

THE HUB



For Lease

**1280 London Groveport Road
Columbus, OH 43228**

1,059,440 SF available for lease

- Part of a 106- acre master-planned industrial park
- Great access to SR 23, SR 317, I-270 and Alum Creek
- Located within a few miles of the Rickenbacker Cargo Airport and NS Intermodal facility
- Estimated delivery Q2 2020
- 10 year 75% tax abatement
- Site is located in an Opportunity Zone

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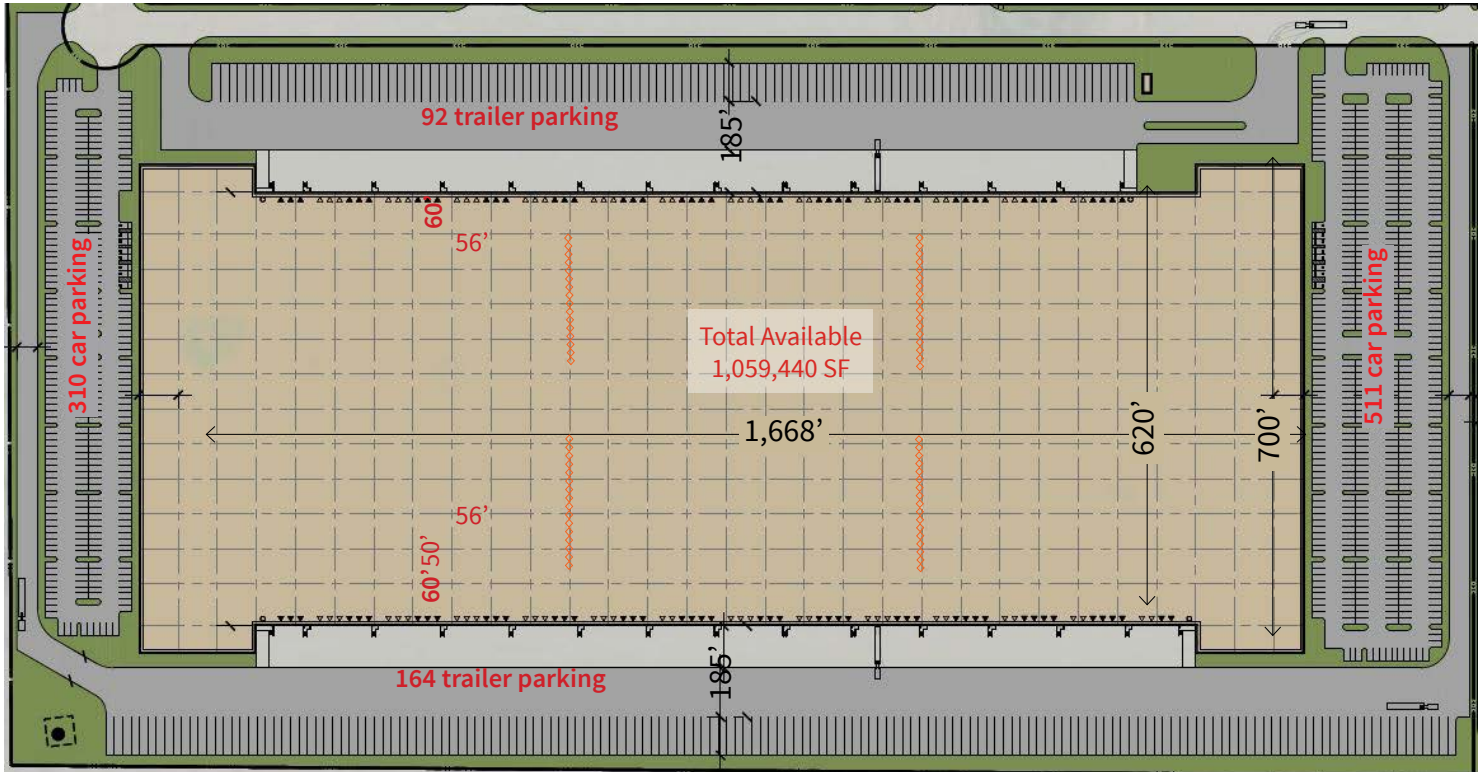
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THE HUB

