O'CONNOR CAPITAL PARTNERS | TRIDENT | JLL



RICKENBACKER THREE

Industrial Speculative Building Available

±960,679 SF OF INDUSTRIAL SPACE | **FOR LEASE**
15 YEAR 75% TAX ABATEMENT

1669 Rohr Road & 6110 Collings Drive
Lockbourne, OH 43137



Welcome to Rickenbacker Three

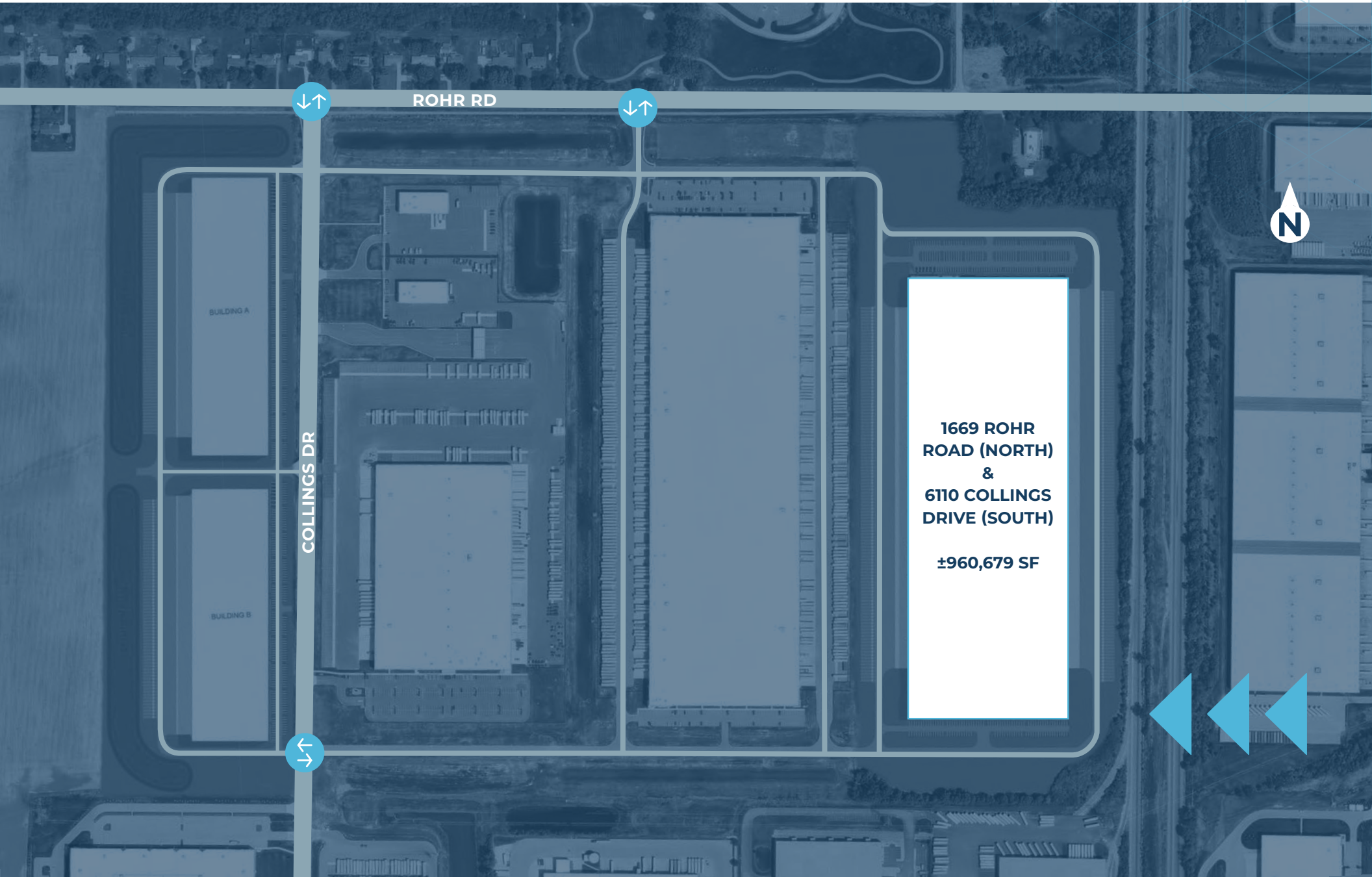
This 960,679 square foot spec development represents a rare scale and quality that today's logistics and distribution operations demand in an increasingly competitive market. With major corporations continuing to establish significant operations in the market, this new construction facility offers immediate occupancy and the flexibility to accommodate large-scale distribution, manufacturing, or fulfillment operations.

