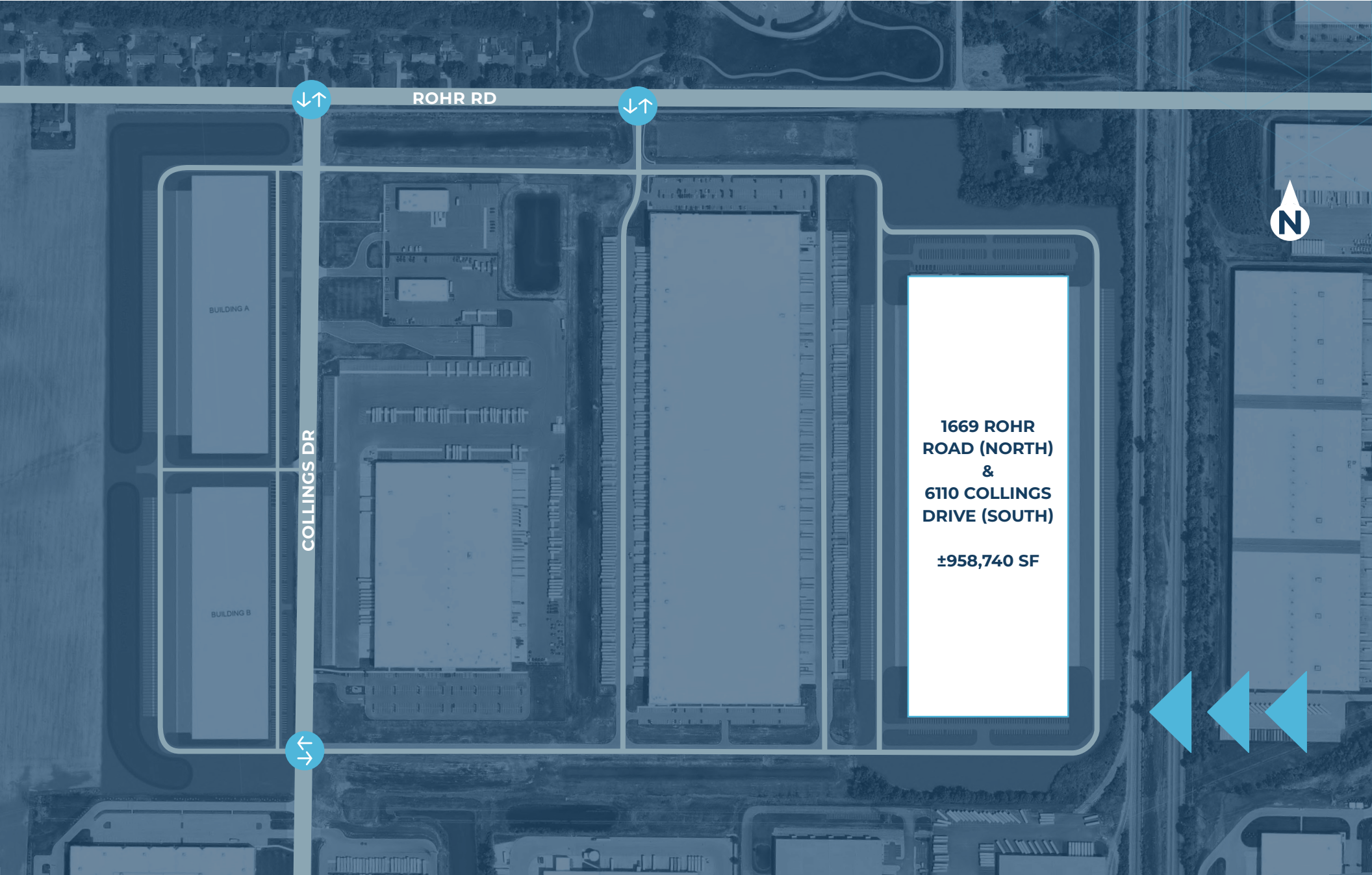


SPECIFICATIONS



Address	1669 Rohr Road (North) & 6110 Collings Drive (South) Columbus, OH 43137
Industrial Market	Columbus
Industrial Submarket	Southeast (Rickenbacker)
Zoning	LM Manufacturing
Qualified Opportunity Zone	Yes
Rail Access	Yes
Total Building SF	958,740
Total Office SF	3,500
Est. Construction Completion	Q1 2027
Site Area	57.30 acres
Clear Height	40'
Building Dimensions	1,653' x 580'
Column Spacing	55'-0" x 1650'-0" (65'-0" speed bay)
Dock Doors	104; 100 future
Drive-in Doors	4
Truck Court Depth	190'
Trailer Parking	238
Car Parking	336
Power	(2) 1,200 Amp, 277/480 Volt, 3 Phase (one service north / one service south)
Building Construction Type	Steel Frame with Precast Concrete Panels
Roof Type	60 mil TPO (20-yr warranty)
Fire Protection	ESFR

