

NEW TO THE MARKET

0 Walcutt Road

HILLIARD, OH

An affiliate of:



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Building Size:	279,720 SF
SF Available:	70,000-279,720 SF
Site Size:	Approximately 25.78 acres
Building Dimensions:	370' deep x 756'
Office Area	BTS
Dock Doors	Up to 80 dock doors possible - Manually operated 9' x 10' overhead doors
Drive-in Doors	Four (4) 12'x 14' overhead doors located at each corner
Parking Spaces	172 (expandable)
Clear Height	32' minimum at the first column line
Column Spacing	50' X 54' typical; 60' X 54' speed bay
Roof	To be determined with minimum 10 year water tight warranty with external gutters and downspouts
Projected Deliver Date:	3rd quarter, 2017
Ownership:	An affiliate of Hackman Capital Partners

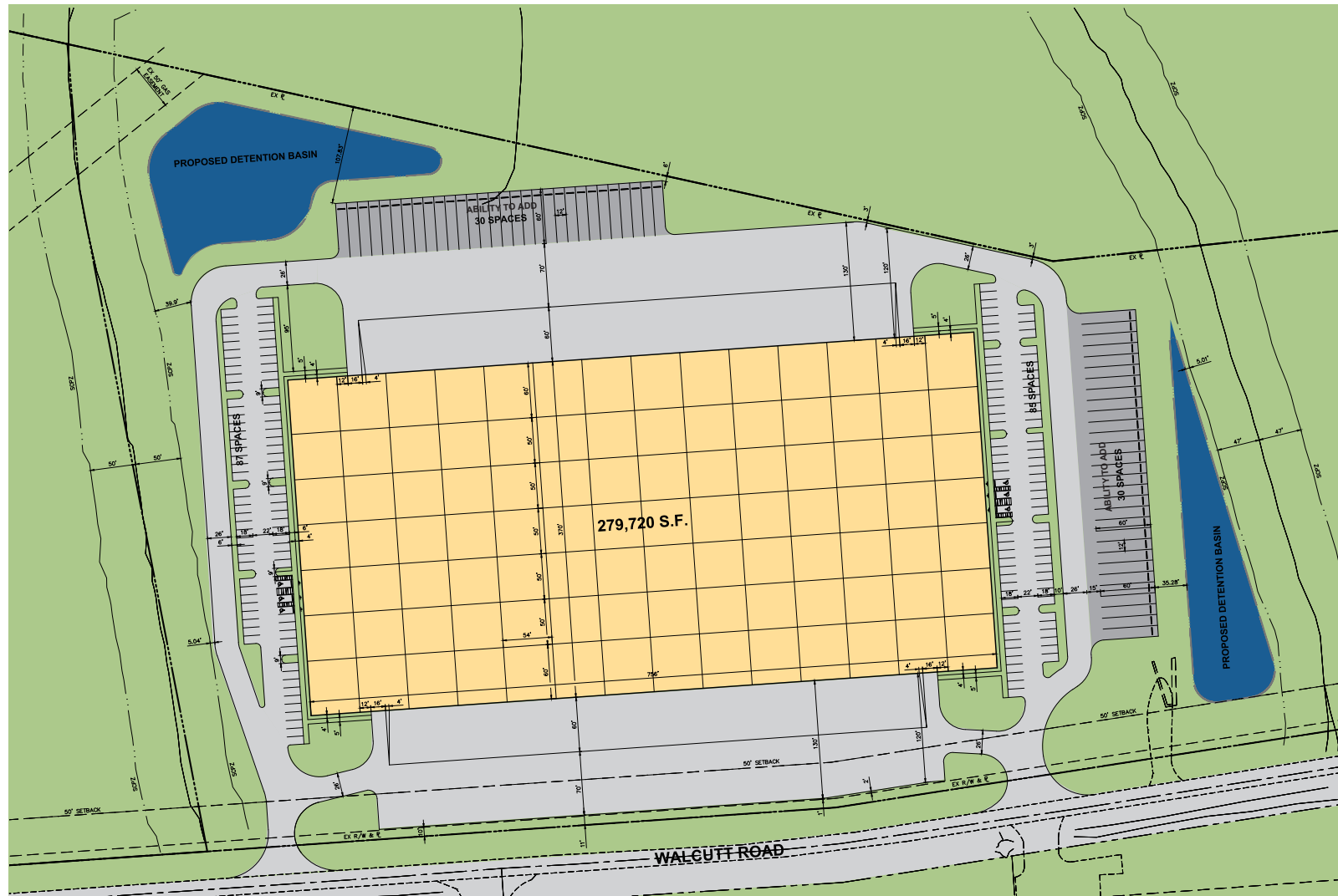
Sprinkler	ESFR
Lighting	T5 with motion sensors - provide 30 fc on open floor plan at 36" AFF
Electrical Service	Two (2) 800 Amp 480/277 3 Phase Services with 120/208 transformer and panel board for distribution. Two (2) services will be future. Conduits roughed in to each corner to support 800 amp 480/277 service.
Water	1.5" tap with 2" overhead line running above underground sewer
Plumbing	6" underslab in the first bay running the length of the building
Incentives:	Real estate tax abatement is possible, subject to approval by City of Columbus and Hilliard.
Net Lease Rate:	\$4.75/SF NNN
Operating Expenses:	TBD
Tenant Improvement Dollars:	\$4.00/SF

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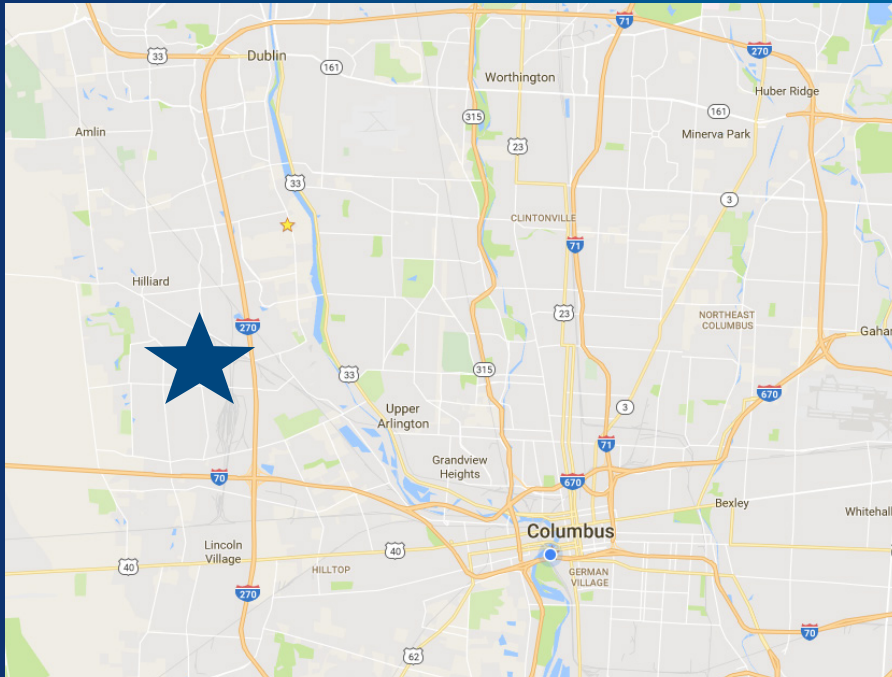
SITE PLAN



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