



O'CONNOR
CAPITAL PARTNERS

TRIDENT



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

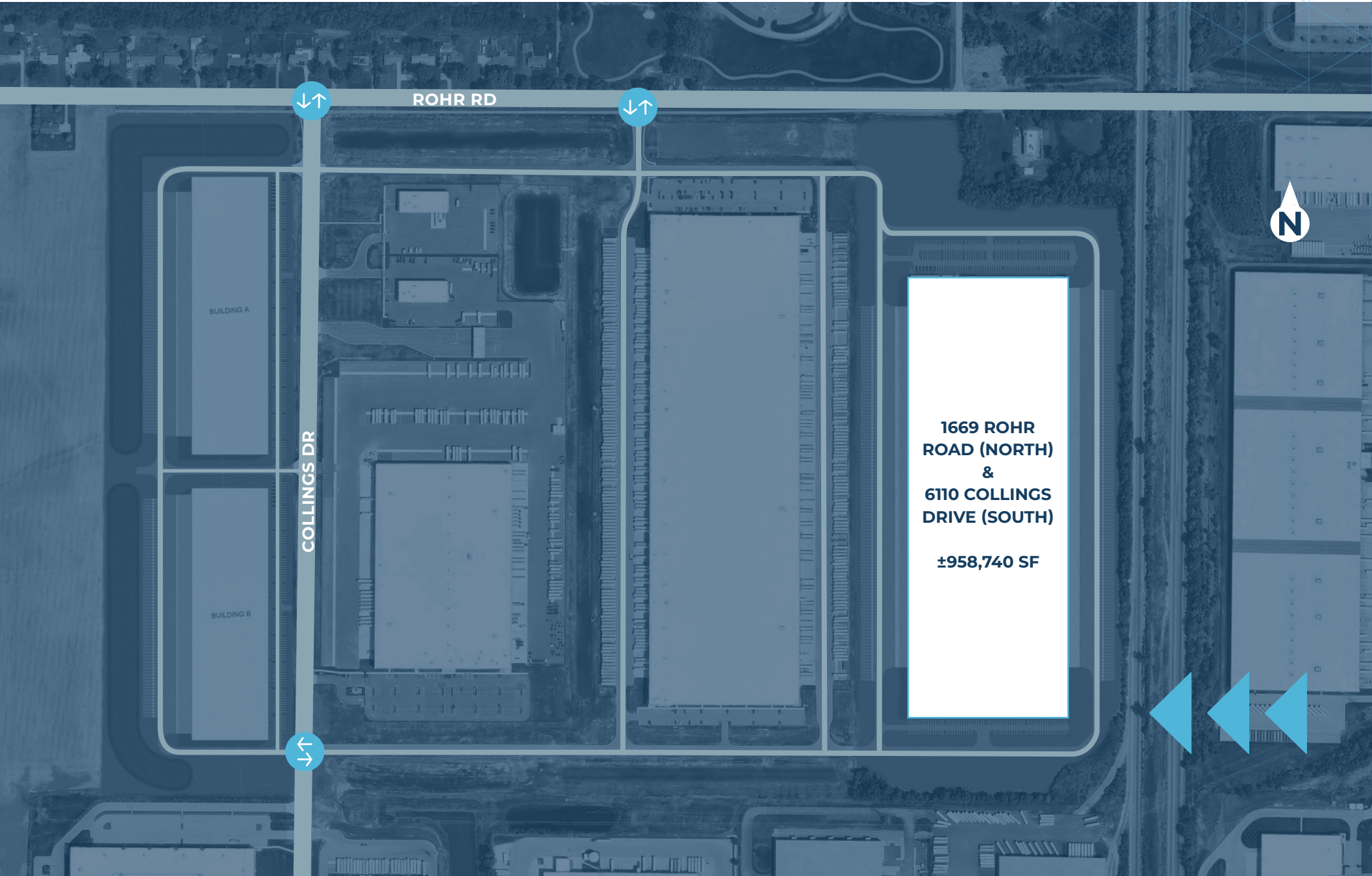
This 958,000 square foot spec development represents a rare scale and quality that today's logistics and distribution operations demand in an increasingly competitive market. With major corporations continuing to establish significant operations in the market, this new construction facility offers immediate 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)
Speed Bay	8" concrete slab over 6" base with #3 rebar
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

