



Phase II
Shell Complete

SCAN TO TAKE A
VIRTUAL TOUR



RICKENBACKER LOGISTICS PARK

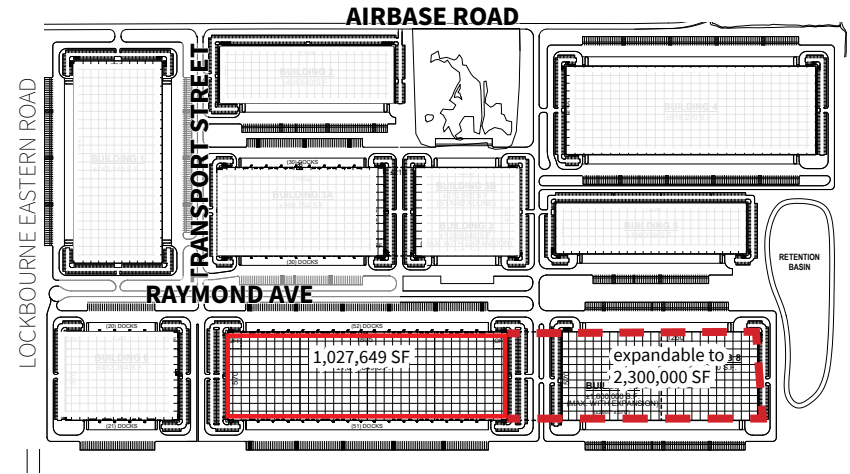
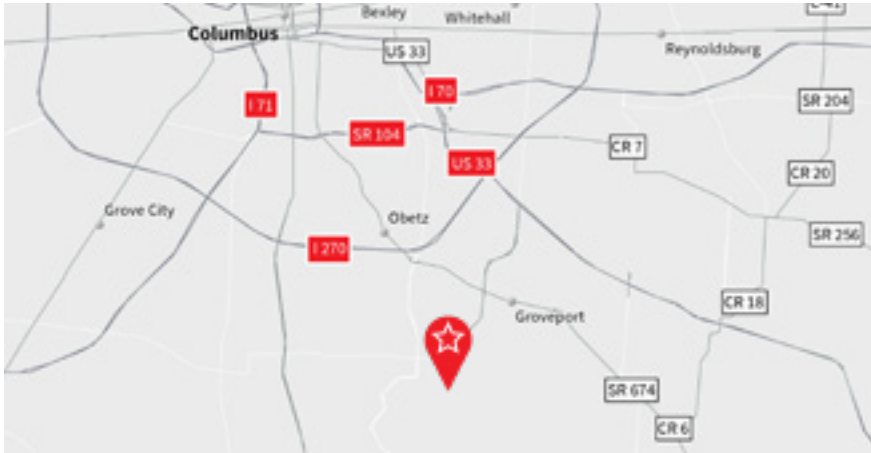
BUILDING 7 | 4229 RAYMOND AVE | GROVEPORT, OHIO

