



FOR LEASE

# 1450 Commodity Boulevard

Columbus, Ohio 43137

200,000-500,000± sq ft  
\$3.25/sq ft

- 30' - 34' clear ceiling height
- Rail served by CSX; 5 rail doors
- Cross dock/flow-through design
- 57 dock doors (9' x 10' with 30,000 lb levelers (7' x 8')
- 3 drive-in doors (14' x 14')
- 50' x 50' column spacing; 50' x 400' Bays (20,000 sq ft)
- ESFR sprinkler system
- 2000 amp, 480/277 volt, 3-phase electric service
- 6" thick, 3,500 psi concrete floor; 1st 12" is 7" thick



For more information, contact:

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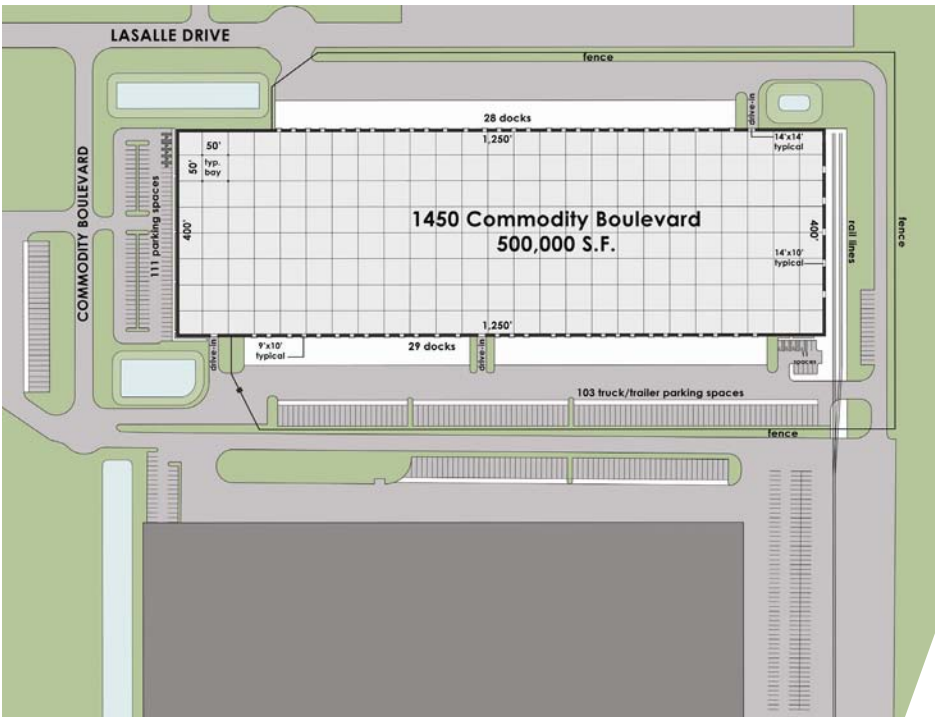
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**Cassidy  
Turley** Commercial  
Real Estate Services



#### Building Features:

- 4 Cambridge direct gas-fired heaters (60° F at 0° F)
- Six 60" roof mounted exhaust fans (1 air change per hour)
- Fenced truck court with guard station
- Parking for over 100 trailers and 120 automobiles
- 55' concrete apron (8" thick): 135' truck court depth
- Built in 2005
- Zoned "M" Manufacturing in the City of Columbus
- Foreign Trade Zone status
- 75% real estate tax abatement