



NEW
CLASS-A
WAREHOUSES
COMING
SOON



PARK IDI AT RICKENBACKER EXCHANGE

Commercial Point, OH 43116

Building G1	332 Commercial Point Pkwy	398,780 SF
Building G2	210 Kenmore Blvd	431,045 SF
Building G3	340 Commercial Point Pkwy	189,788 SF

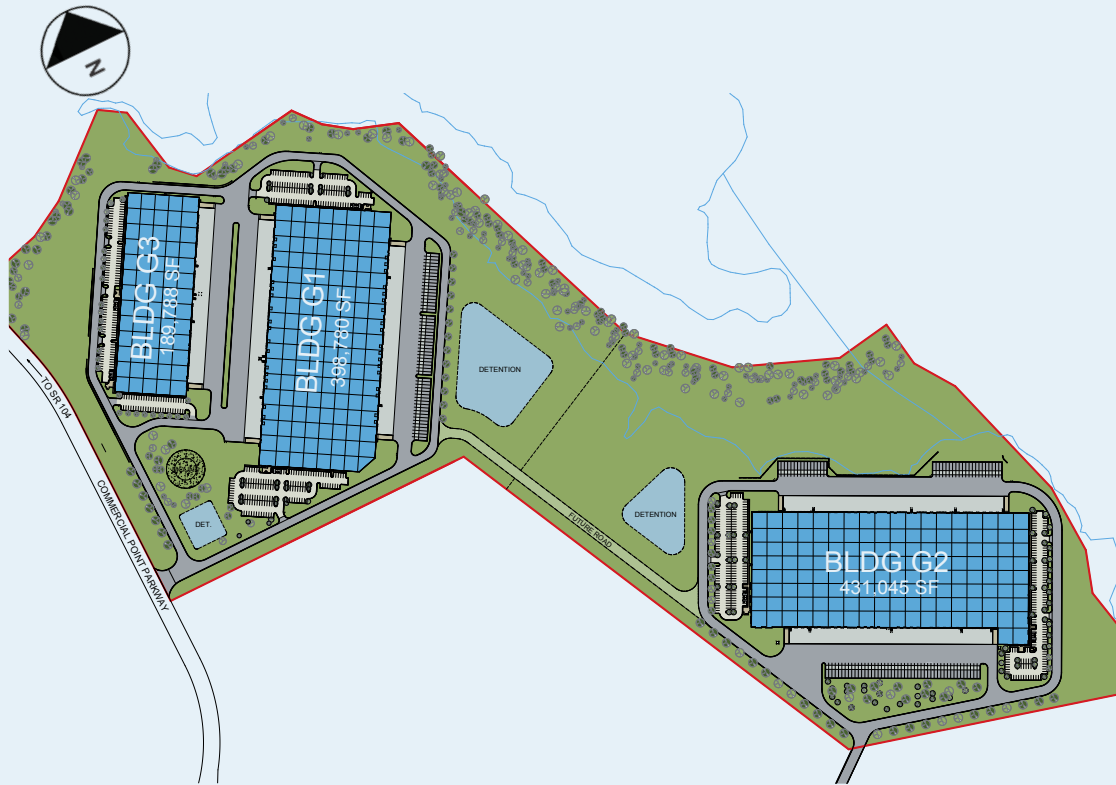
Colliers

 **IDI Logistics**

www.idilogistics.com

PARK IDI AT RICKENBACKER EXCHANGE

Proposed Building Layouts



BUILDING G1 - 332 COMMERCIAL POINT PKWY

BUILDING AREA:	398,780 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	40'
DOCK DOORS:	40
DRIVE-IN DOORS:	4

BUILDING G2 - 210 KENMORE BLVD

BUILDING AREA:	431,045 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	40'
DOCK DOORS:	48
DRIVE-IN DOORS:	4

BUILDING G3 - 340 COMMERCIAL POINT PKWY

BUILDING AREA:	189,788 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	32'
DOCK DOORS:	12
DRIVE-IN DOORS:	4

Park IDI at Rickenbacker Exchange is a land/build-to-suit opportunity strategically located in pro-business Pickaway County, Ohio. This site offers great access to multiple highways, the Rickenbacker Airport, NS Intermodal and the Columbus MSA. Park IDI at Rickenbacker Exchange is a one-day truck drive to nearly half of the U.S. population and to one-third of Canada's population. We are pursuing LEED® Certification for Park IDI at Rickenbacker Exchange.