382 Acres | Shovel Ready - 15 Year 100% Tax Abatement | 5+ Million SF

PHASE II

RICKENBACKER LOGISTICS PARK | BUILDING SEVEN 1,027,649 SF

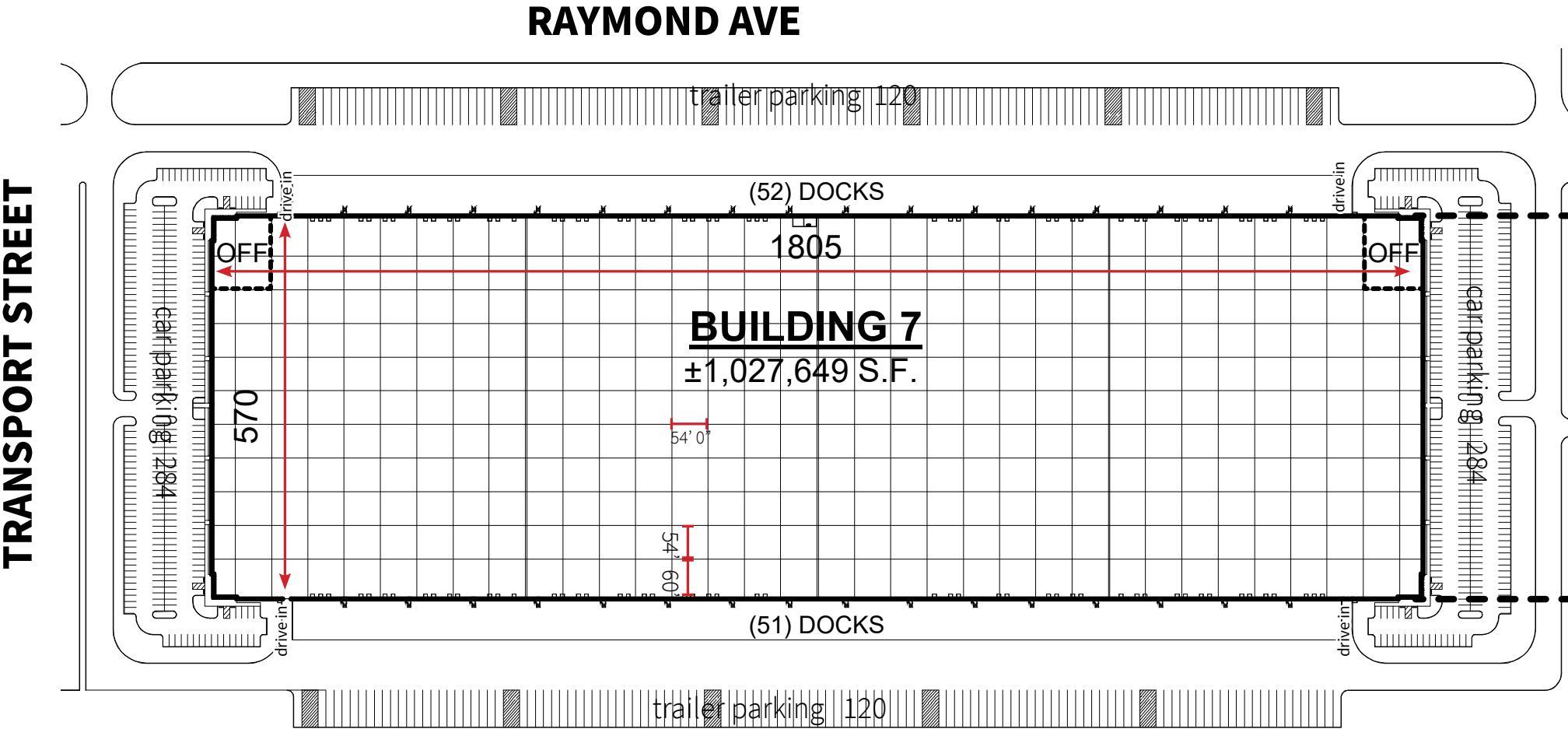
expandable to 2,300,000 SF



Building 7 4229 Raymond Ave, Groveport, OH		Building Dimensions	570' x 1,805'	Trailer Parking	240, expandable
Available Space	1,027,649 SF expandable to 2,300,000 SF	Column Spacing Speed Bay Size	54' 0" x 50' 54' 0" x 60'	Fire Suppression	ESFR, K22
Office Size	BTS	Clear Height	40'	Heating	Gas Fired MUA Units
Tax Abatements	15 year 100% tax abatement	Floor	7" SOG FF/FL design spec FF 40 FL 30	Lighting	LED
Divisible	Yes	Dock Doors Drive-in Doors	103 with levelers 4	Electric	SCP 4,000 AMP 277/480V
Land	+/- 48.5 acres	<i>Future Dock Doors</i>	60+	Gas	Columbia Gas of Ohio
Construction	Precast Panels R-12	Truck Court Depth	190'	Sewer	City of Columbus
Roof	TPO 45 mil R-22	Car Parking	568, expandable	Water	Earnhart Hill
Loading	Cross Dock	Telecom	Frontier Communications	Warehouse HVAC	(7) 80/20 units +60°F at 0°F ambient temp

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RICKENBACKER LOGISTICS PARK

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