



For Lease

**1260, 1322, & 1302
London Groveport Road**

136,315 sf up to 231,664 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 Q1 2020
- 10 year 75% tax abatement
- Site is located in an Opportunity Zone

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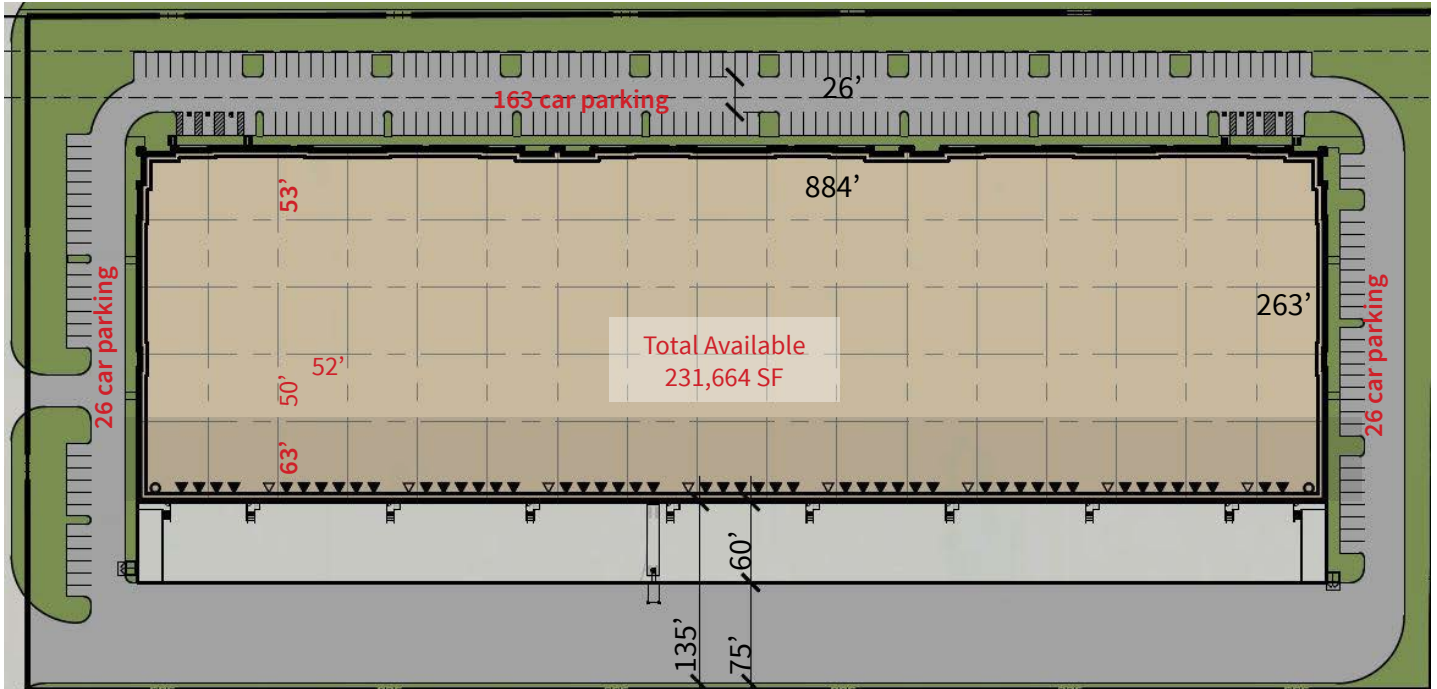
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THE HUB

