



## Available for Lease

### Rickenbacker 8 - 6201 Green Pointe Drive South

Groveport, Ohio

#### Property highlights

- New Spec Development in Rickenbacker (ready for occupancy)
- 484,216 s.f. available
- 1027' W x 471' D building dimensions
- 32' minimum clear height
- 54'W x 50'D (60'D in speed bay) column spacing
- ESFR sprinkler system
- 50 docks; 4 drive-in doors



# 6201 Green Pointe Drive South

Groveport, Ohio

## Property information

- New construction
- 484,216 s.f. available
- 32' minimum clear height
- 50 docks (expandable) with 35,000 lb. levelers
- 4 drive-in doors
- 480 volt, 3-phase, 4 wire, (2) 1,600 amp panels
- 54' W x 50' D (60'D in speed bay)
- 202 automobile parking (expandable)
- 50 trailer parking away from building (expandable)
- T5 Fluorescent lighting
- ESFR sprinkler system
- Pre-cast concrete panels
- 45-mil ballasted EPDM roof system
- 7" unreinforced floors
- 15 year, 100% tax abatement

For more information, visit [www.Rick8.com](http://www.Rick8.com)

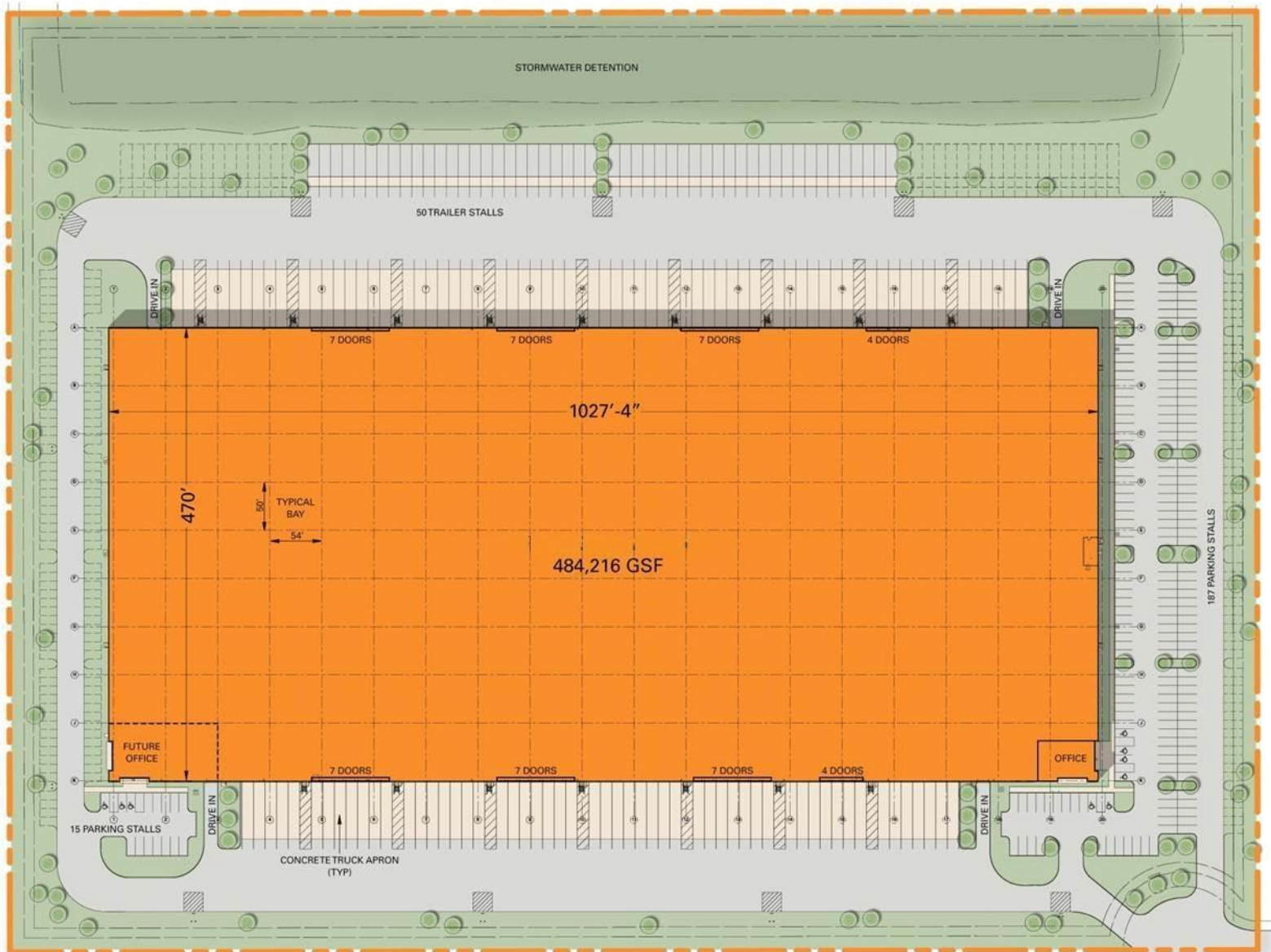
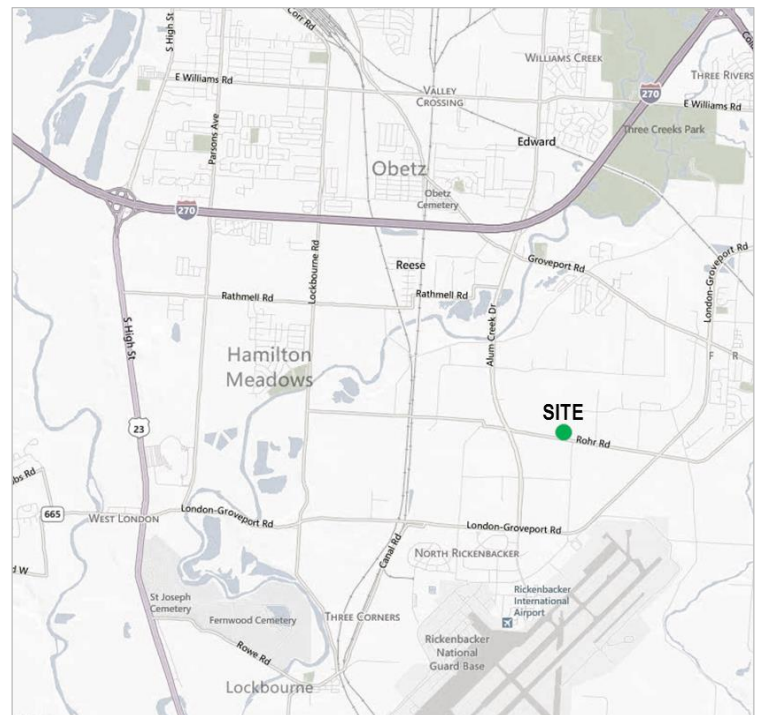




Photo taken November 27, 2014

## Location

- Premier Rickenbacker location
- Strategically located within 500 miles of 60% of the North American population
- Less than 5 +/- miles from the 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 and minutes from the Port Columbus International Airport
- Only 2.5 +/- miles from the Alum Creek Drive & I-270 interchange, and minutes from both I-70 and I-71



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