



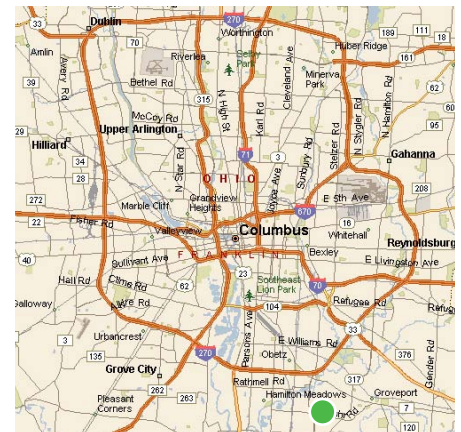
BUILD-TO-SUIT OPPORTUNITY

Opus Business Center at Rickenbacker

2850 Rohr Road, Groveport, Ohio 43125

90± acres

- Excellent industrial development site in the Rickenbacker submarket
- 90+ Acres with over 1,700' of frontage on Rohr Road
- All utilities are to the property
- Existing pad-ready site for 500,000± square foot cross dock building; Site accommodates buildings up to 1.3 million square feet
- Strategically located within 500 miles of 60% of the North American population
- Less than 5± miles from the new Norfolk Southern intermodal yard – direct rail connectivity to the Port of Virginia (Norfolk) by way of the Heartland Corridor
- 1.5± miles from the Rickenbacker International Airport (cargo) and minutes from the Port Columbus International Airport (passenger)
- Only 2.5± miles from the Alum Creek Drive & I-270 interchange, and minutes from both I-70 and I-71
- 15-year, 100% real estate tax abatement available on all new development – projected annual savings estimated at \$0.90 - \$1.00/SF
- Ohio Enterprise Zone allows exemption of up to 75% of the value of real property improvements and/or new tangible personal property for up to 10 years
- Pricing is negotiable; available for outright sale or developer will build to suit



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Land Features

- 90.465 acres
- Site can support up to 1.5 million square feet – concept plans have been prepared showing a 1.3 million square foot building
- Zoned PIP – Planned Industrial Park in the Village of Groveport
- 16" City of Columbus water line at the end of Green Point Drive
- 18" City of Columbus sanitary sewer line at east property line
- AEP electric line at Rohr Road and Green Point Drive
- Columbia Gas medium pressure gas line at Green Point Drive and Opus Drive
- Existing fiberoptic line on Rohr Road
- Survey, Environmental, Geotechnical, Topographic and Title reports available upon request
- 2009 real estate taxes of \$113,224.12, or \$1,251.58/acre
- Major recognizable companies located nearby including Whirlpool, Kraft Foods, Yokohama Tire, Xerox, Cardinal Health and Exel Logistics