BUILDING #1



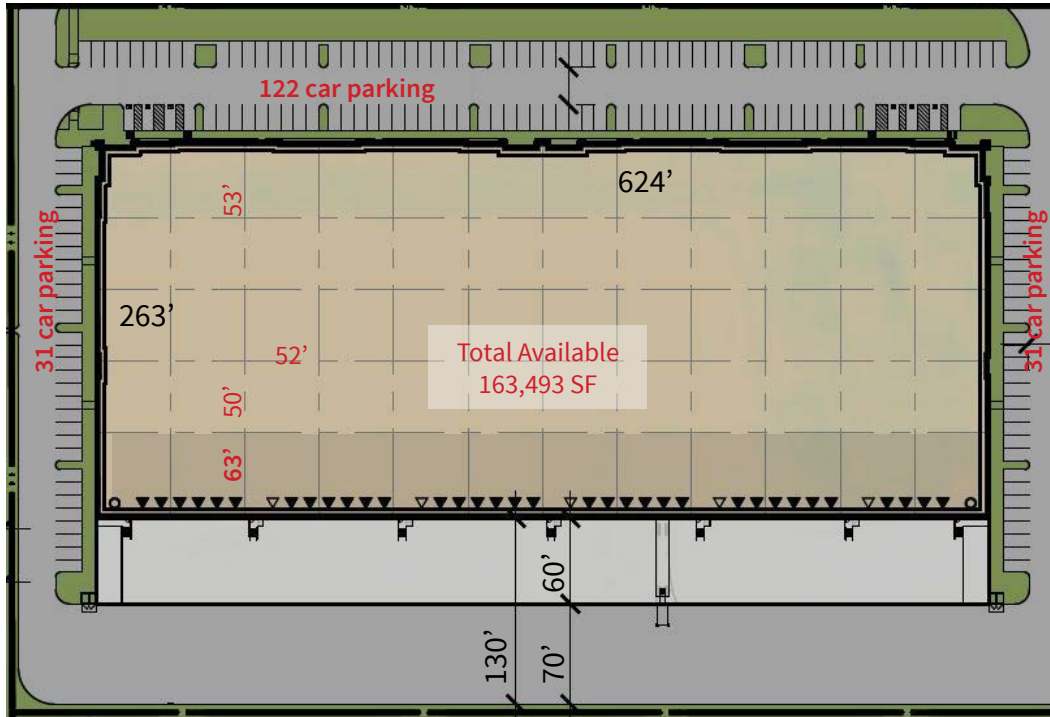
1260 LONDON GROVEPORT ROAD		Roof	60 mil TPO R20	Car Parking	215 spaces
Available Space	231,664 SF	Building Dimensions	263'x884'	Fire Suppression	ESFR - K factor 16.8
Office Size	To suit	First Bay Column Spacing	53' x 52'	Heating	Gas fired MUA-Q6
Tax Abatements	10-year, 75% tax abatement	Speed Bay Size	50' x 52' 63' x 52'	Clear Story	360 glass
Divisible	41,028 - 231,664 SF	Clear Height	32'	Lighting	Highbay LED lighting
Land	11.949 AC	Floor	7" thick, 4000psi concrete slab	Electric	2000 amps 800 amp panel (AEP)
Estimated Delivery	Q1 2020	Dock Doors	56	Gas	2 PSI service (Columbia Gas)
Construction	Site cast concrete R-10, steel columns, joists and metal deck roof system	Drive-in Doors	2	Sewer / Water	City of Columbus
Zoning	City of Columbus - M	Levelers	(24) 35,000 lb		
		Truck Court Depth	135'		
		Year Built	2020		

BUILDING #2



1302 LONDON GROVEPORT ROAD		Roof	60mil TPO -R20	Car Parking	140 spaces
Available Space	136,315 SF	Building Dimensions	263' x 520'	Fire Suppression	ESFR - K factor 16.8
Office Size	To suit	First Bay Column Spacing	53' x 52'	Heating	Gas fired MUA-Q6
Tax Abatements	10-year, 75% tax abatement	Speed Bay Size	50' x 52'	Clear Story	360 glass
Divisible	41,028 - 136,315 SF	Clear Height	60' x 52'	Lighting	Highbay LED lighting
Land	7.668 AC	Floor	7" thick, 4000psi concrete slab	Electric	2000 amps 800 amp (AEP)
Estimated Delivery	Q1 2020	Dock Doors	32	Gas	2 PSI service (Columbia Gas)
Construction	Site cast concrete R-10, steel columns, joists and metal deck roof system	Drive-in Doors	2	Sewer / Water	City of Columbus
Zoning	City of Columbus - M	Levelers	(14) 40,000 lb		
		Truck Court Depth	135'		
		Year Built	2020		

