



FOR SUBLEASE

Groveport Commerce Center #168

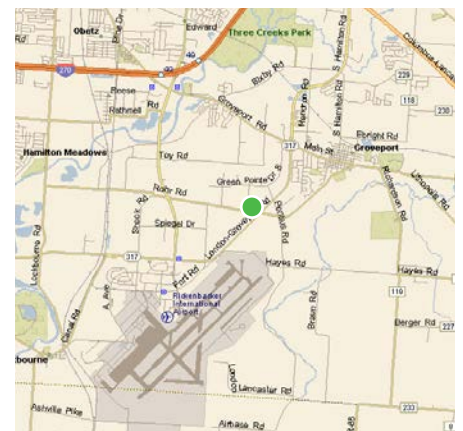
6300 Commerce Center Drive, Groveport, Ohio 43125

127,720± sq ft

\$3.25/sq ft Industrial Gross

- 168,000 sq ft total building size situated on 10.771 acres
- Built in 1999
- 127,720 sq ft available for sublease through October 31, 2014; Longer term may be available through building owner
- Divisible to 24,000 sq ft
- 7,233 sq ft of Class A office space
- Located in Duke's master planned Groveport Commerce Center Industrial Park
- 1 mile from the Rickenbacker International Airport used primarily for air cargo shipping
- 3 miles from the Columbus, Ohio outerbelt - Interstate 270
- 5 miles from Norfolk Southern's intermodal yard that connects directly with the Port of Virginia in Norfolk via the Heartland Corridor

* See reverse side for more detailed specifications



For more information, contact:

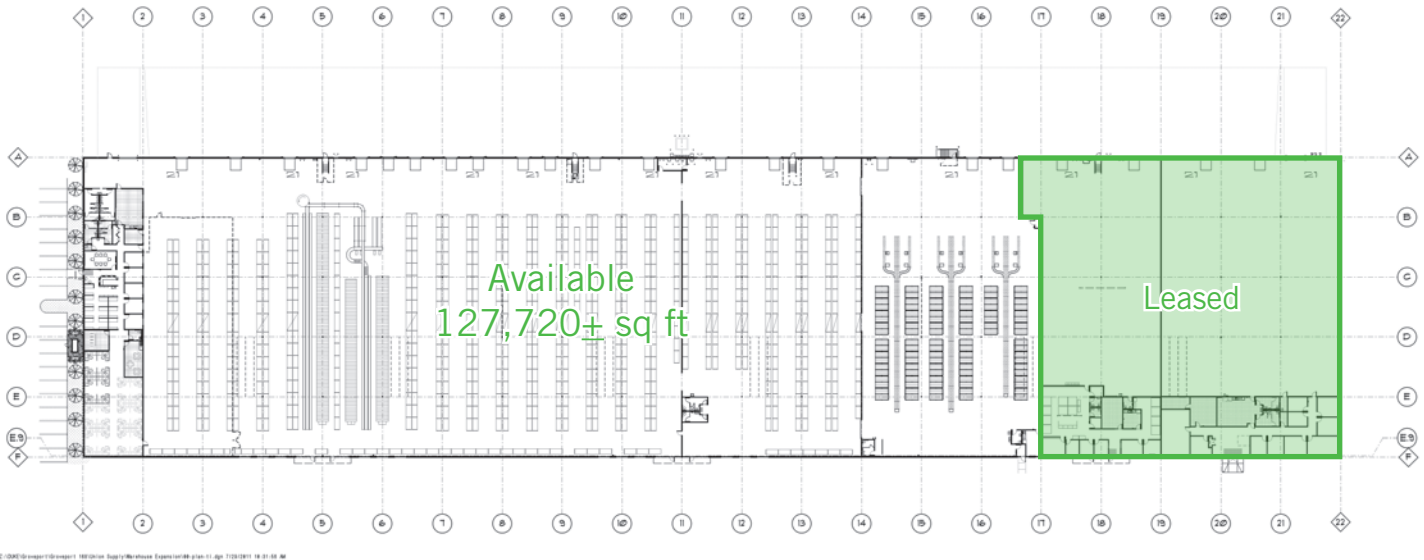
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Building Features:

- 127,720 sq ft available for sublease
- Divisible to 24,000± sq ft
- 7,233 sq ft of Class A office space
- ESFR sprinkler system
- Exterior dimensions: 200' deep x 640' wide
- Precast concrete panel construction
- 6" thick concrete floors
- Ballasted single-ply EPDM roofing system
- 40' x 40' column spacing; 8,000 sq ft bays
- 24' clear ceiling height
- 18 dock doors (9' x 10') with levelers, bumpers, seals, swing arm lights and duplex outlets; 4 docks have trailer restraints
- 1 drive-in door (12' x 14')
- 9 ceiling mounted Reznor gas fired unit heaters
- High bay metal halide lighting
- 480/277 volt, 3-phase electric service
- 12 battery charging stations
- 120' deep truck court with 60' concrete apron
- Parking for 127+ cars; trailer parking available against the building
- Zoned PIP "Planned Industrial Park" in the City of Groveport