Campus Plan



ROHR RD



COLLINGS DR

BUILDING A

BUILDING B

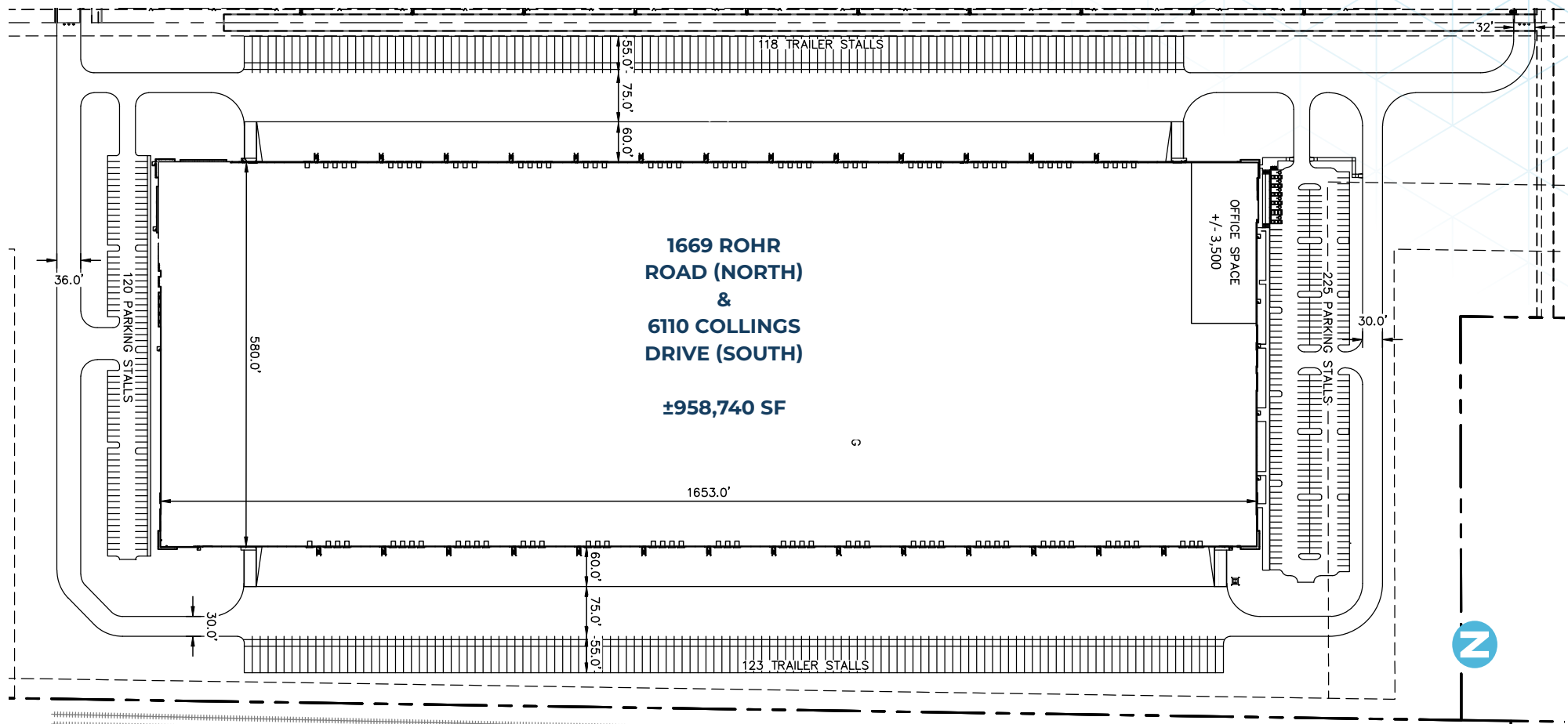


1669 ROHR
ROAD (NORTH)
&
6110 COLLINGS
DRIVE (SOUTH)

±958,740 SF

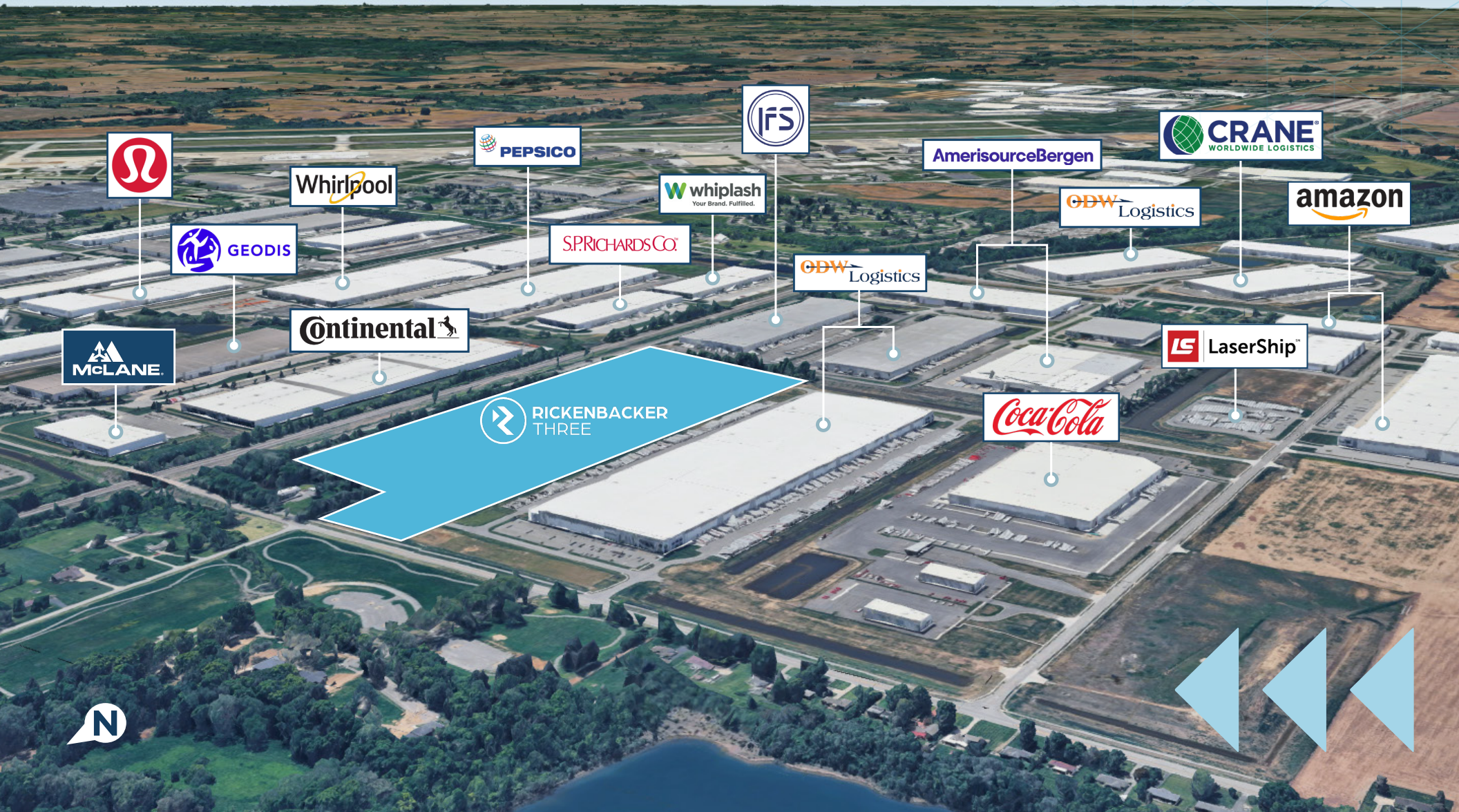