BUILDING #6



SPECIFICATIONS		Roof	45 mil TPO R 20	Car Parking Trailer Parking	821 spaces 256 spaces
Available Space	1,059,440 SF	Building Dimensions	1,668' x 700'	Fire Suppression	ESFR - K factor 16.8
Office Size	To suit	Column Spacing Speed Bay Size	56' x 50' 56' x 60'	Heating	Gas Fired MUA - Q8
Tax Abatements	10-year, 75% tax abatement	Clear Height	40'	Clear Story	360 Glass
Divisible	Yes	Floor	7" thick, 4000psi concrete slab	Lighting	Highbay LED lighting
Land	49.386 AC	Dock Doors Drive-in Doors	150 (9' x 10') 4 (12' x 14')	Electric	(2) 2000 amp services 277 / 480-volt (AEP)
Estimated Delivery	Q2 2020	Levelers	40,000 lb	Gas	2 PSI service (Columbia Gas)
Construction	Precast concrete panels, steel columns joists and metal deck roof system	Truck Court Depth	185'	Sewer / Water	City of Columbus
Zoning	City of Columbus - M	Year Built	2020		



2.1
million residents
12th largest metropolitan area in the U.S.

One of the nation's top logistics hubs!

Central Ohio is within a day's drive, of over **150 million** people and nearly **42,000 headquarter** operations. That's **46 percent of the country's population and manufacturing base**, and 48 percent of the country's headquarters.



#1 in the Midwest for millennial migration



The fastest growing **population, GDP, and job creation** in the Midwest



one day drive **46%** of the population



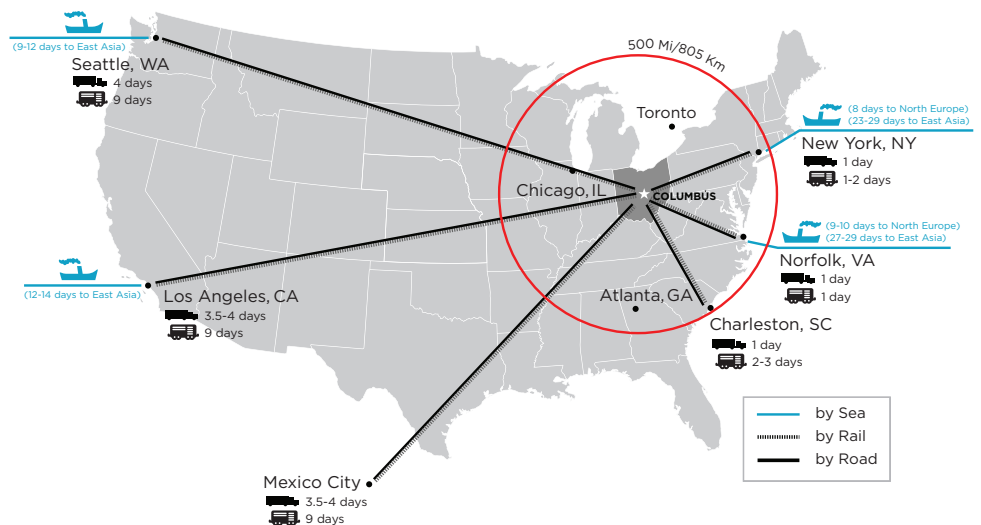
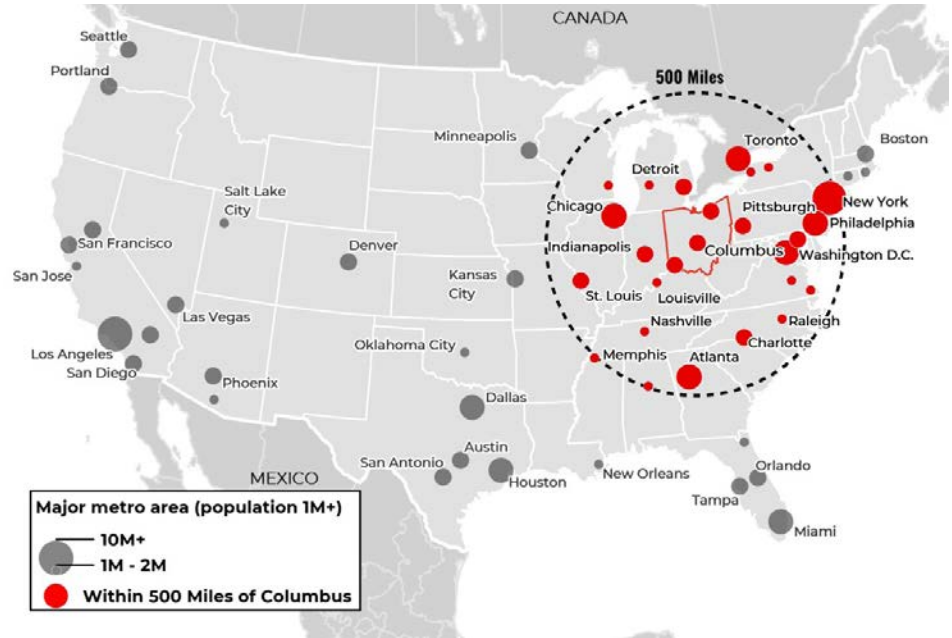
Home to **15** Fortune 1000 headquarters



