



RICKENBACKER EXCHANGE

Colliers

New to the Market | For Lease

**714 Bosses Way
Commercial Point, OH**



BUILDING SPECIFICATIONS



Building Type	Industrial/Warehouse
Building Size	1,198,965 SF (2,298' x 522')
SF Available	Up to 1,198,965 SF
Office SF	3,360 ± SF spec office
Site Size	66 ± acres
Clear Height	Minimum 40' clear height, at the first bay column
Column Spacing	56' x 60' speed bay 56' x 50' interior bay
Bay Size	29,120 SF
Access	Route 762 to SR 23; SR 104 to SR-665 (See pg. 6 for drive-times)
Walls	Exterior - Tilt precast concrete with 9" panels with 3" continuous insulation providing a R-12.95 rating and storefront entries
Roof	.45 mil Mechanically fastened white TPO roof; 15-year warranty
Zoning	LM/SO (Limited Manufacturing/ Suburban Office)
Mechanical	Eight (8) roof mounted direct gas-fired make-up air handling units designed to maintain a minimum inside temperature of 55 degrees with an outside temperature of 0 degrees

Plumbing	3" domestic water service and a 10" fire water service loop
Electrical	(2) 1200 amp services at 480/277 volt - total of 2400 amp service
Fire Protection	ESFR sprinkler system; K-25 and K-28 heads
Floor Slab	8" floor slab unreinforced
Floor Sealer	Ashford Formula
Docks	180 with 120 (9' x 10') dock doors fully-equipped with 40,000 lb. mechanical leveler, dock seals, vertical dock bumpers, dock lights and outlets 33 out of the 180 dock doors will include vertical dock bumpers only 98 future dock positions could be added
Drive-in Doors	Four (4) drive-in doors
Trailer Parking	332 trailer parking stalls will be available
Car Parking	468 car parking spaces
Net Lease Rate	Market rents
Estimated Operating Expenses	\$0.45/SF
Tax Abatement	15 year, 100% tax abatement on real property improvements



