



FOR LEASE

Rickenbacker III

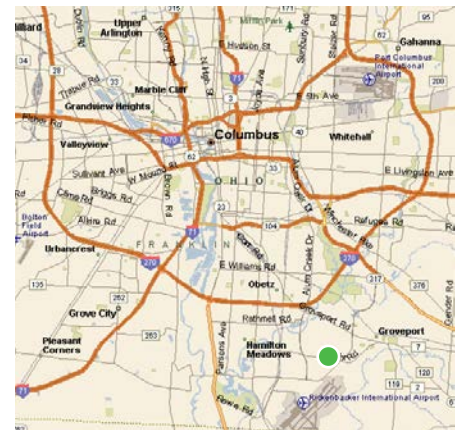
6100-6290 Opus Drive, Groveport, OH 43125

265,663 sq ft available

Rental Rate: \$2.95/sq ft nnn

Operating Expenses: \$0.56/sq ft

- 676,155± sq ft total; 265,133± sq ft available
- 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
- Located in attractive master planned industrial park
- Cross dock/flow-through configuration
- Column spacing 40' x 50' (typical)
- 30'6" – 32'10" clear ceiling height
- See reverse side for more detailed specifications



For more information, contact:

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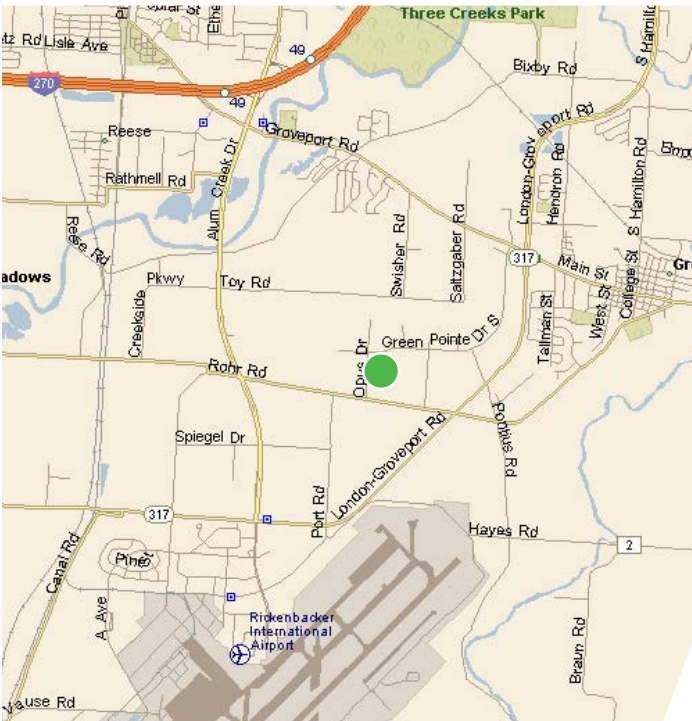
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Building Features

- 265,663 sq ft available for lease; divisible
- Existing 3,360 sq ft office area; Remote warehouse restrooms (2)
- Built in 2001
- Situated on 41.676 acres
- 30'-6" – 32'-10" clear ceiling height
- 50' wide x 40' deep column spacing; dock bays are 60' deep
- 24,000 sq ft bays (50' x 480')
- 60 dock doors (9' x 10') total; 28 dock doors on the west side [17 with 35,000 lb. levelers, seals and trailer restraints] and 32 dock doors on the east side of the building [13 with 35,000 lb. levelers, seals and trailer restraints]; knock-out panels available for additional doors
- All dock doors equipped with insulated sectional steel overhead doors, bumpers, swing arm lights, protective bollards and duplex outlet
- 2 drive-in doors (12' x 14') – one on each side
- 800 amp, 277/480 volt, 3-phase electric services
- Twenty-nine (29) 30 amp battery charging stations
- 400-watt metal halide high bay lighting fixtures, 4 per bay
- 7" floors with Ashford sealant; FF50/FL35; 4000 psi
- 8" thick insulated (R5) precast wall panels
- Single-ply 45 mil EPDM ballasted membrane roof with 15 year warranty; R15.9
- Four (4) Engineered Air gas fired air rotation units; Twelve (12) wall vents and Twelve (12) roof exhausters
- ESFR sprinkler system
- 140' deep truck court with 60' concrete apron; West truck court is fenced and gated
- 96 automobile parking spaces; space available for future trailer parking spaces
- Zoned PIP "Planned Industrial Park" in the Village of Groveport



