

FOR LEASE

1345 ROHR ROAD, LOCKBOURNE, OH 43137

Substantial completion May 2026

JLL | TRIDENT CAPITAL GROUP | O'CONNOR CAPITAL PARTNERS

SPECIFICATIONS

Building Size	303,987 SF
Available	100,000 - 303,987 SF
Dimensions	1,049’ x 288’
Office	2,000
Column Spacing	56’ x 50’ (60’ Speed Bay wire mesh)
Clear Height	32’
Truck Court	185’
Docks	30 (Expandable to 65)
Dock Equipment	45,000lb hydraulic levelers, arm dock light, foam dock seal
Power	2,000 Amp, 277/480 Volt, Three Phase
Zoning	LM Manufacturing

Construction Type	Steel Frame with Precast Concrete Panels
Floor	7” unreinforced
Drive-ins	2
Car Parking	200
Trailer Parking	75
Fire Suppression	ESFR - 52psi, K17 heads
Interior Lighting	LED
Roof	45 mil TPO
Year Built	Q1 2026
15 year 75% Tax Abatement	

Construction Timeline

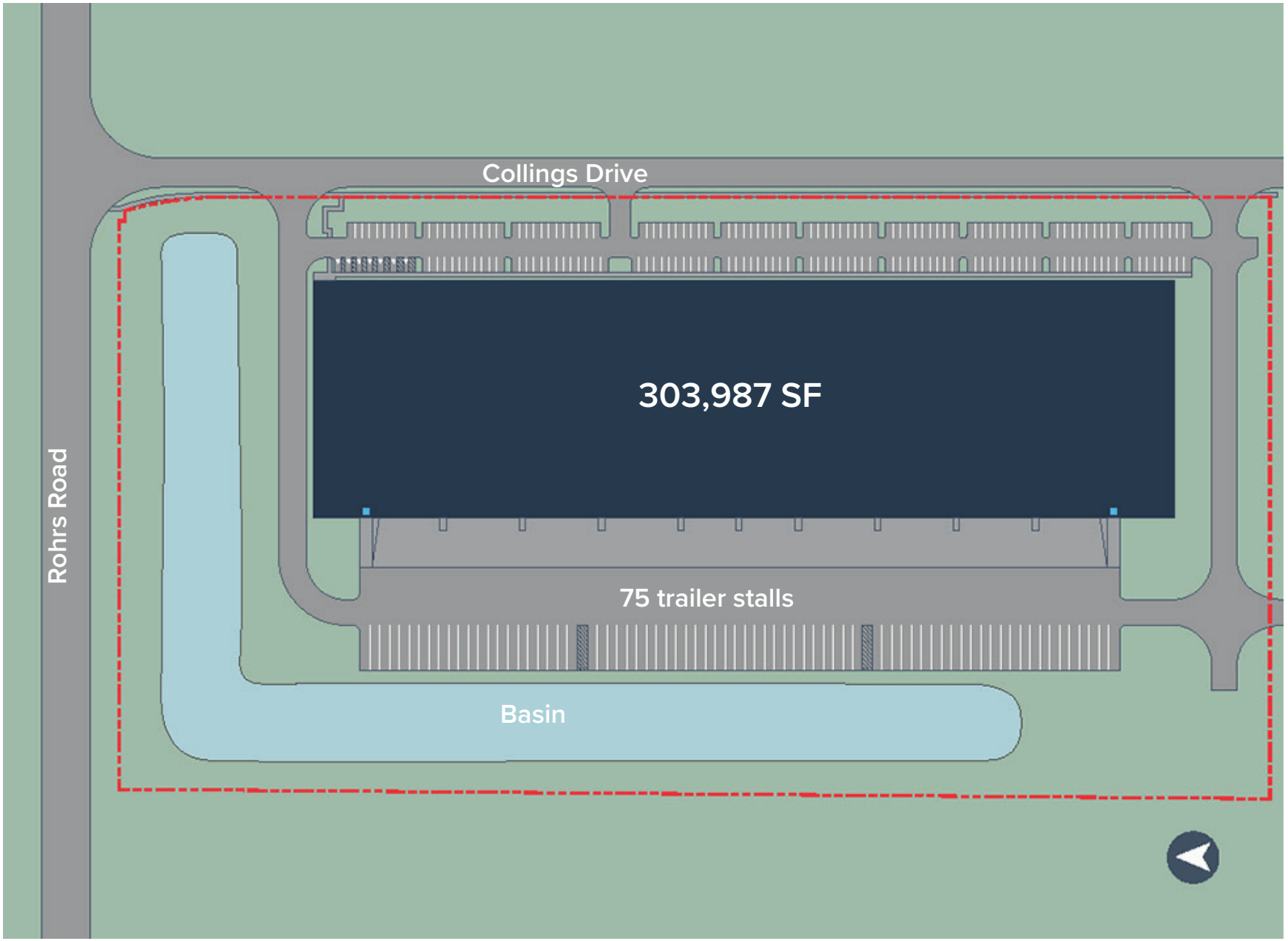
June 2025
Groundbreaking

August 2025