OVERALL SITE PLAN





SITE PLAN





FLOOR PLAN





DRIVE TIMES



I-70 & I-270 interchange
25 minutes
22 miles



SR 665 & I-71 interchange
10 minutes
7.5 miles



US 23 & I-270 interchange
11 minutes
8.5 miles



I-70 & I-270 interchange
20 minutes
18.3 miles



Norfolk & Southern Intermodal
7 minutes
3.4 miles





CORPORATE NEIGHBORS



North Campus
RICKENBACKER
EXCHANGE

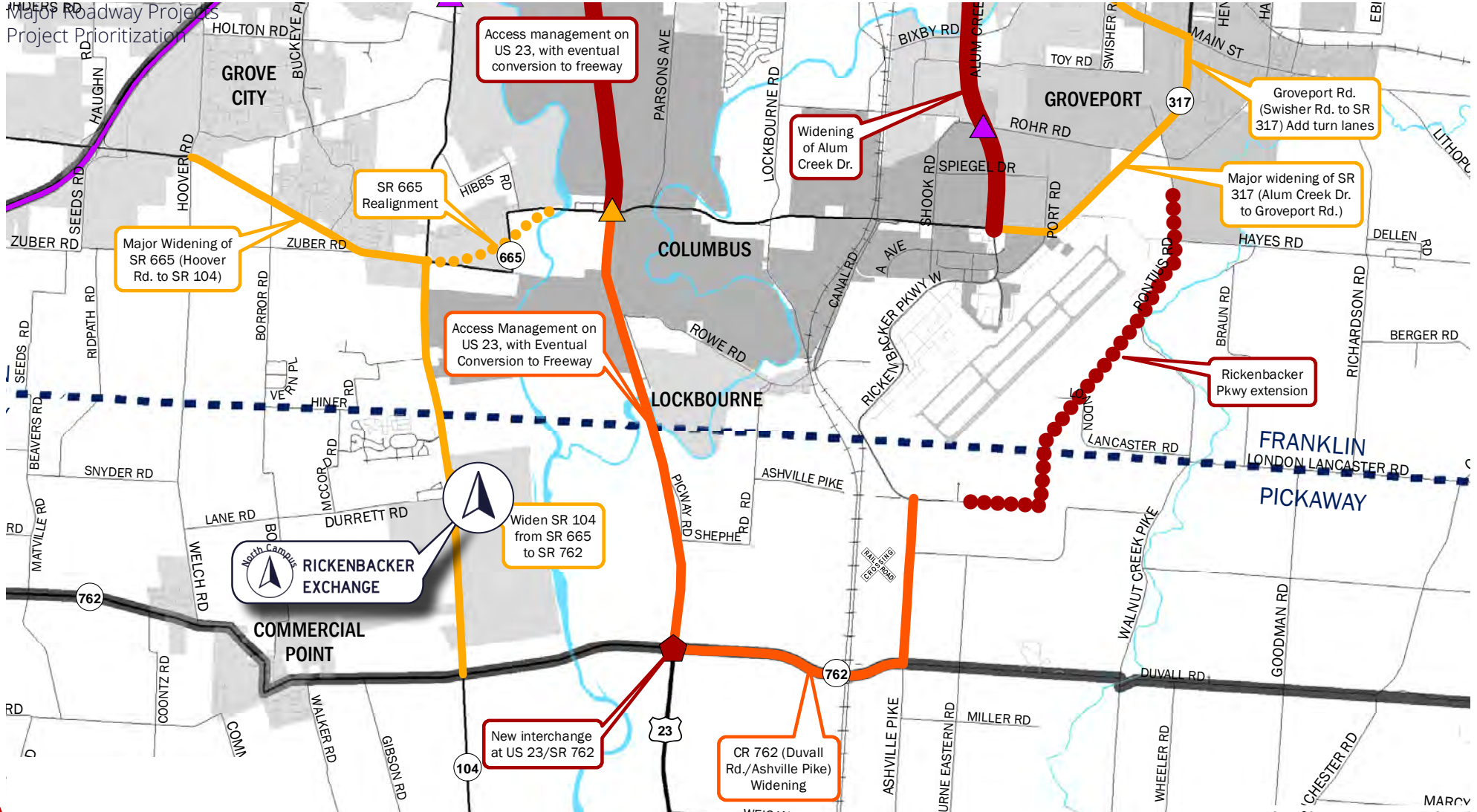


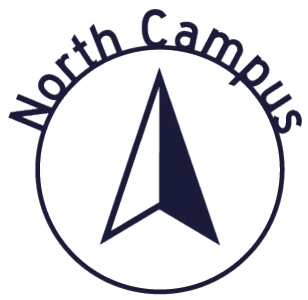
AREA STUDY



Rickenbacker Area Study

Major Roadway Projects
Project Prioritization