- **2021** — Land Purchased
- **2023** — Site Cleared
- **MARCH 2026** — Ground Breaking
- **AUG/SEP 2026** — Walls/Steel
- **OCT 2026** — Roof
- **JAN 2027** — Ready for Occupancy

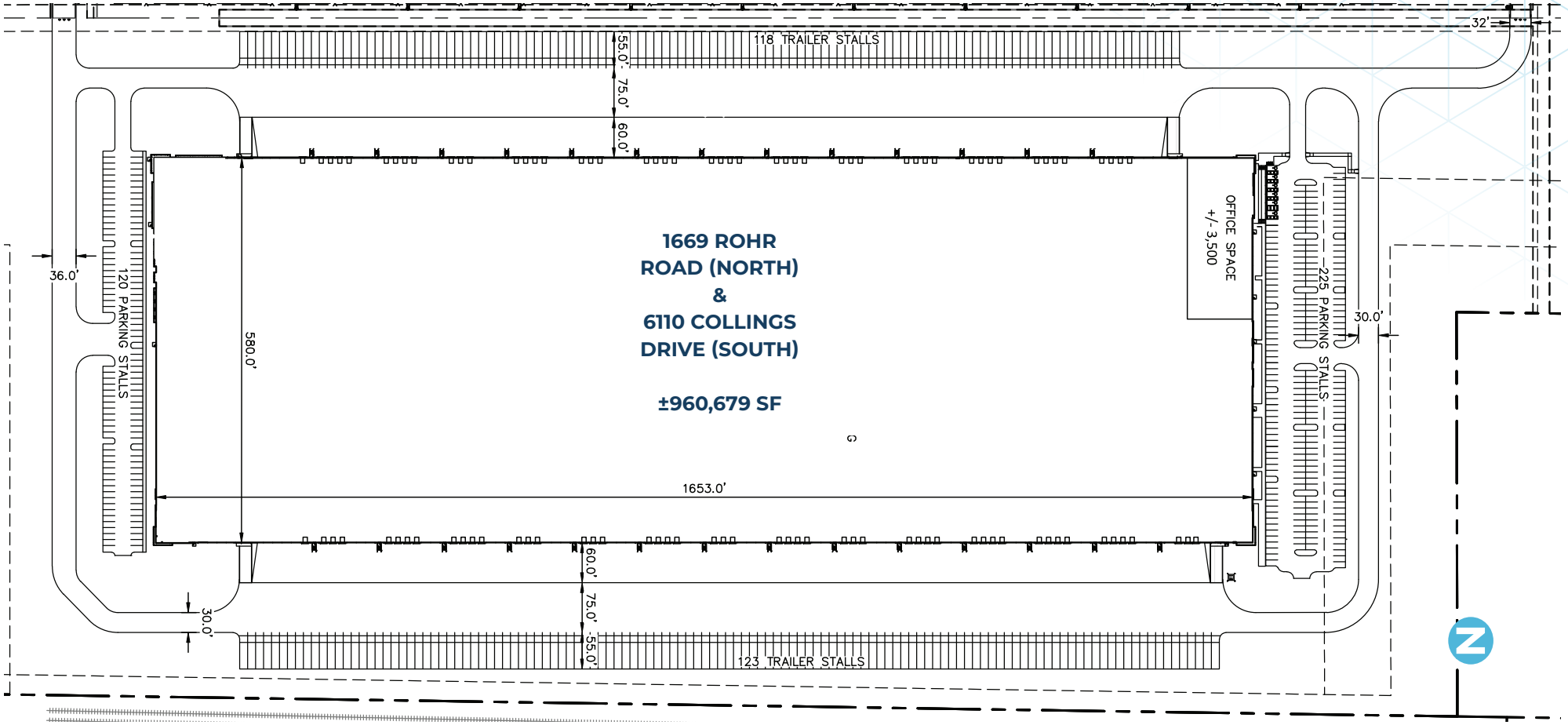
SPECIFICATIONS

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	960,679
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

