

# RICKENBACKER 8

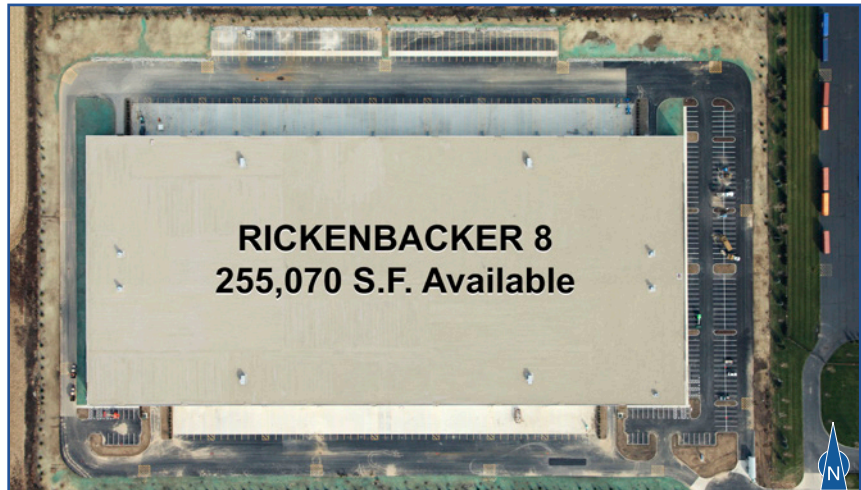
6201 GREEN POINTE DRIVE SOUTH  
GROVEPORT, OHIO 43125  
255,070 S.F. AVAILABLE



*Central Ohio's "Hometown for Business" is a Growing Suburb in Southeastern Franklin County where Companies Enjoy Groveport's Business-Friendly Atmosphere, Easy Access to Transportation, and an Unparalleled Quality of Life*

#### Amenities:

- Business Friendly and Pro Growth Local Government with Appealing Assets, Incentives and Amenities
- 15 year, 100% Tax Abatement
- Within 500 Miles of 60% of the North American Population
- Premier Rickenbacker location, Approximately 2.5 Miles from Alum Creek Drive and I-270 Interchange and Minutes from Both I-70 and I-71
- Less than 5 miles from Norfolk Southern Intermodal Yard Which Offers Direct Rail Connectivity to the Port of Virginia (Norfolk) by way of the Heartland Corridor
- 1.5 Miles from the Rickenbacker International Airport and Minutes from the Port Columbus International Airport



#### Owned By:



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#### For Leasing Information:



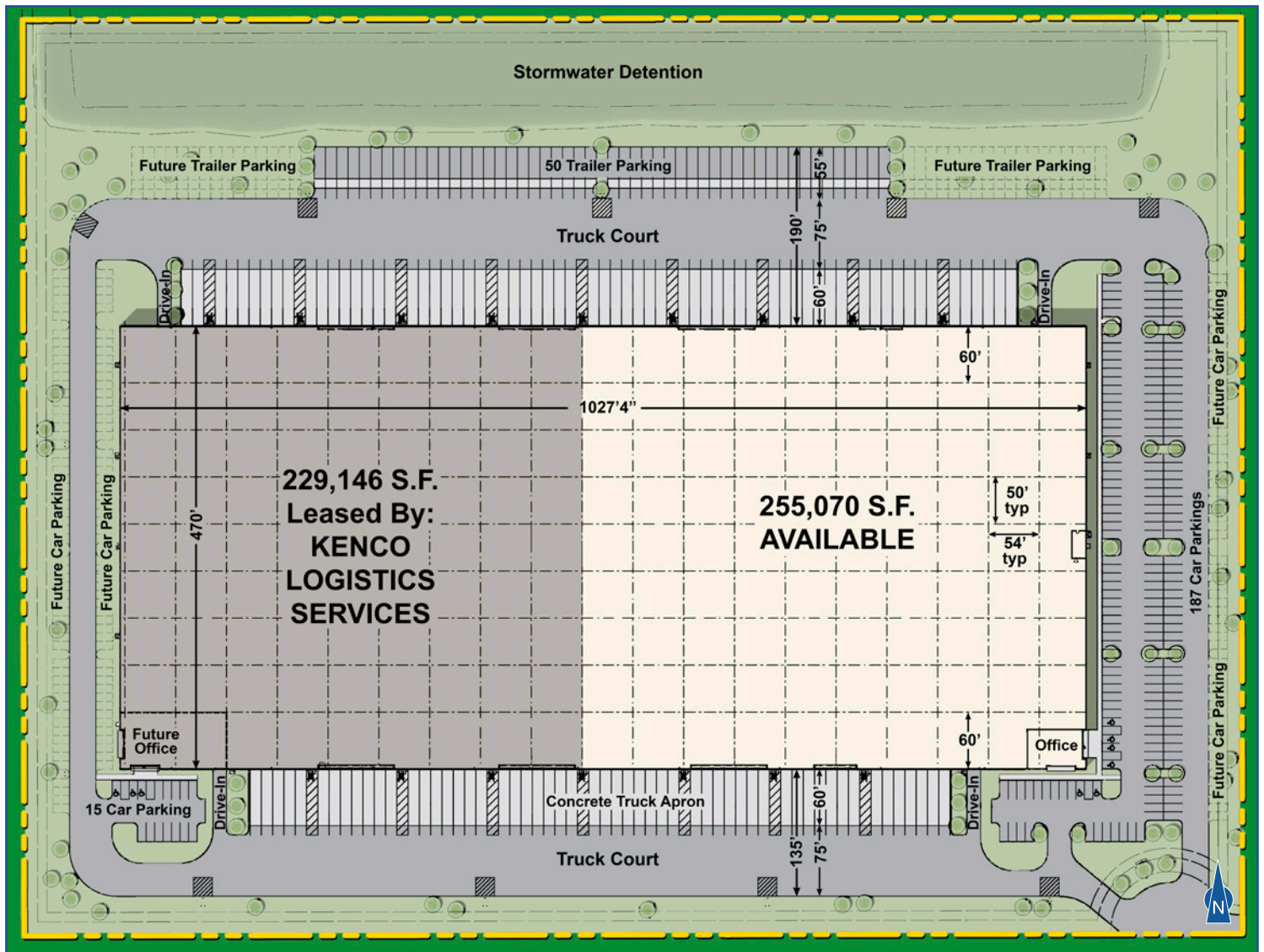
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### Building Features:

- Year Built 2014
- 255,070 S.F. Available
- 32' Minimum Clear Height
- ESFR Fire Sprinkler System
- T-5 Fluorescent Lighting
- 45-Mil Ballasted EPDM Roof
- 54' x 50' Typical Column Spacing; 60' in Speed Bays
- 22 – Docks (Expandable) with 35,000 lb. Levelers
- 2 – Drive-In Doors
- Cross Dock Loading
- 187 – Auto Parking Spaces (Expandable)
- 28 – Trailer Parking Spaces Away from the Building (Expandable)
- 7" Unreinforced Floors
- 480 Volt, 3-Phase, 4-Wire, (2) 1,600 Amp Panels

