



For Lease
6732 Shook Road
Columbus, OH 43217

NEW TO MARKET



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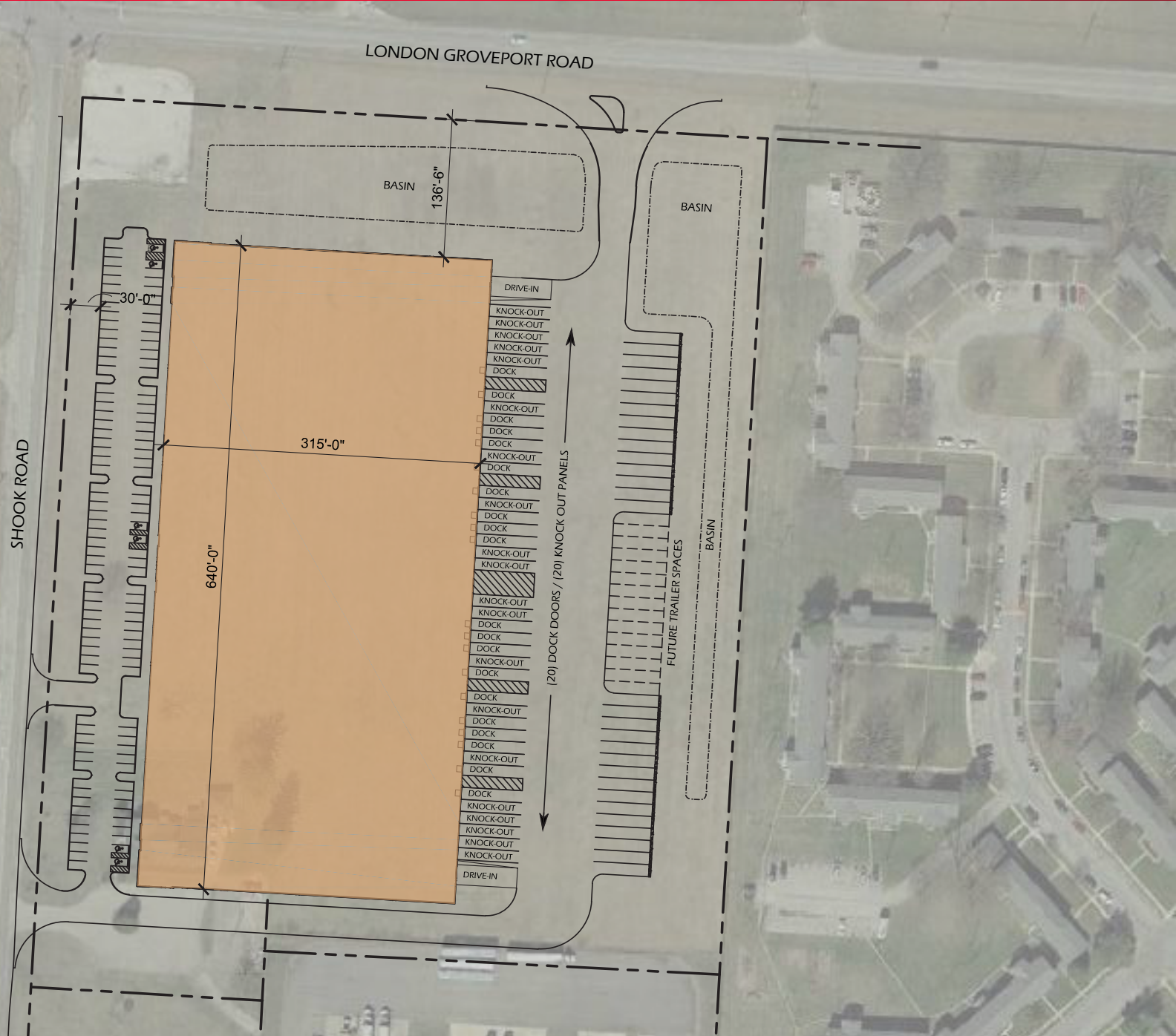