BUILDING #3



1322 LONDON GROVEPORT ROAD		Roof	60mil TPO R10	Car Parking	184 spaces
Available Space	163,493 SF	Building Dimensions	263' x 624'	Fire Suppression	ESFR - K factor 16.8
Office Size	To suit	First Bay Column Spacing	53' x 52'	Heating	Gas fired MUA-Q
Tax Abatements	10-year, 75% tax abatement	Bay Size	50' x 52'	Clear Story	360 glass
Divisible	41,023 - 163,493 SF	Clear Height	63' x 52'	Lighting	Highbay LED lighting
Land	8.29 AC	Floor	7" thick, 4000psi concrete slab	Electric	2000 amps 800 amp panel (AEP)
Estimated Delivery	Q1 2020	Dock Doors	39	Gas	2 PSI service (Columbia Gas)
Construction	Site cast concrete R-10, steel columns, joists and metal deck roof system	Drive-in Doors	2	Sewer / Water	City of Columbus
Zoning	City of Columbus - M	Levelers	(14) 40,000 lb		
		Truck Court Depth	135'		
		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



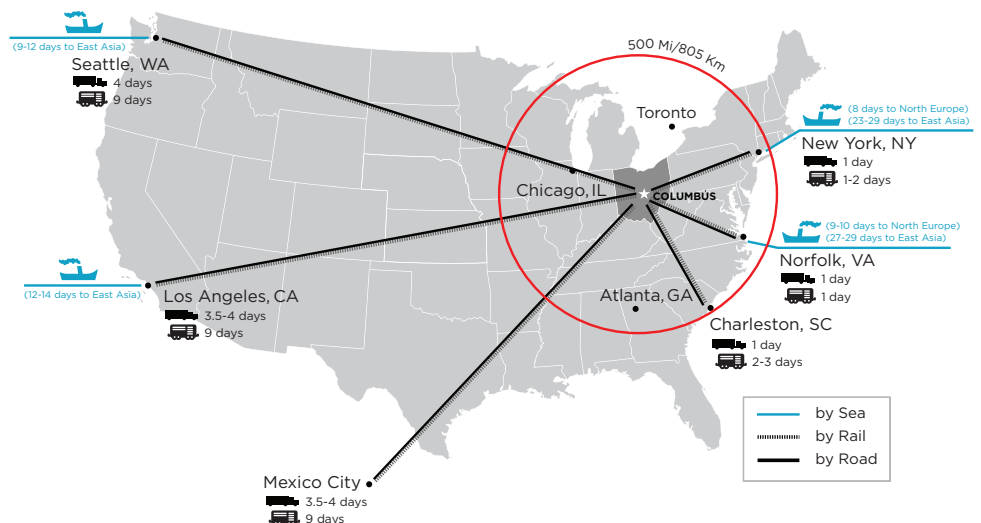
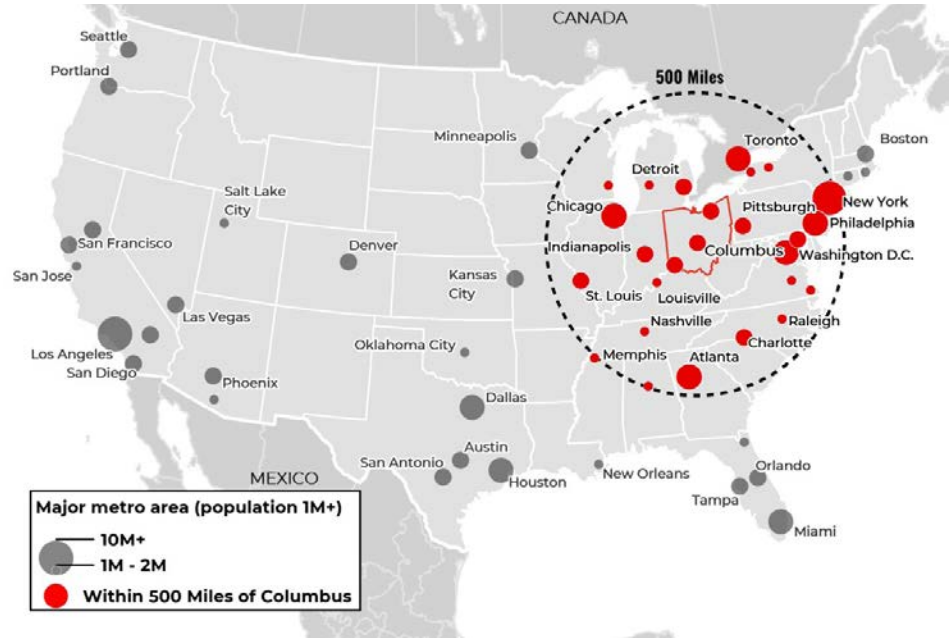
Home to **15** Fortune 1000 headquarters