Site Plan



ROHR RD



COLLINGS DR

BUILDING A

BUILDING B

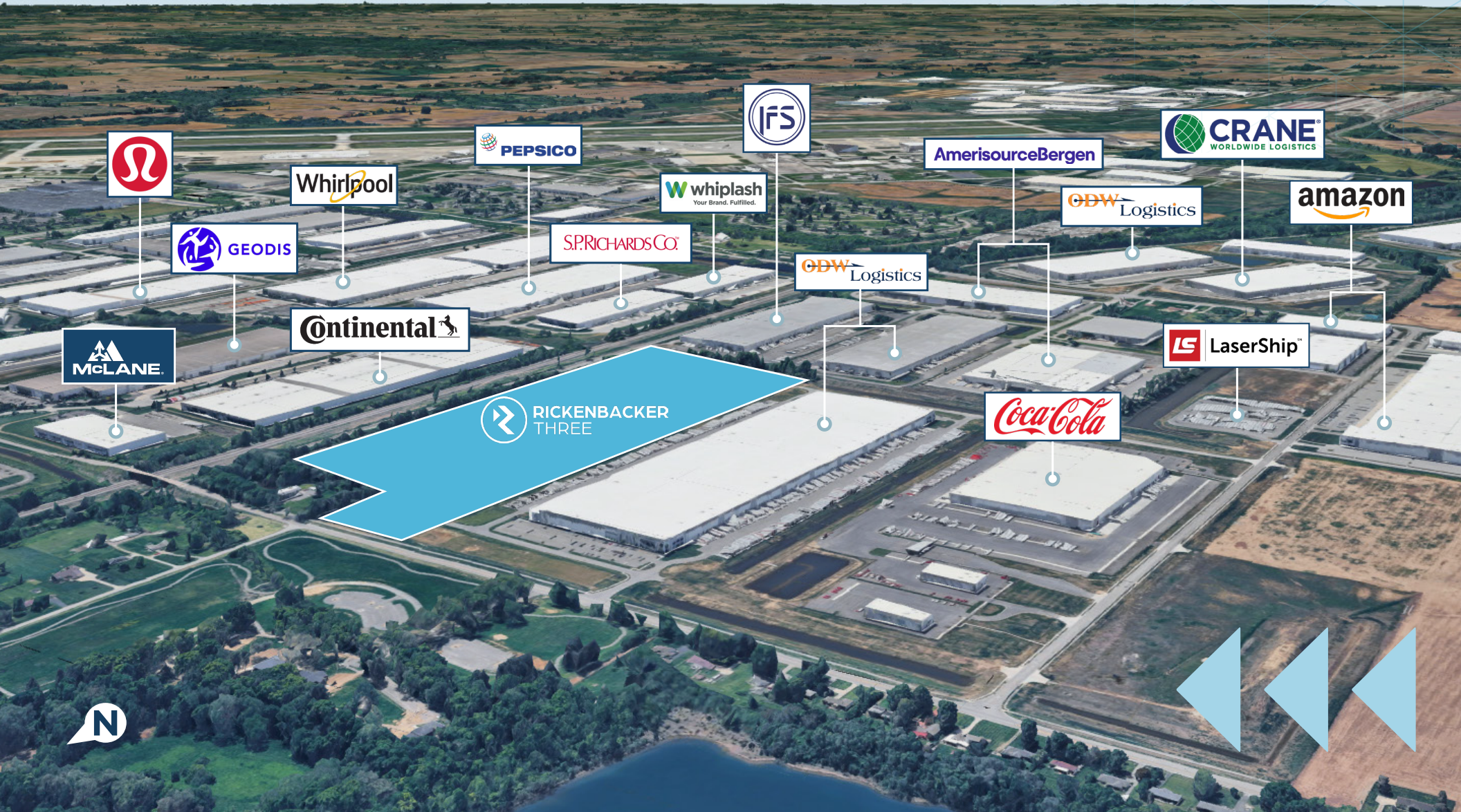
1669 ROHR
ROAD (NORTH)
&
6110 COLLINGS
DRIVE (SOUTH)

±958,740 SF





Corporate Neighbors



Whirlpool

PEPSICO



AmerisourceBergen

CRANE
WORLDWIDE LOGISTICS

GEODIS

whiplash
Your Brand. Fulfilled.

GDW
Logistics

amazon

S.P.RICHARDS Co.

