

FOR LEASE
INDUSTRIAL SPACE



PONTIUS & HAYES ROADS, GROVEPORT, OHIO 43125

GROVEPORT SOUTH LOGISTICS CENTER

Now Available
New Speculative
Construction - 640,640 SF

Rick Trott SIOR, CCIM
CBRE
Senior Vice President
+1 614 430 5091
rick.trott@cbre.com

Shelby Gumpf
CBRE
Senior Associate
+1 614 430 5041
shelby.gumpf@cbre.com

James Sophia
CBRE
Associate
+1 614 430 5088
james.sophia@cbre.com



CBRE

BUILDING HIGHLIGHTS

- 640,640 Total square feet
- Office space BTS
- 94 - 9' x 10' Docks (80 fully equipped); 45 additional possible
- 4 - 12' x 14' Drive-in doors
- 308 Car parking spaces
- 152 Trailer parking spaces
- 36' Clear ceiling height
- LED - One 30,000 Lumen fixture per 1,000 SF
- ESRF sprinkler system
- Excellent access to I-270, I-71 and I-70
- COTA/GREAT bus stop across Hayes Road at Honeywell & Faro Logistics
- Minutes from Rickenbacker International Airport and Norfolk Southern Intermodal Yard
- 15 Minutes to Downtown Columbus
- 15-year, 100% real estate tax abatement

SITE/FLOOR PLAN



PROPERTY DETAILS

LOCATION:	Groveport, OH
AVAILABLE SPACE:	640,640 Sq. Ft.
OFFICE SIZE:	BTS
WAREHOUSE SIZE:	640,640 Sq. Ft.
DIVISIBLE:	200,000± Sq. Ft.
TOTAL BUILDING SIZE:	640,640 Sq. Ft.
LAND:	47.59 Acres
ZONING:	PIP - "Planned Industrial Park" City of Groveport, OH
ACCESS TO EXPRESSWAYS:	2.5 Miles to I-270 and Close to I-71 and I-70
YEAR BUILT:	Construction begun in Sept 2021 and to be Completed in July 2022
CONSTRUCTION:	Pre-Cast Concrete Panels; 10" Insulated Panels with R-value of 10.0
ROOF:	45 mil Mechanically Fastened TPO Membrane Roof 15-Year Warranty; R-20
BUILDING DIMENSIONS:	520' x 950'
COLUMN SPACING:	56' Wide x 50' Deep Interior Bays; 60' Deep Speed Bay
BAY SIZE:	29,120 Sq. Ft. (56' x 520')
FLOOR:	7" Unreinforced Concrete Slab (4,000 PSI); Staging Bay Reinforced with Wire Welded Mesh; FF 55, FL 35; Ashford Formula Floor Sealant
CEILING HEIGHT:	36' clear
LOADING FACILITIES:	94 Docks (9' x 10') - 80 docks equipped with 40,000 lb Capacity Mechanical Levelers; (7' x 8') - Bumpers, Seals, Vision Panels, Lights, and Outlets; up to an additional 45 doors can be added





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DRIVE-IN DOORS:	4 - 12' x 14'
TRUCK COURT:	185' Depth with 60' Concrete Apron
PARKING:	308 Cars & 152 trailer spaces
RESTROOMS:	To-Suit
FIRE SUPPRESSION:	ESFR - K17 & K22
HEATING:	Four (4) Roof Mounted 80/20 Direct Gas-Fired Make-Up Air Handling Units; 55° Inside at 0° Outside
CEILING/WALLS:	Bright White Painted Walls and Roof Deck
LIGHTING:	LED - One (1) 30,000 Lumen fixture per 1,000 SF
OUTSIDE SECURITY LIGHTING:	LED Exterior Building Mounted and Pole Lighting
WINDOWS:	Office Entrance and clerestory
ELECTRICAL SERVICE:	4,000 Amp 277/480 Volt, 3 Phase Services; South Central Power
GAS:	Columbia Gas
SEWER:	City of Groveport
WATER:	City of Groveport
LOW VOLTAGE:	AT&T
AVAILABLE:	August 2022
ANNUAL RENTAL RATE:	Negotiable
ANNUAL OPERATING EXPENSES:	Estimated at \$0.50/Sq. Ft.

REGIONAL



LOCATION

- 2.5 Miles to I-270, and close to I-71 and I-70
- Located less than 1 mile from Rickenbacker International Airport (LCK) used primarily for cargo
- Near John Glenn International Airport (CMH)
- Bus transportation throughout the area
- Within a one-day truck drive (10 hours) of 46% of the US population and 48% of headquarter operations
- Proximity to Distribution Hubs:
 - FedEx Ground - Grove City and Groveport
 - UPS Facilities - Obetz and Columbus West
 - FedEx Air Hub - Rickenbacker
 - Automotive and e-Commerce Corridors

LABOR

- State incentives and tax programs available
- Lower labor costs than the national average
- Total workforce of 1.2 million
- 52 colleges and universities nearby with 134,000 students provide excellent seasonal labor pool
- Fisher College of Business at The Ohio State University ranks #5 in the nation among supply chain/logistics programs

TRANSPORTATION

- Four interstate highways: I-270, I-71, I-70 and I-670
- Two Class 1 Railroad Systems (5 miles to NS Intermodal at Rickenbacker and 20 miles to CSX Intermodal)



DISTANCES

Dayton, OH	72 Miles	Chicago, IL	356 Miles
Cincinnati, OH	106 Miles	Nashville, TN	378 Miles
Indianapolis, IN	175 Miles	St. Louis, MO	418 Miles
Pittsburgh, PA	185 Miles	Philadelphia, PA	469 Miles
Detroit, MI	202 Miles	New York, NY	554 Miles
Louisville, KY	206 Miles		

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