

GROVEPORT PARK 1 & 2

Groveport, OH



1,001,344 SF, CROSSDOCK WAREHOUSE &
526,500 SF, CROSSDOCK WAREHOUSE
15 YEAR 100% REAL ESTATE TAX ABATEMENT
36' CLEAR, AMPLE CAR PARKING
STATE OF THE ART WAREHOUSE

LEASED BY



GROVEPORT PARK 1

PARK 1-1,001,344 SF



GROVEPORT PARK 1 HIGHLIGHTS

- Located in Groveport, Ohio
- 15 year 100% tax abatement
- 36' clear
- 417 car parking spaces
- 165 trailer parking spaces
- Crossdock warehouse
- ESFR Sprinkler
- December 2015 completion

AIR



Rickenbacker Cargo Airport

- 12,000' & 11,900' runways
- Air traffic control 24/7
- 2 miles away

RAIL



Norfolk Southern Intermodal

- 175 acres
- 250,000 container capacity
- 5 miles away

TRUCK



60% of U.S. population within
1 day truck drive



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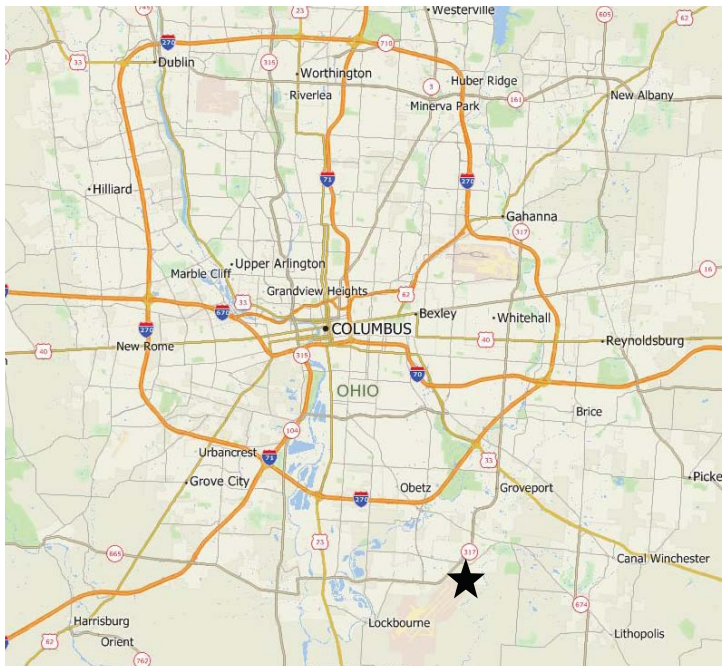
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GREAT LOCATION

ACCESS TO INTERSTATE, RAIL, AND AIR



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Project: Groveport, OH, Building 1

Location: 6606 Pontius Road
Groveport, OH 43125

Building Configuration:

- Overall Dimensions: 520' x 1924' = ±1,001,344 s.f.
- Column Bay Spacing: 56' wide x 50' deep typical with 56' wide x 60' deep speed bays
- Clear Height: 36' - 0"

Dock Configuration:

- 130' Deep Truck Courts
- 60' Concrete Dock Aprons
- 100 dock positions equipped with 9' x 10' insulated sectional overhead doors, 7' x 8' 35,000# pit levelers, dock seals, and bumpers
- 4 drive-in doors equipped with 12' x 14' insulated sectional doors
- 70 future dock positions

Floor Slabs:

- 7" thick, 4,000 psi concrete
- Floor flatness/levelness: Ff45/F135
- Floor Finish: liquid hardener/densifier

Wall Panels:

- 8" thick load-bearing insulated precast concrete
- Insulation value: R-18
- Finish: painted

Roof:

- Mechanically fastened TPO with 10 year warranty
- Insulation value: R-18

HVAC:

- Roof-mounted, heat-only, gas-fired makeup air units
- Temperature: Maintain 50 degrees F at ASHRAE 99% winter dry-bulb outside temperature

Plumbing:

- Water service
- Sanitary service to each corner of the building

Power:

- Two 3,000 amp service
- 480/277V panelboards, step-down transformers, and 120.208V panelboards to support shell building loads
- Electrical receptable between each dock door



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GROVEPORT PARK 1 & 2

COLUMBUS, OHIO

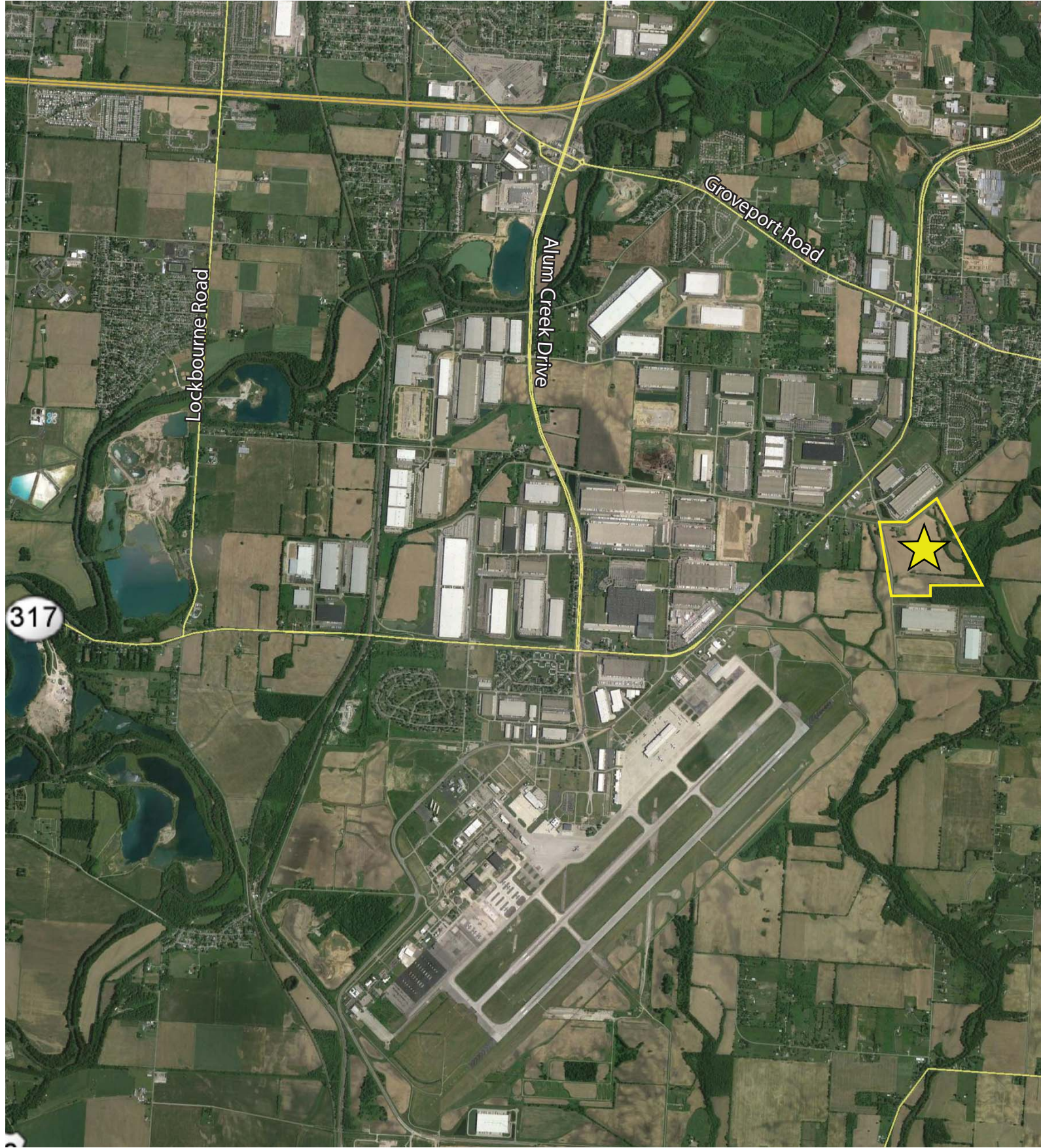
SITE PLAN



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