GDW
Logistics

McLANE

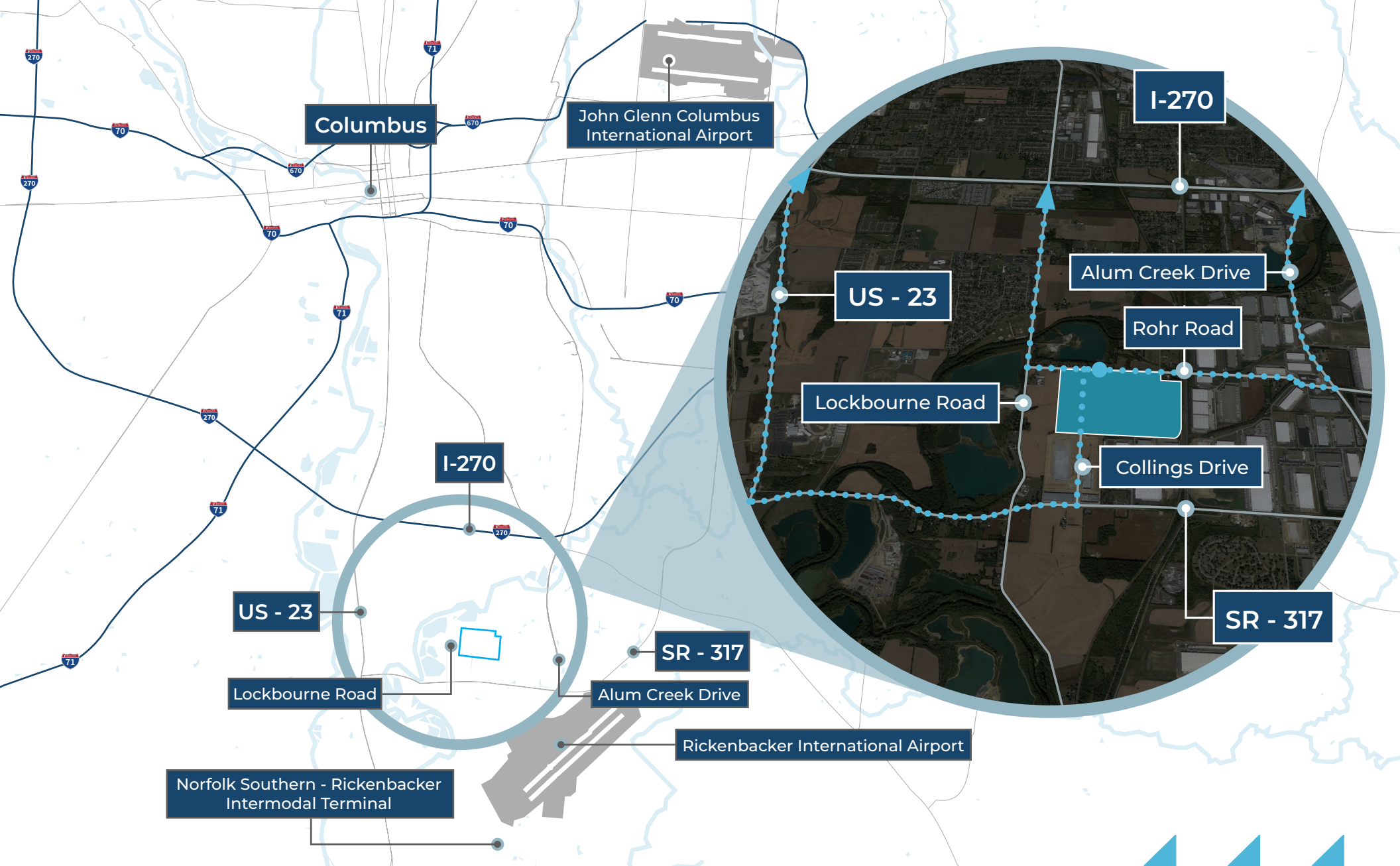
Continental

Coca-Cola

LS
LaserShip

RICKENBACKER
THREE





Prime Access to I-270



Unmatched Access to the Nation's Industrial and Consumer Heartland

Located within a 500-mile radius of nearly 60% of the U.S. population and 50% of U.S. manufacturing capacity, Columbus serves as the geographic gateway to major metropolitan markets including Chicago, Detroit, Pittsburgh, Cincinnati, Indianapolis, and Nashville. This central positioning enables companies to reach over 110 million consumers via overnight ground shipping, significantly reducing transportation costs and delivery times.



DEMOGRAPHIC OVERVIEW

	15 MIN	30 MIN	45 MIN
Industrial Workforce	7,178	101,154	166,869
% of total labor	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



RICKENBACKER THREE

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