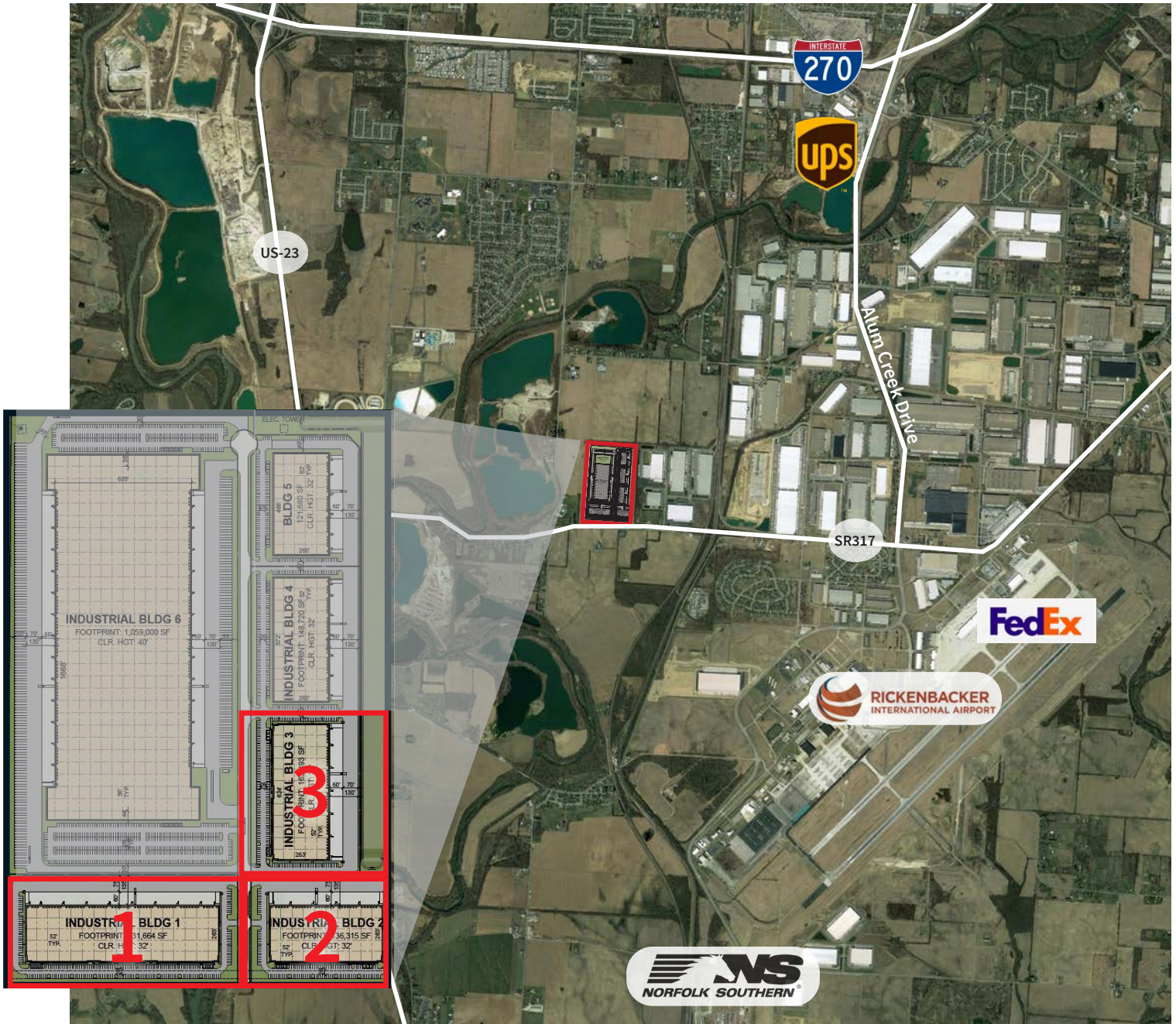
nations **second lowest** effective tax rate on new distribution centers with no tax on tangible personal property or inventory.



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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