



FOR LEASE

Air Cargo Terminal 4 Rickenbacker International Airport

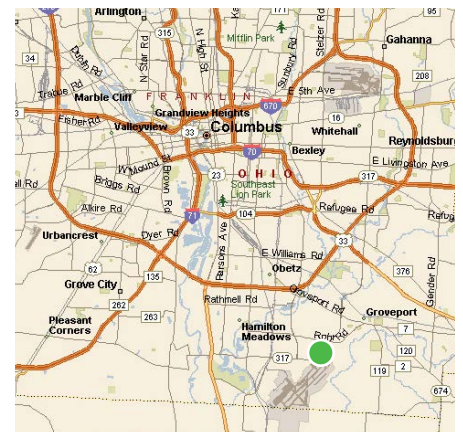
2961 George Page Jr. Road, Columbus, Ohio 43217

48,000 sq ft

\$4.75/sq ft nnn

- 48,000 sq ft building situated on 5.334 acre site
- Airside cross dock office/warehouse facility
- Clear span, 400' in width and 120' in depth
- Minimum warehouse clear height - 22'
- Roofing system is standing seam, roof installed in 2008
- 14 landside dock doors (9' x 10') with hydraulic levelers (7' x 8') and a capacity of 40,000 lbs
- 12 drive-in doors (18' x 14') airside
- 1000 amp 208/120 electrical service currently available
- Real estate tax abatement currently exists
- Natural gas/electric HVAC units will provide heating and air conditioning in the office area when constructed. The warehouse portion of the facility is heated by natural gas fired unit heaters

**Cassidy
Turley** Commercial
Real Estate Services



For more information, contact:

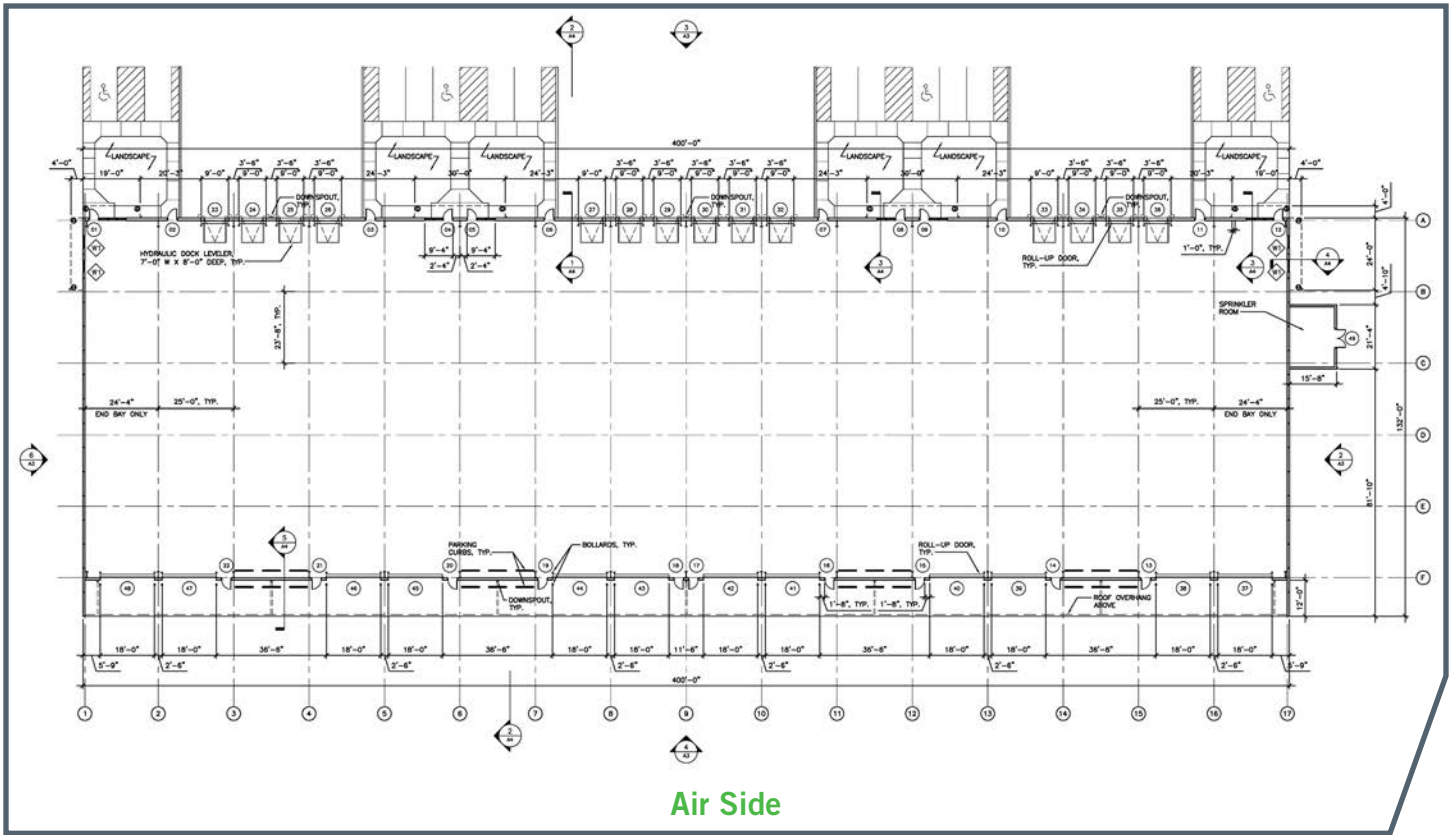
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Parking:

81 parking spaces, 77 regular spaces and 4 handicap spaces available for employees and visitors.

Fire Protection System:

ESFR sprinkler system. Sprinkler system designed per 2002 NFPA 13 Class 1 - 4 commodities encapsulated or non-encapsulated to a height within three feet of the sprinkler heads.

Economic Incentives:

Located in a Community Reinvestment Area ("CRA") that provides a 15-year, 100% real property tax abatement. CRA real property tax abatement effective in 2009; the real property tax abatement runs through tax year 2023.

Located with Rickenbacker's Foreign Trade Zone 138. The Foreign Trade Zone provides benefits relating to the importing/exporting of goods.