

Only \$1.00/sq ft nnn!



FOR LEASE

Rickenbacker V

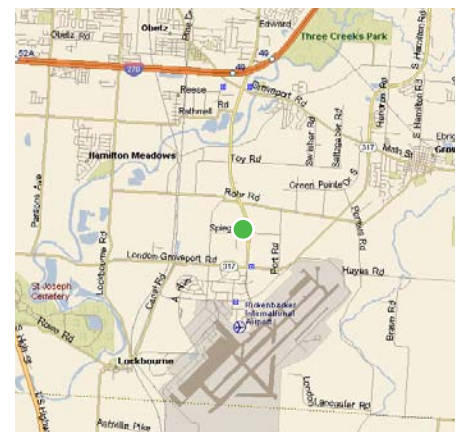
2450 Spiegel Drive, Columbus, OH 43125

38,000 - 455,000 sq ft available

Rental Rate: \$1.00/sq ft nnn

Operating Expenses: \$1.34/sq ft

- 455,667± sq ft total; divisible to 38,588 sq ft
- Located just 2.5 miles south of I-270 with excellent access to I-70 & I-71
- Within a 1-day truck drive of 60% of United States Population
- 5 miles from the new Norfolk Southern Rickenbacker Intermodal Yard which receives trains double-stacked with containers directly from the Port of Virginia in Norfolk via the newly completed Heartland Corridor
- 2 miles from the Rickenbacker International Airport used primarily for air cargo shipping
- Set in a attractive 500-acre master planned industrial park
- Exterior building dimensions of 451' x 1,004'
- Cross dock/flow-through configuration
- Column spacing 48' x 50'
- 28'–32' clear ceiling height
- Partially air conditioned warehouse
- See reverse side for more detailed specifications



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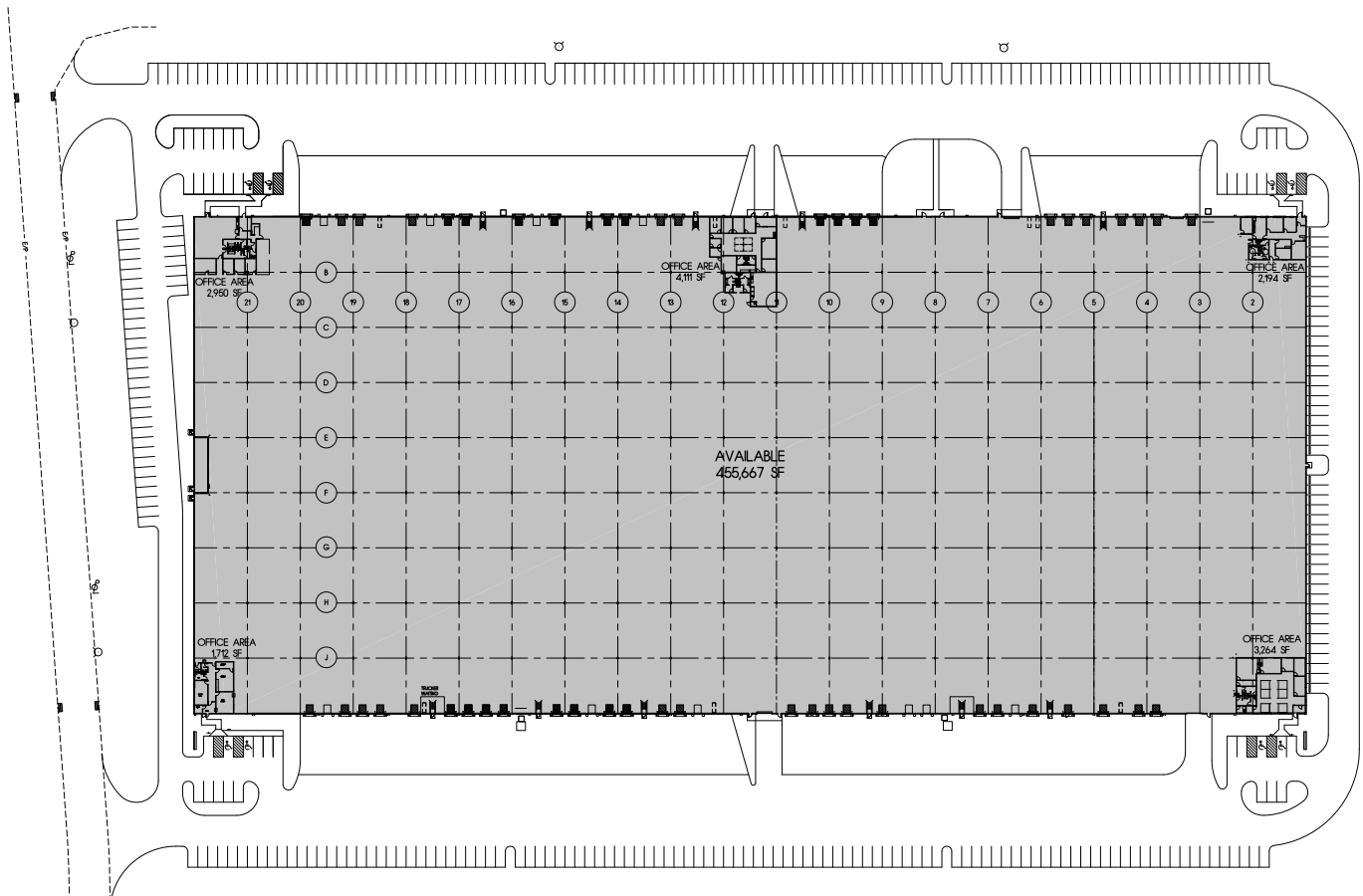
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Real Estate Services

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BUILDING FEATURES:

- 455,667 sq ft available for lease; divisible to units as small as 38,588 sq ft
- Five (5) existing office areas totaling 13,691 sq ft, and varying in size from 1,172 sq ft up to 4,111 sq ft
- Built in 2000
- Situated on 23.739 acres
- 28'-0"–32'-0" clear ceiling height
- 48' wide x 50' deep column spacing
- 21,648 sq ft bays (48' x 451')
- 50 dock doors (9' x 10') total; 23 dock doors on the west side and 27 dock doors on the east side of the building; knock-out panels available for additional doors
- All dock doors equipped with insulated sectional steel overhead doors, 25,000 lb. Rite Hite mechanical levelers, shelters, bumpers, swing arm lights and protective bollards
- 4 drive-in doors (14' x 16')
- 1600 amp, 277/480 volt, 3-phase electric services
- T-5 HO florescent and 400-watt metal halide high bay lighting fixtures
- 7" concrete floors (8" thick in dock bays); 4000 psi; Ff45
- 8" thick insulated (R6) precast wall panels
- Standing seam metal roof with 20-year warranty; R19
- Engineered Air gas fired air rotation units; Wall vents and roof exhausters
- ESFR sprinkler system
- 140' deep truck court with 55' concrete apron
- 348 automobile parking spaces
- Zoned "M" – Manufacturing in the City of Columbus

