

449,064 SF  
TOTAL

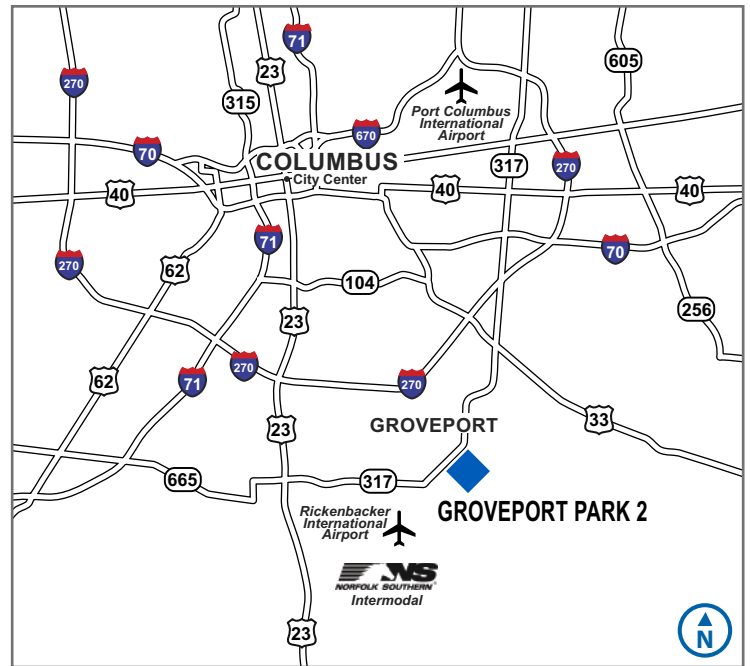


## GROVEPORT PARK 2

6500 Pontius Rd | Groveport, Ohio 43125  
449,064 SF Total

### Area Amenities

- » Business friendly and pro growth local government with appealing assets, incentives and amenities
- » 15 year, 100% tax abatement
- » Excellent access to interstate, rail and air
- » 60% of U.S. population within one day truck drive
- » Rickenbacker Cargo Airport two miles away (equipped with 12,000' runways and 24/7 air traffic control)
- » Norfolk Southern Intermodal with 250,000 container capacity within five miles



For Development Information:



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For Leasing Information:

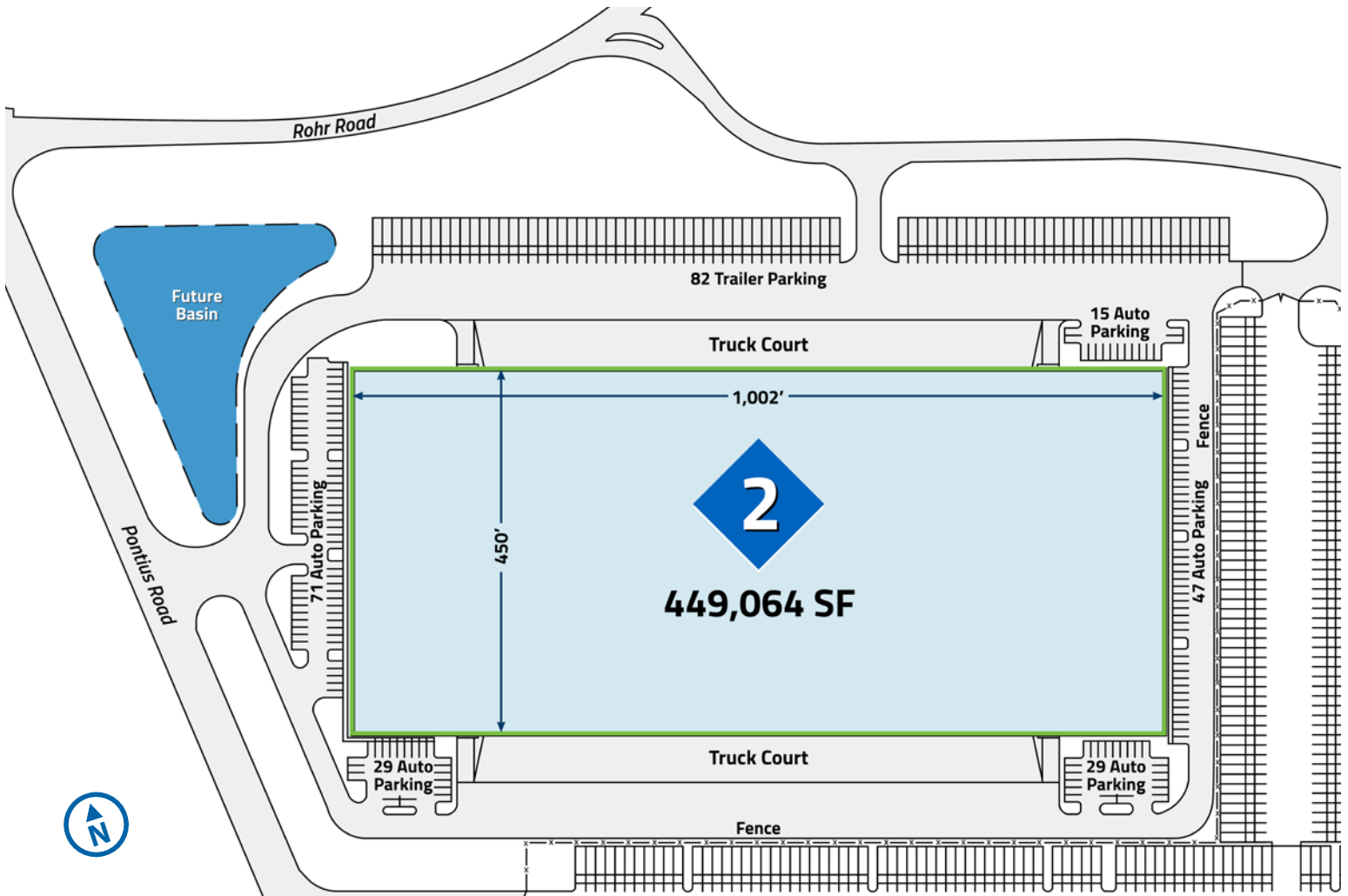


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# GROVEPORT PARK 2

6500 Pontius Rd | Groveport, Ohio 43125



## Building Features

- » Multiple points of access
- » Year Built 2016
- » 449,064 SF total on approximately 23.7 acres
- » 36' minimum clear height
- » ESRF fire sprinkler system with K22.4 heads
- » T-5 motion activated lighting
- » 45-mil EPDM roof
- » 56' wide x 47' deep typical column spacing; 60' deep in speed bays
- » 45 – docks (expandable) with 35,000 lb. levelers
- » Concrete dock aprons 60'
- » 4 – 12' x 14' drive-in doors
- » Cross Dock Loading
- » 170 – auto parking spaces
- » 82 – trailer parking spaces
- » 7" unreinforced floor slab, 4,000 psi concrete
- » Two (2) – 2,000 amp 480/277 volt, 3-phase, 4-wire electrical service



INDUSTRIAL