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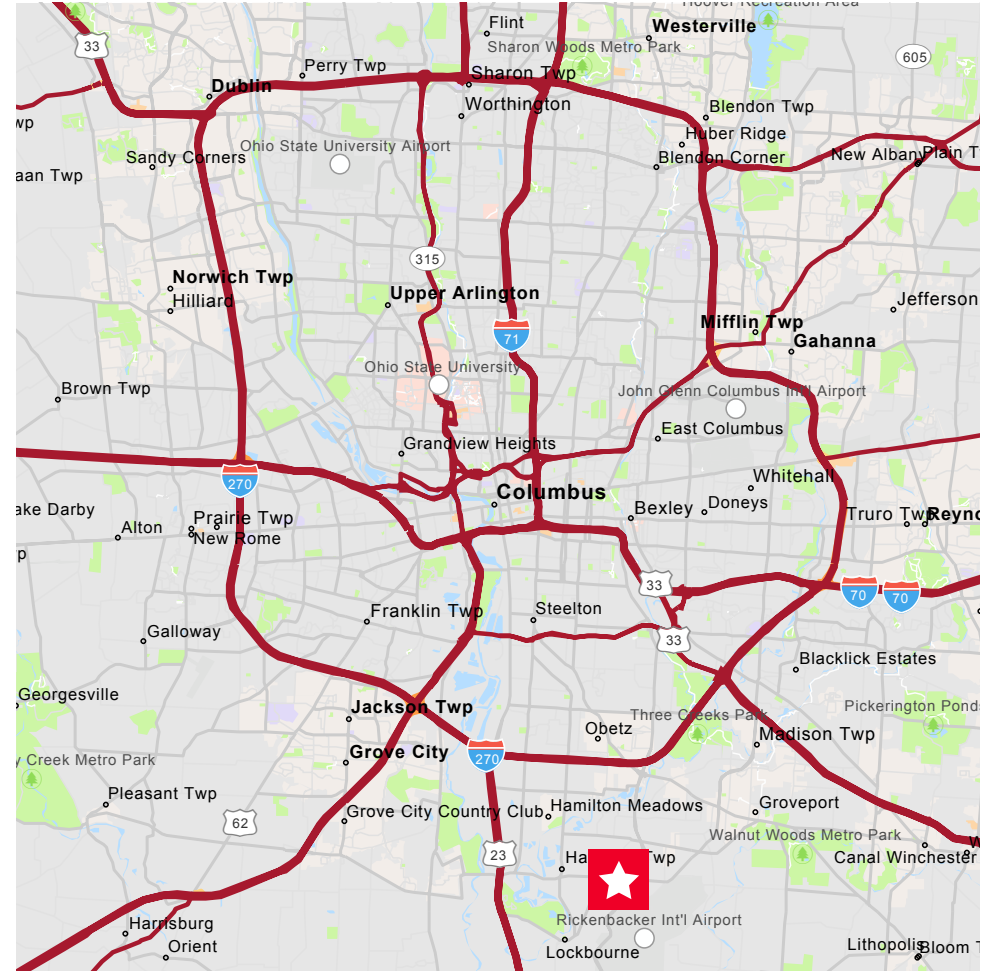
Property Highlights

Building Size:	+/- 201,600 SF Single Load
Office Area:	Build to suit
Site Size:	14.94 AC
Building Dimensions:	315' x 640'
Clear Height:	32'
Exterior Walls:	Load Bearing, Insulated, Concrete Precast
Roof:	Mechanically fastened TPO roof with 15 year manufacturer's warranty
Slab on Grade:	7" thick concrete slab
Bay Size:	50' x 50' with 65' speed bays
Dock Doors:	Twenty (20) - 9' x 10' manually operated overhead doors Eighteen (18) additional dock knock outs
Dock Equipment:	Twenty (20) - 40,000 lb mechanical dock levelers Twenty (20) - dock seals Twenty (20) - sets of z-guards Twenty (20) - LED swing arm dock lights

Drive-ins:	Two (2) - 12' x 14' manually operated drive-in doors located at each end of building
Truck Court:	190' deep
Truck Parking:	30 trailer stalls
Car Parking:	Approx. 120 car spaces
Fire Protection:	ESFR system
Lighting:	LED high bay fixtures with motion sensors
Electrical Service:	New 3,000 amp service
Incentives:	10 year 75% tax abatement beginning at completion, located in a Foreign Trade Zone
Projected Delivery Date:	Completed
Net Lease Rate:	\$4.75/SF NNN



Aerial Map



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