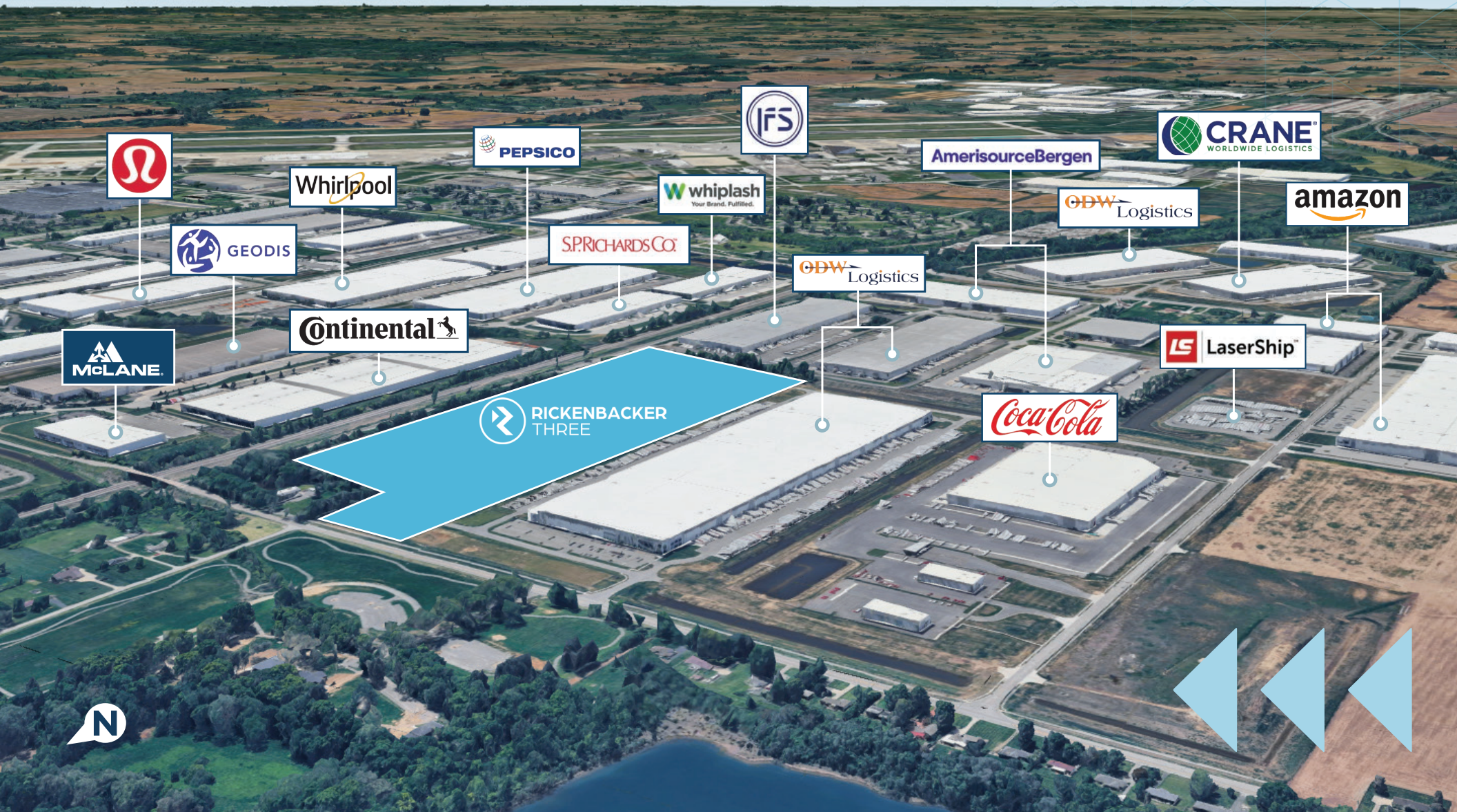
Campus Plan

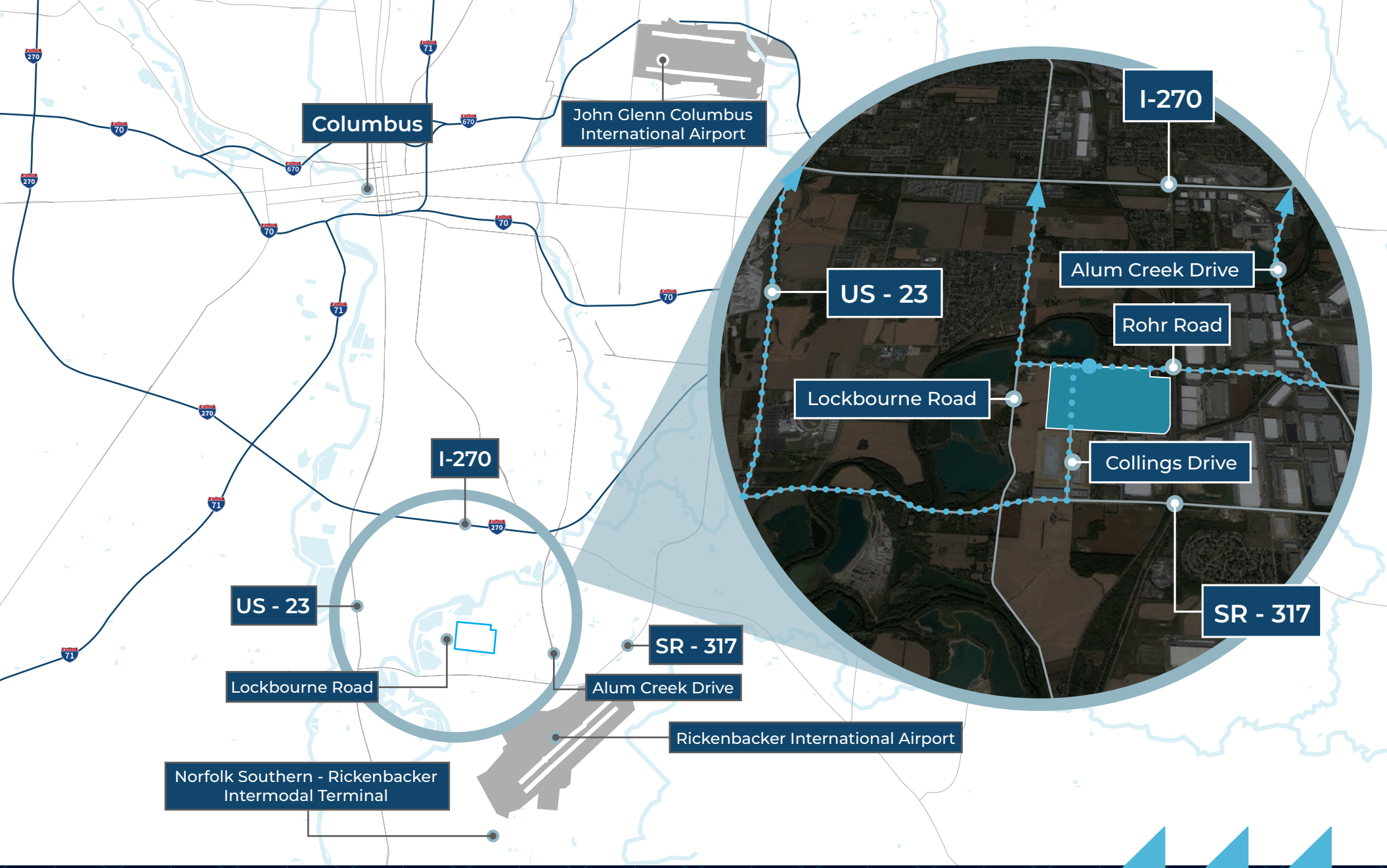

ROHR RD
COLLINGS DR
BUILDING A
BUILDING B
N
1669 ROHR ROAD (NORTH) & 6110 COLLINGS DRIVE (SOUTH)
±960,679 SF

Site Plan


118 TRAILER STALLS
55.0'
75.0'
60.0'
32'
36.0'
120 PARKING STALLS
580.0'
1669 ROHR ROAD (NORTH) & 6110 COLLINGS DRIVE (SOUTH)
±960,679 SF
OFFICE SPACE +/- 3,500
225 PARKING STALLS
30.0'
1653.0'
60.0'
75.0'
55.0'
30.0'
123 TRAILER STALLS
N

Corporate Neighbors





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

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