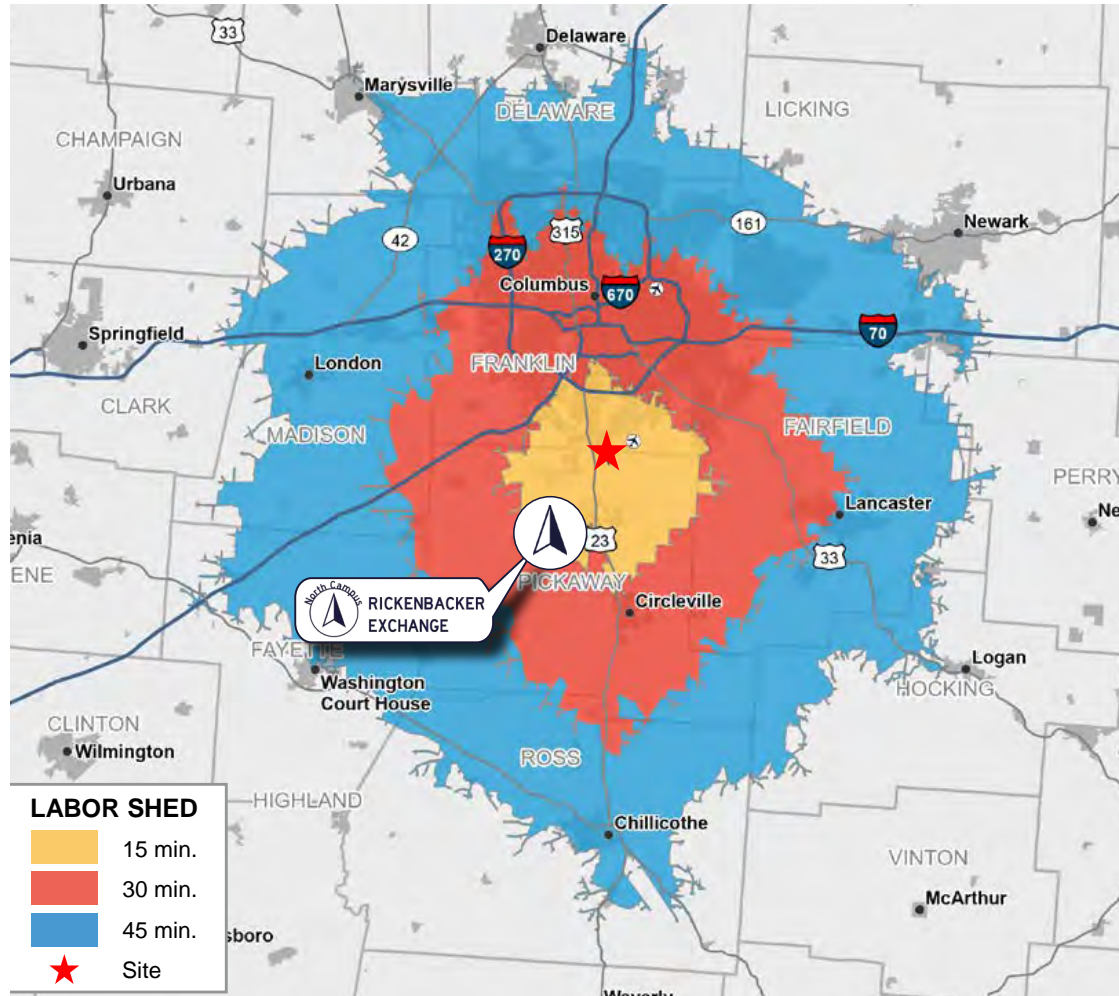




LABOR FORCE

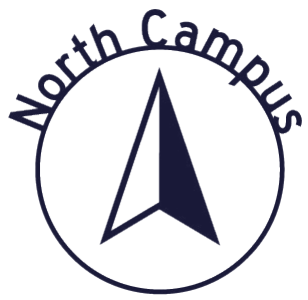


Commute Shed: Rickenbacker Area



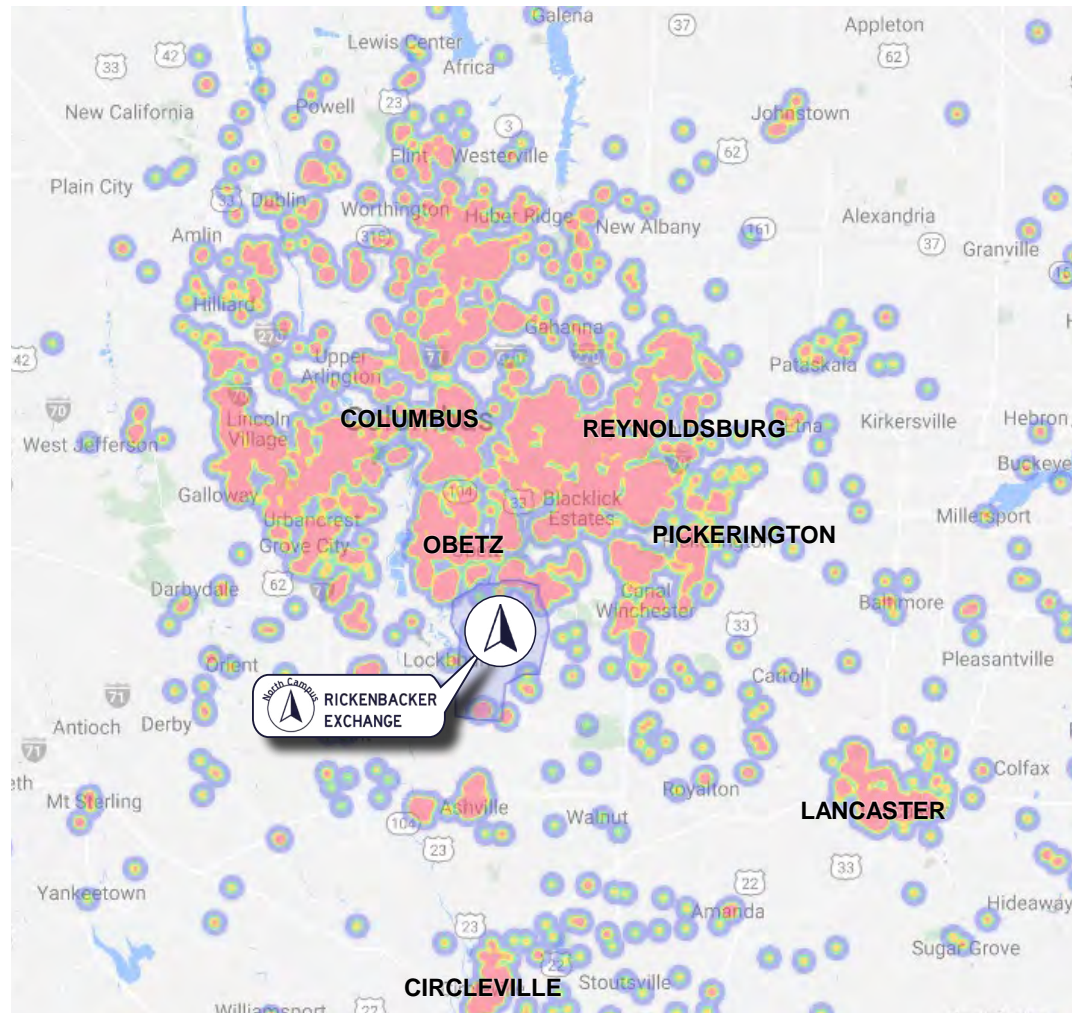
15	30	45
71,556 Population	1,098,543 Population	1,927,371 Population
36,261 Employed	577,629 Employed	1,006,588 Employed
37,144 Total Labor Force	594,618 Total Labor Force	1,033,551 Total Labor Force
1,783 Production Workers	27,947 Production Workers	46,510 Production Workers
3,900 Transportation/ Material Moving Workers	55,299 Transportation/ Material Moving Workers	84,751 Transportation/ Material Moving Workers

