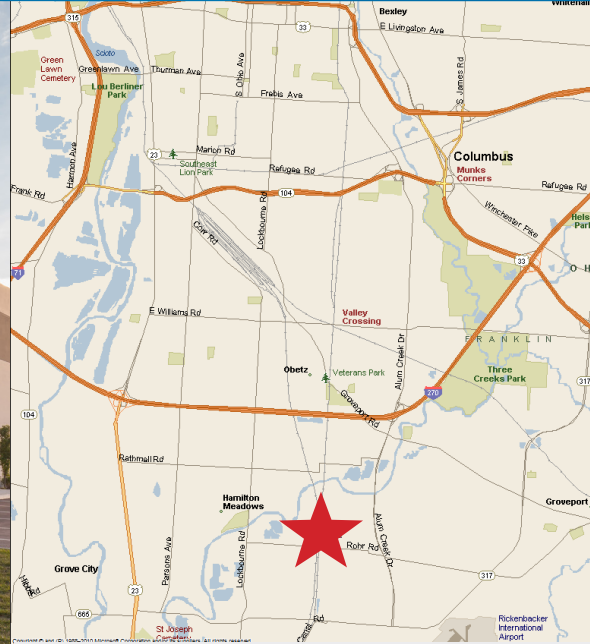


FOR LEASE > INDUSTRIAL SPACE



2450 Creekside Parkway

LOCKBOURNE, OHIO 43137



2450 Creekside Parkway > Industrial Space

Building Size:	652,195 SF bulk/warehouse building
Available Space:	90,000 - 225,787 SF
Lease Rate:	\$3.75-\$4.25 PSF, NNN
Operating Expenses:	Approximately \$0.55 PSF

- **Strategically Located** within 500 miles of 60% of North America's population.
- **Norfolk-Southern Intermodal** - Conveniently located within 3 miles of new Norfolk-Southern Intermodal facility; within 1 mile of Alum Creek and I-270, minutes from I-70 and I-71.
- **Industrial Distribution Corridor** features multiple transportation options, including highway, air, rail and major delivery systems; just minutes from Port Columbus International Airport and Rickenbacker Air Industrial Park.
- **Utility Savings** zone provides electricity and natural gas designed to capture to benefits of competition; lower prices, better service and newer products; Municipal utility offers savings over competing rates.

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Building Amenities

- › Building Dimensions: 1,249 ' x 521 '
- › Space Dimensions: 433 ' x 521 '
- › Lot Size: 40,758 acres
- › Car Parking: 100 auto
- › Trailer Parking: 78 future trailer
- › Built: 2015
- › Office: BTS
- › Clear Height: 32 ' - 34 '
- › Column Spacing: 48'W x 50'D; 60' speed bays
- › Power: 3, 3-phase, 277/480 volts, 200 amp
- › Warehouse Heat: Gas-forced air rotation
- › Sprinkler: ESFR with 8" fire loop
- › Lighting: Two, T-5 fixtures per bay
- › Dock Doors: 24 with ability to add 16 more
- › Dock Equipment: 9' x 10' insulated door, 35,000 lb pit leveler, dock shelter
- › Drive-in Doors: 2 (14' x 16') with openers
- › Floor: 7" Slab; 4,000 PSI; Ff45



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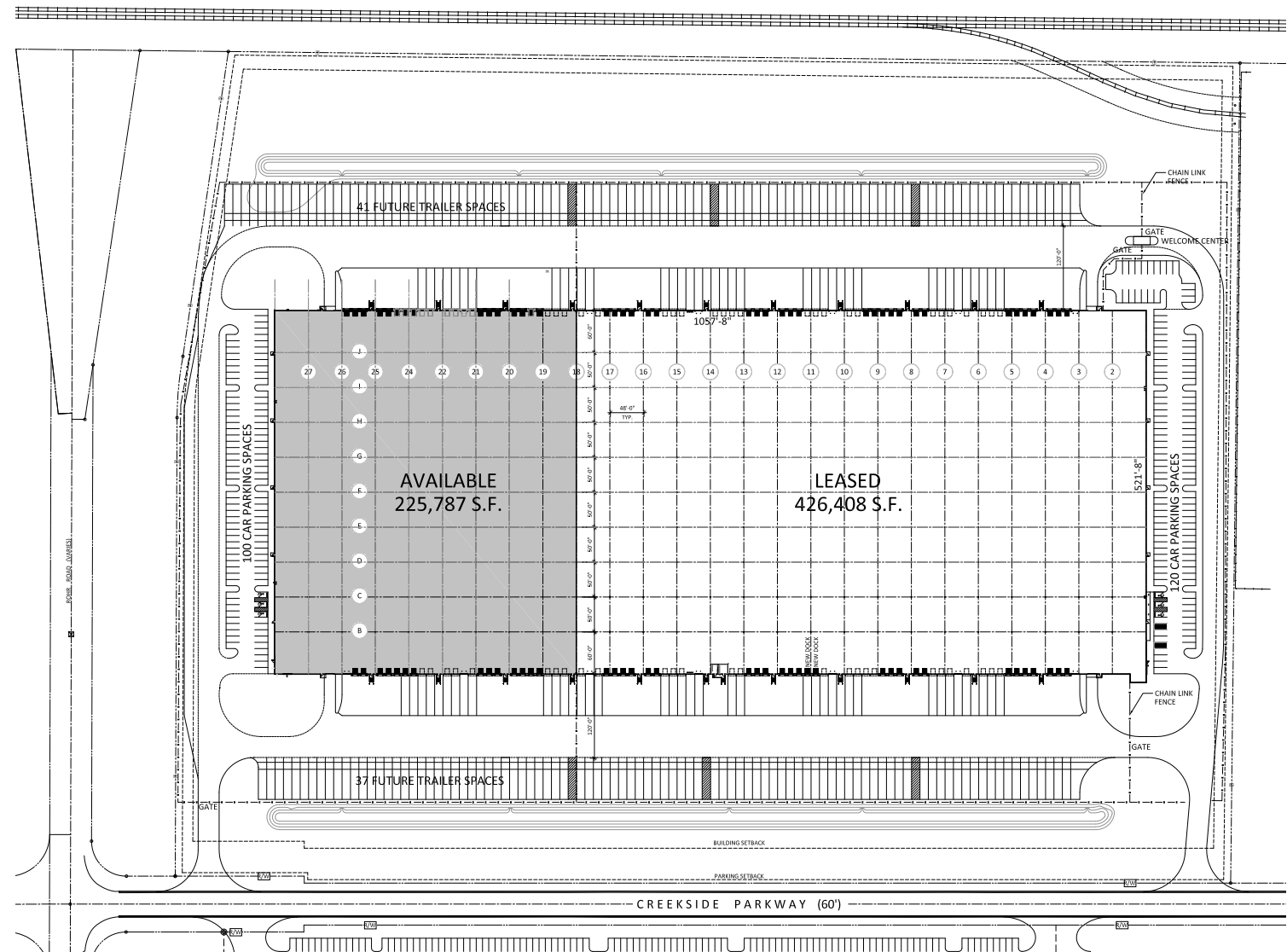
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SITE PLAN



OVERALL SITE ANALYSIS	
SITE AREA	1,775,394 S.F.
SITE ACREAGE	40.76 ACRES
TENANT AREA	652,195 S.F. (1,057'-8" X 521'-8")
PARKING SPACES PROVIDED	120
DRIVE-IN DOORS	2
DOCK DOORS PROVIDED	80
TRAILER PARKING SPACES	300
TRUCK COURT DEPTH OF	120'-0"