Site Plan





Corporate Neighbors

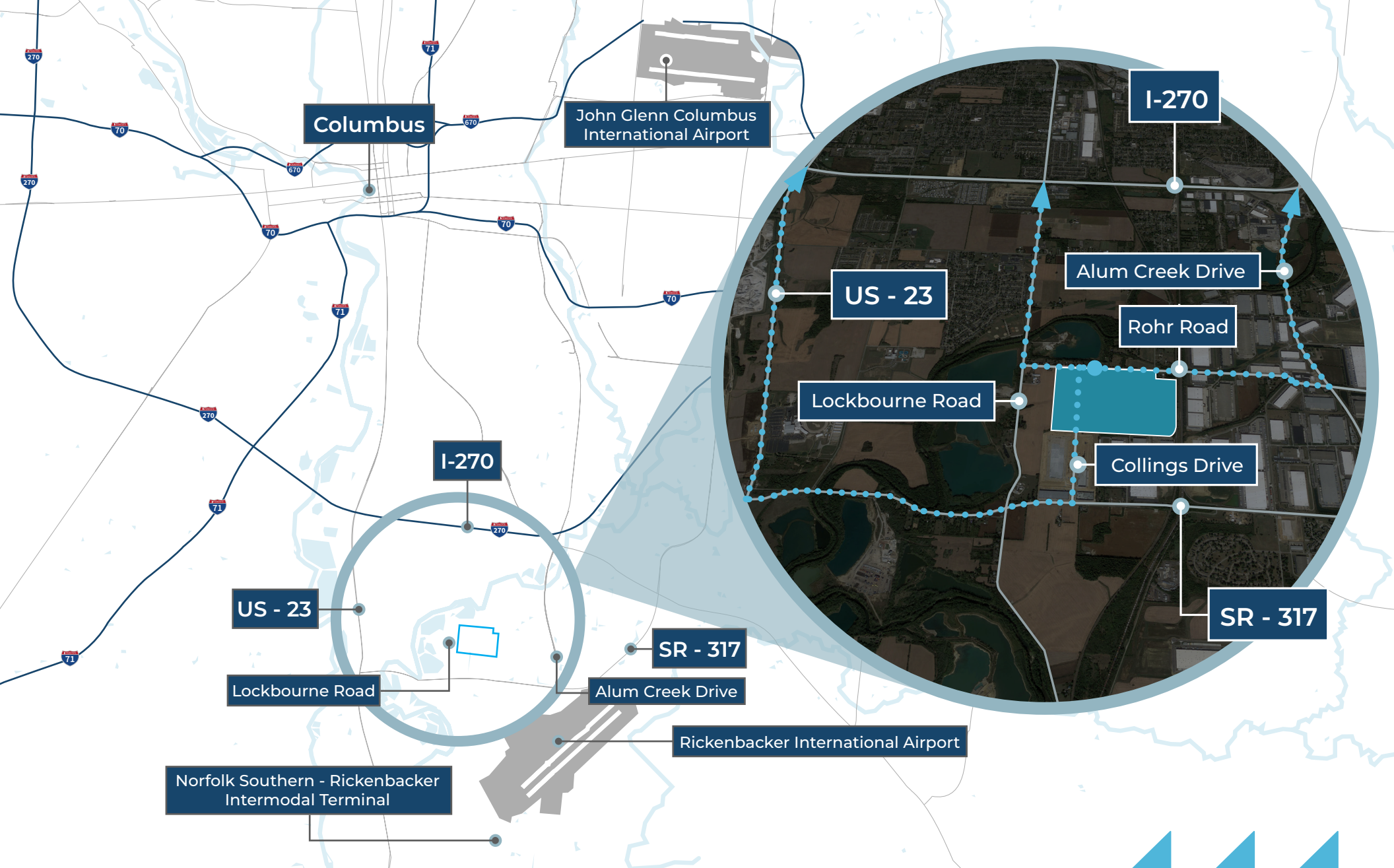


Whirlpool



AmerisourceBergen





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



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.





RICKENBACKER THREE

Dan Wendorf

+1 614 460 4407

dan.wendorf@jll.com

Brian Marsh

+1 614 460 4421

brian.marsh@jll.com

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