Within
30 MINUTES
there are over
577,629 RESIDENTS EMPLOYED



LABOR FORCE

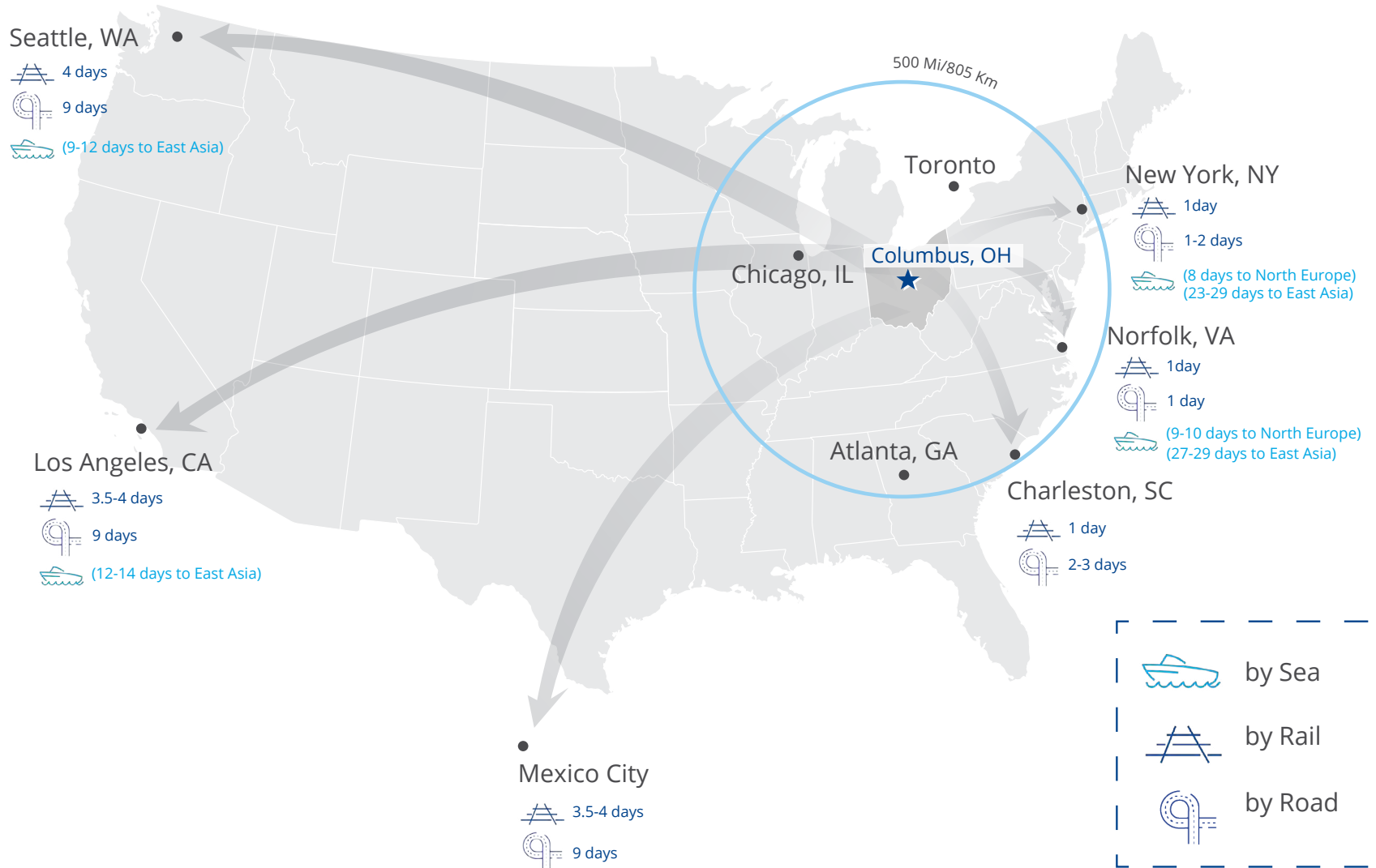
Commute Shed: Groveport-Rickenbacker Area