Precast

October 2025
Under roof

May 2026
Substantial completion

SITE PLAN


Collings Drive
Rohrs Road
303,987 SF
75 trailer stalls
Basin

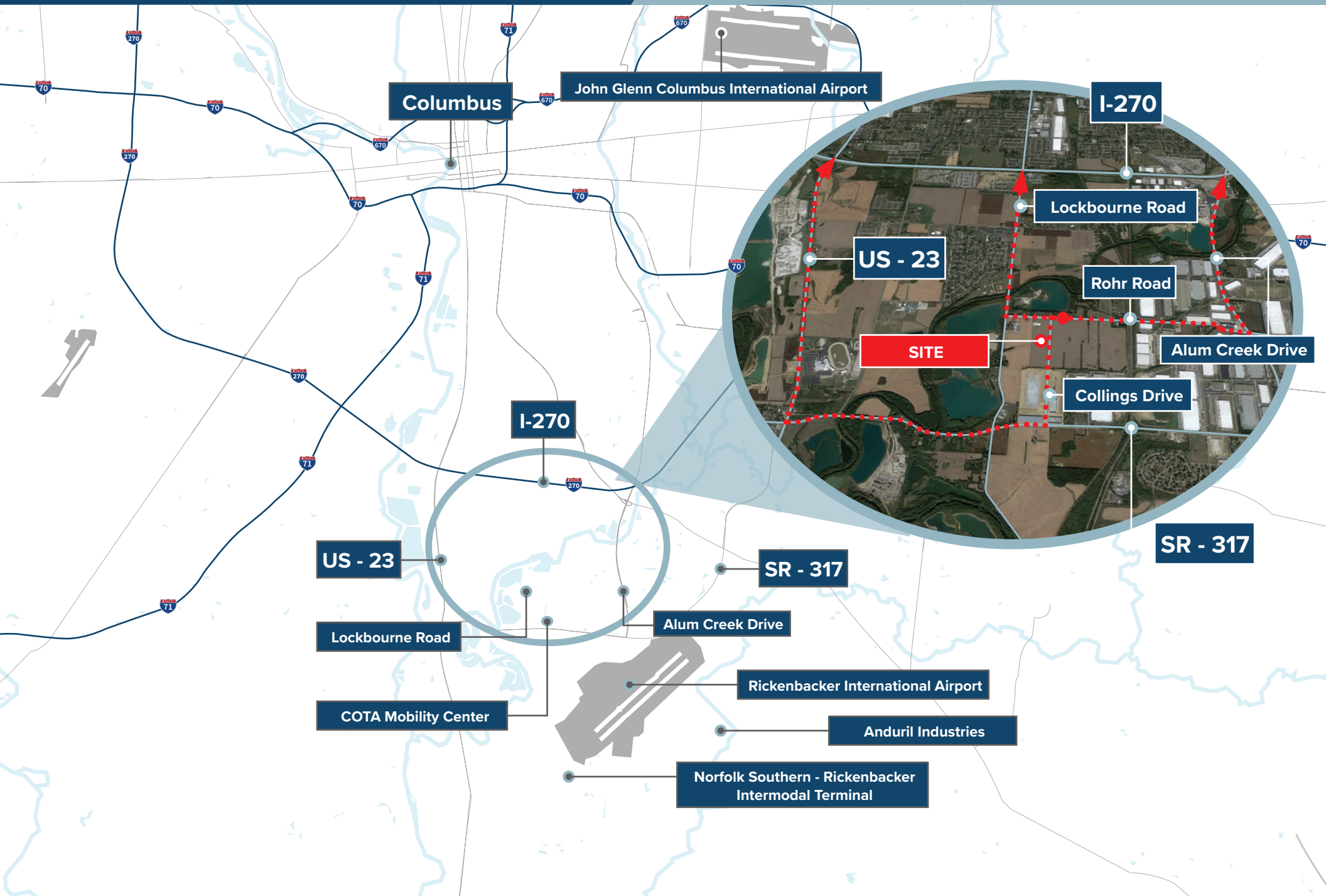
SITE OVERVIEW



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.





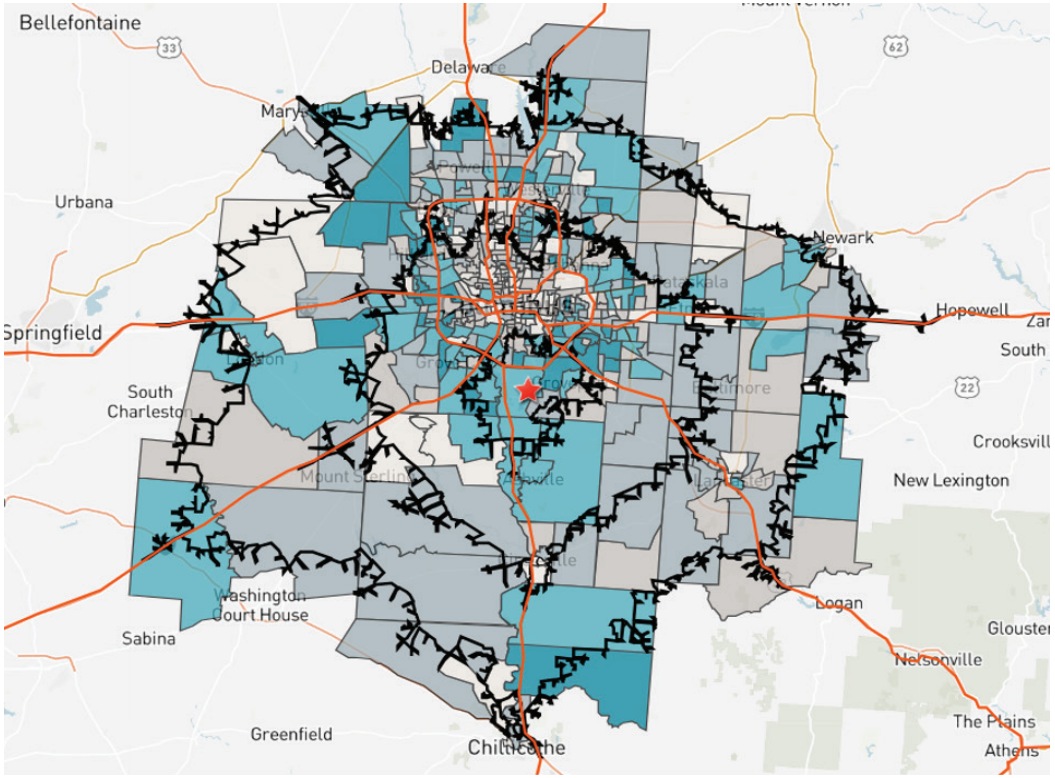


LOGISTICAL ADVANTAGE

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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