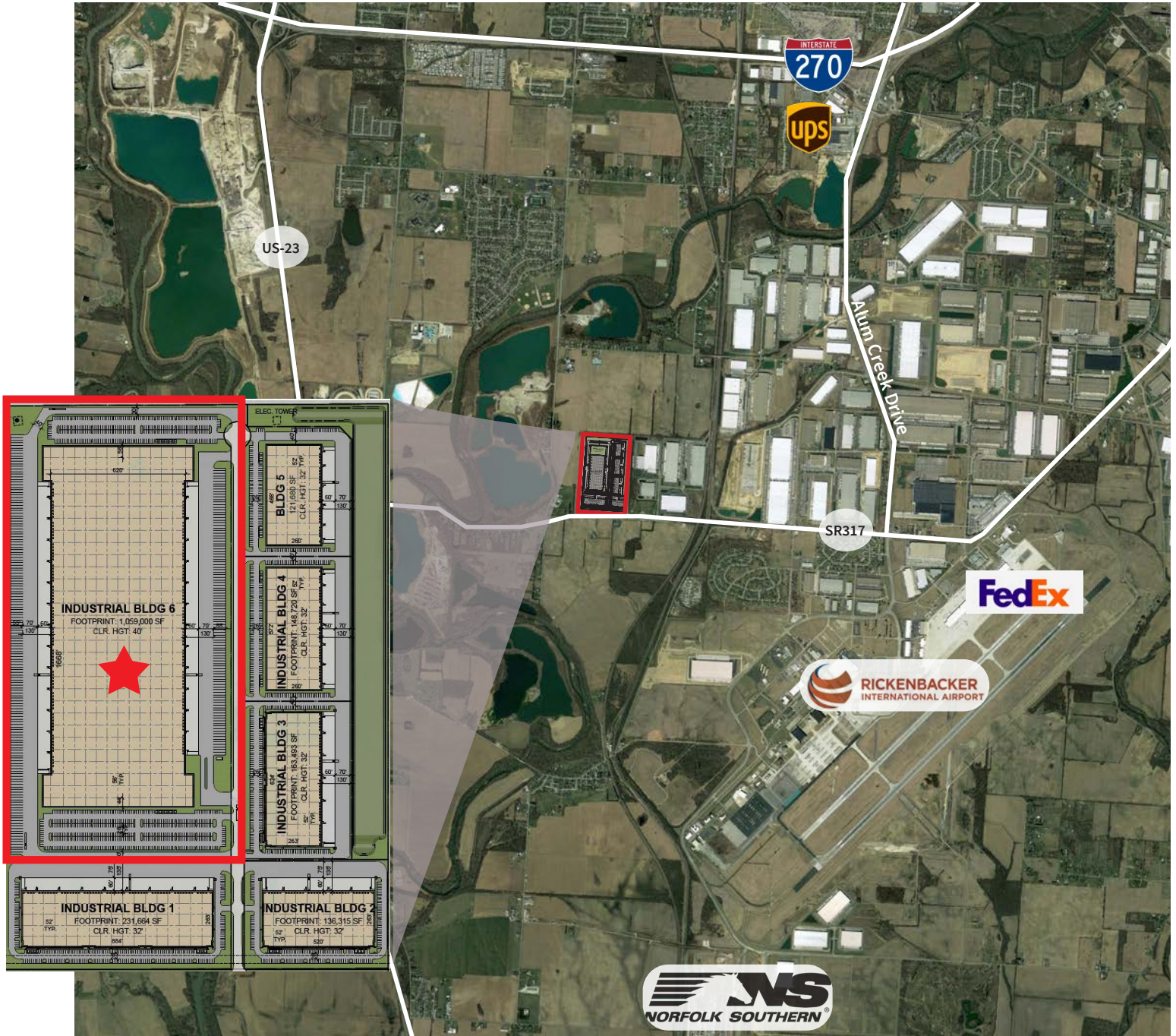
nations **second lowest** effective tax rate on new distribution centers with no tax on tangible personal property or inventory.



42% College graduates



Location



BY AIR
two parallel, 12,000-foot runways capable of handling the world's largest aircraft



BY RAIL
currently processing over 260,000 annual container lifts with room for expansion



BY TRUCK
one-day truck drive to half of the population with access to more than 45 overnight service points

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