About **45%** of Rickenbacker area workers commute less than ten miles from their place of employment and 30 miles captures more than three-fourths of employee home locations.

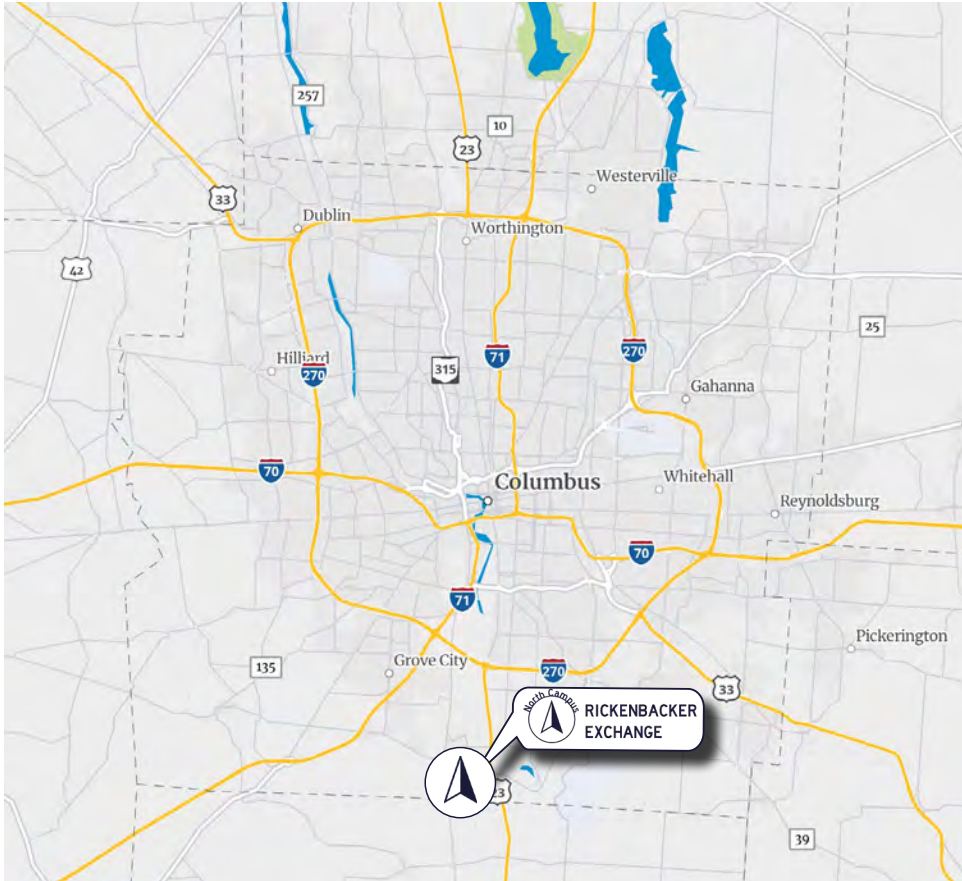


NORTH AMERICAN MARKET ACCESS





CONTACT US



About Columbus

Columbus is located within a 10-hour drive of 46 percent of the country's population, making it a point of access for businesses and consumers. With access to top transportation networks like John Glenn International Airport, Rickenbacker International Airport, numerous rail terminals and national interstates, Columbus is a certified logistics hub.

Located in the heart of the most densely populated area of the United States, the **Columbus Region is the No. 1 point of access to U.S. businesses, supply chains and customers.**



Leasing

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