



FOR LEASE

# Rickenbacker II

6360-6440 Port Road, Groveport, OH 43125

100,000 – 434,120 sq ft available

Rental Rate: \$2.95/sq ft nnn

Operating Expenses: \$0.52/sq ft

- 434,120± sq ft total; divisible to 100,000± 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
- Located in attractive master planned industrial park
- Exterior dimensions of 451' x 961'
- Cross dock/flow-through configuration
- Column spacing 41' x 52'
- 29' – 30'6" clear ceiling height
- See reverse side for more detailed specifications



For more information, contact:

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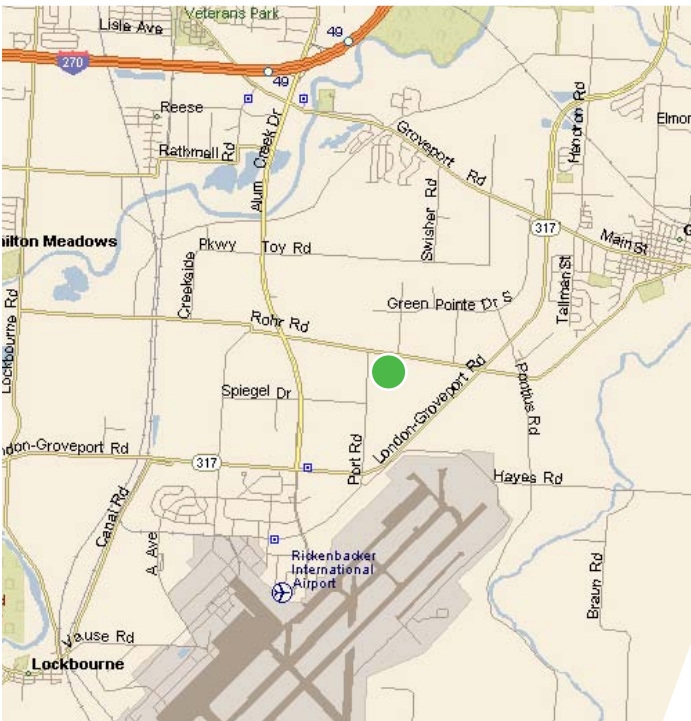
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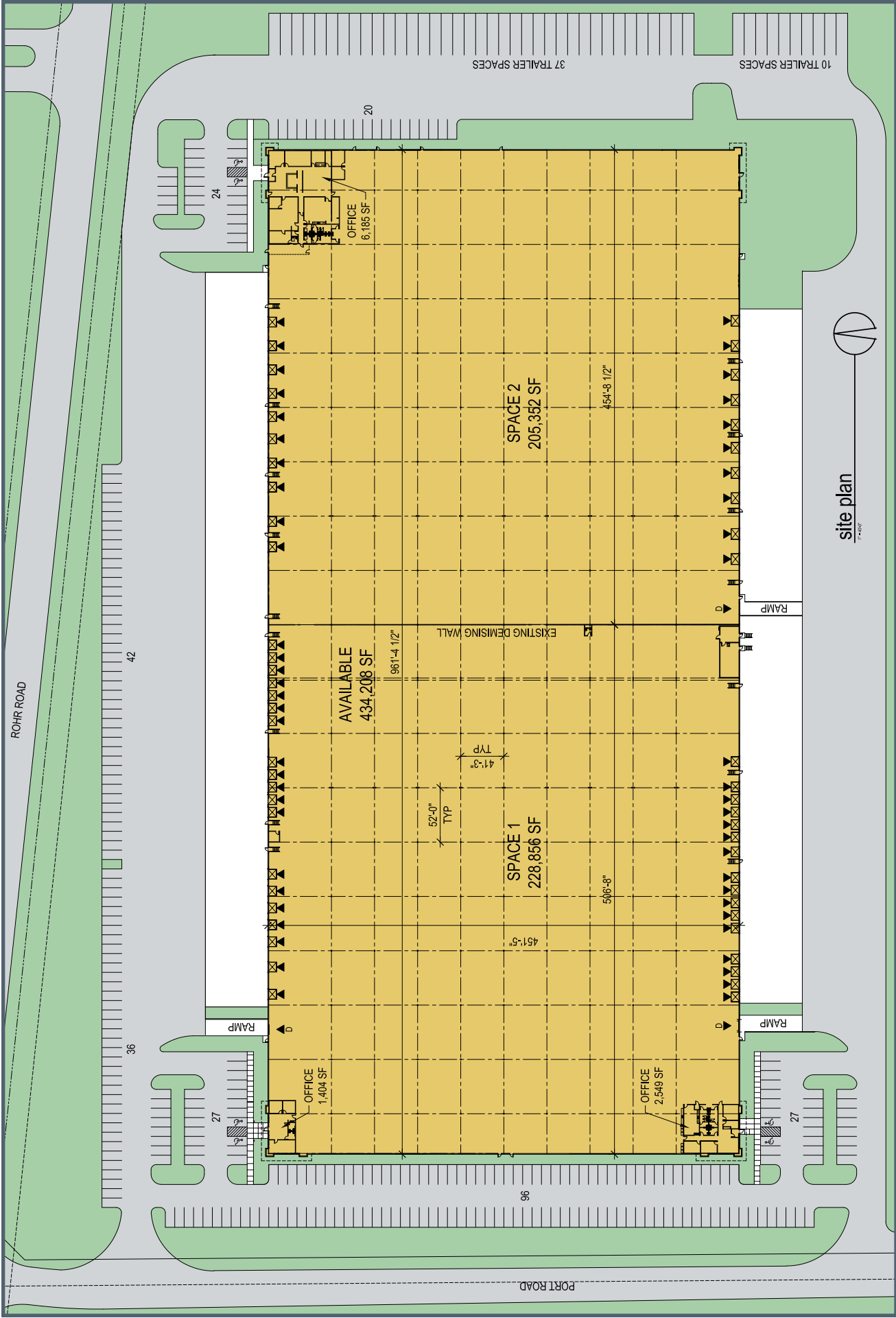
centralohioindustrial.com  
cassidyurley.com





**Building Features:**

- 434,120 sq ft available for lease; divisible to units as small as 100,000 sq ft
- Three (3) existing office areas totaling 10,144 sq ft, and varying in size from 1,404 sq ft up to 6,185 sq ft
- Built in 1999
- 29'-0" – 30'-6" clear ceiling height
- 52' wide x 41' deep column spacing; dock bays are 60' deep
- 23,450 sq ft bays (52' x 451')
- 55 dock doors (9' x 10') total; 29 dock doors on the north side and 26 dock doors on the south side of the building; knock-out panels available for additional doors
- All dock doors equipped with insulated sectional steel overhead doors, 30,000 lb. Rite Hite mechanical levelers, shelters, bumpers, swing arm lights and protective bollards and duplex outlet; 22 doors have Rite Hite Dok Lok vehicle restraints
- Twenty-eight (28) 20 amp battery charging stations (10 on north side, 18 on south side)
- 2 drive-in doors (12' x 14')
- 1,200 amp, 277/480 volt, 3-phase electric service
- New T5 fluorescent lighting fixtures
- 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
- Engineered Air gas fired air rotation units; Roof exhaust fans
- ESFR sprinkler system
- 140' deep truck court with 60' concrete apron
- 265 automobile parking spaces; 47 designated trailer parking spaces
- Zoned PIP "Planned Industrial Park" in the Village of Groveport



site plan  
1" = 400'