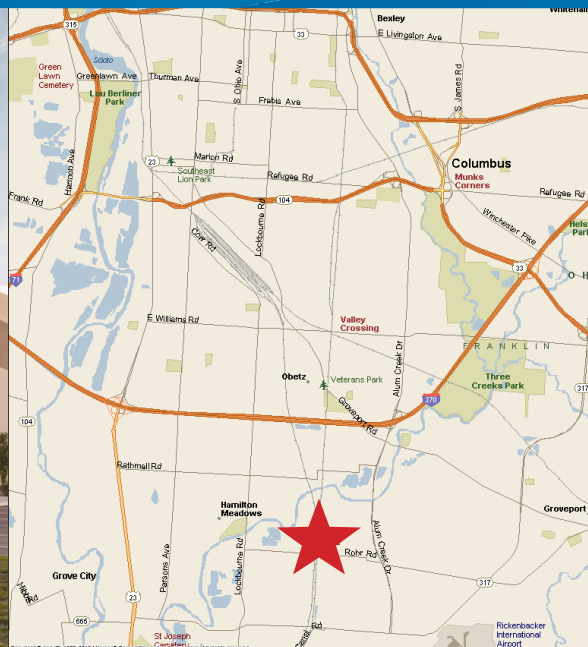


FOR LEASE > INDUSTRIAL SPACE



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.

Contact Us

MICHAEL R. LINDER, SIOR
614.410.5628
COLUMBUS, OH
michael.linder@colliers.com

SHANE E. WOLOSHAN, SIOR
614.410.5624
COLUMBUS, OH
shane.woloshan@colliers.com

JOEL R. YAKOVAC, SIOR
614.410.5654
COLUMBUS, OH
joel.yakovac@colliers.com

JONATHAN SCHUEN
614.437.4495
COLUMBUS, OH
jonathan.schuen@colliers.com

COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION
Two Miranova Place, Suite, 900
Columbus, OH 43215
www.colliers.com

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Building Amenities

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



MICHAEL R. LINDER, SIOR
614.410.5628
COLUMBUS, OH
michael.linder@colliers.com

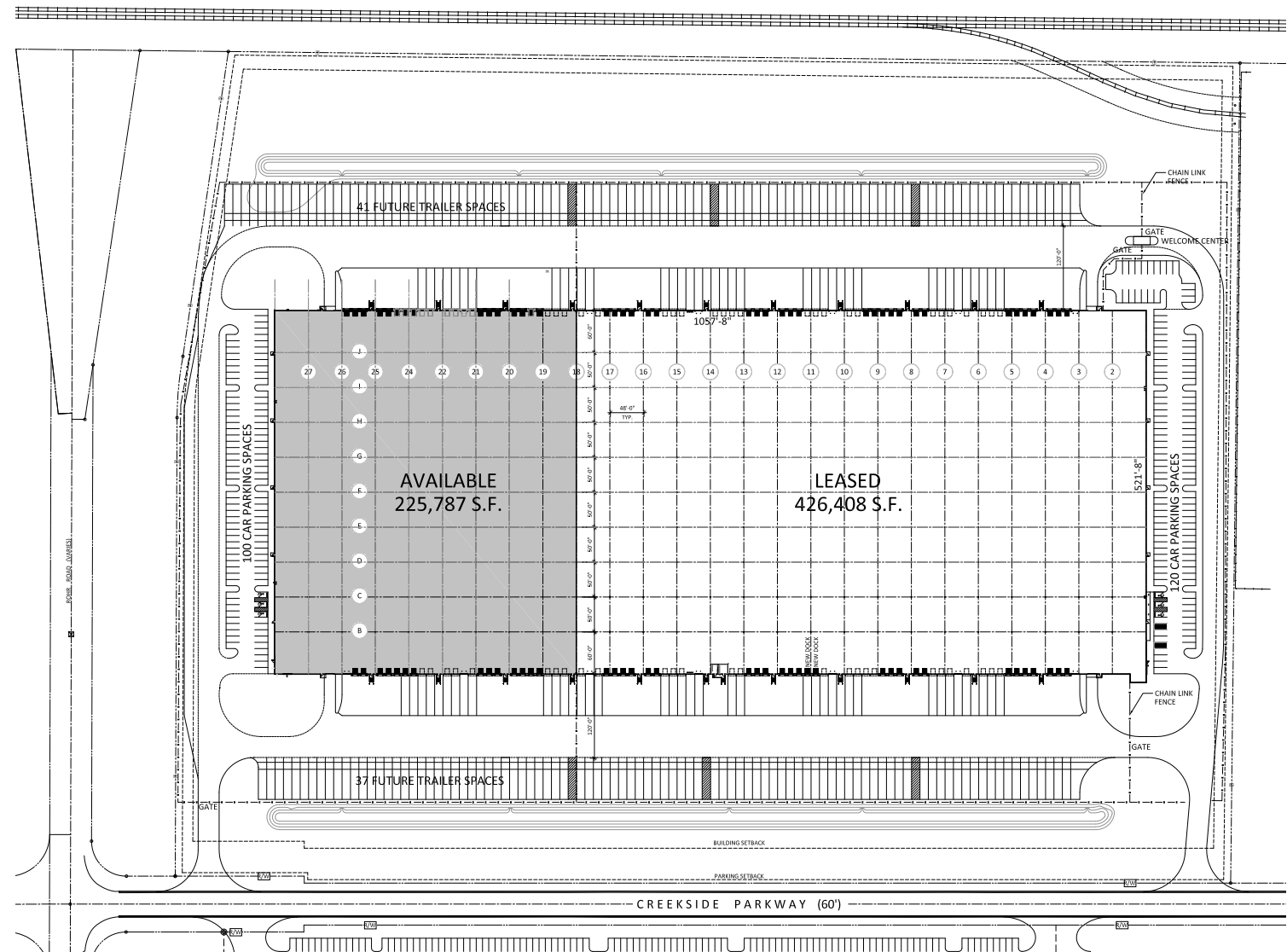
SHANE E. WOLOSHAN, SIOR
614.410.5624
COLUMBUS, OH
shane.woloshan@colliers.com

JOEL R. YAKOVAC
614.410.5654
COLUMBUS, OH
joel.yakovac@colliers.com

JONATHAN SCHUEN
614.437.4495
COLUMBUS, OH
jonathan.schuen@colliers.com



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"