PARK IDI AT RICKENBACKER EXCHANGE

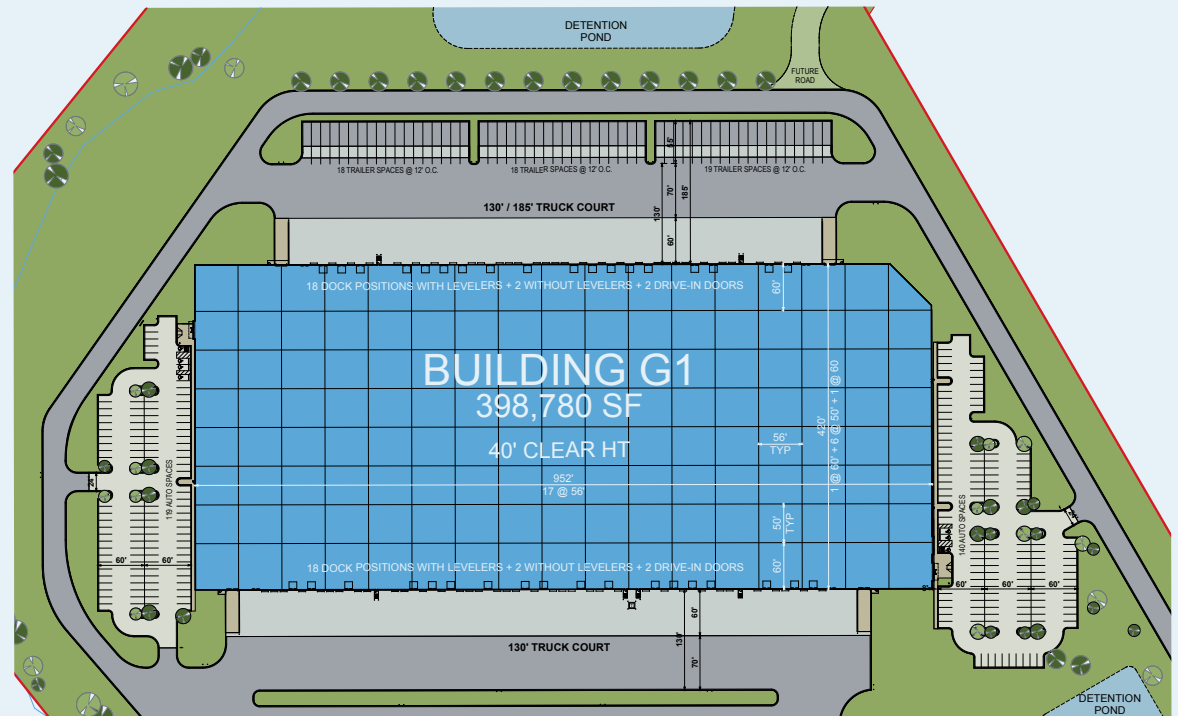


up to
398,780 available
 square
 feet

Building G1

332 COMMERCIAL POINT PKWY
 COMMERCIAL POINT, OH 43116

CLEAR HEIGHT:	40'
OFFICE AREA:	Build to suit
DIMENSIONS:	952' x 420'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	40
DRIVE-IN DOORS:	4
AUTO PARKING:	259 spaces
TRAILER PARKING:	55 spaces
TRUCK COURT:	130' / 185'
ELECTRICAL:	3,000 amp (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE PROTECTION:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses

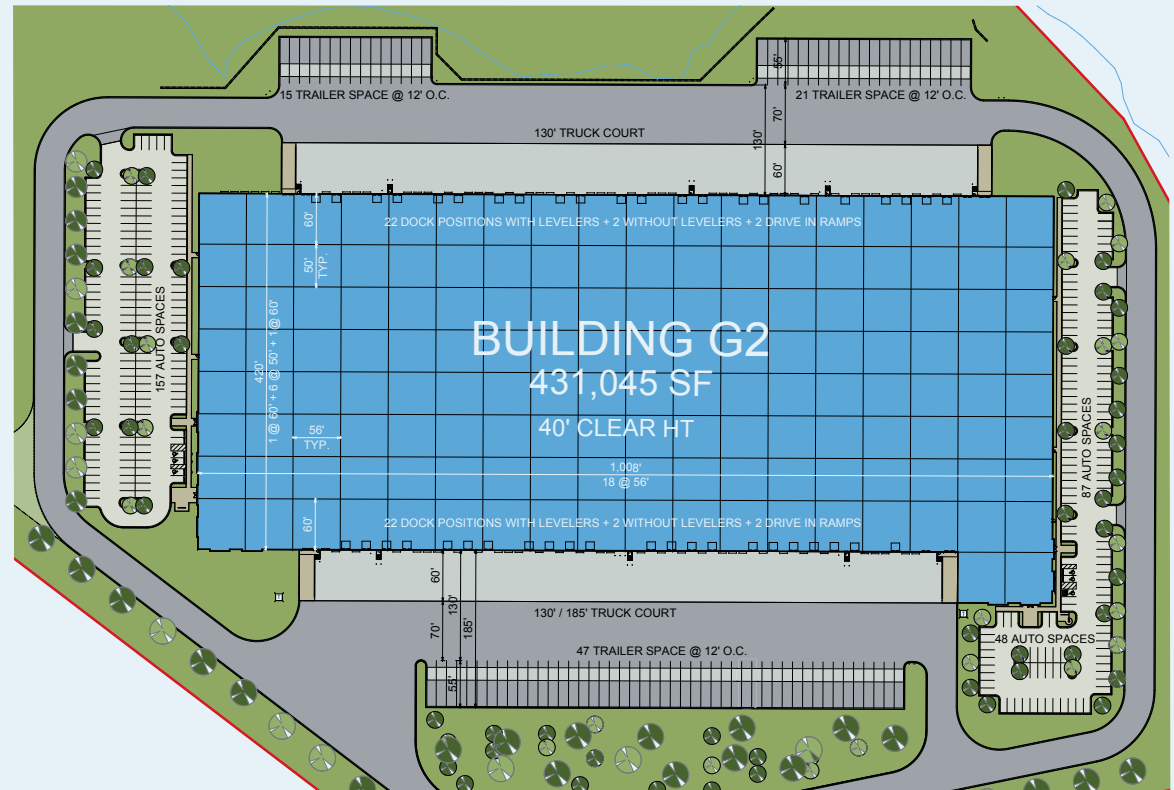


up to
431,045 available
 square
 feet

Building G2

210 KENMORE BLVD
 COMMERCIAL POINT, OH 43116

CLEAR HEIGHT:	40'
OFFICE AREA:	Build to suit
DIMENSIONS:	1,008' x 420'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	48
DRIVE-IN DOORS:	4
AUTO PARKING:	292 spaces
TRAILER PARKING:	83 spaces
TRUCK COURT:	130' / 185'
ELECTRICAL:	3,000 amp (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE PROTECTION:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses

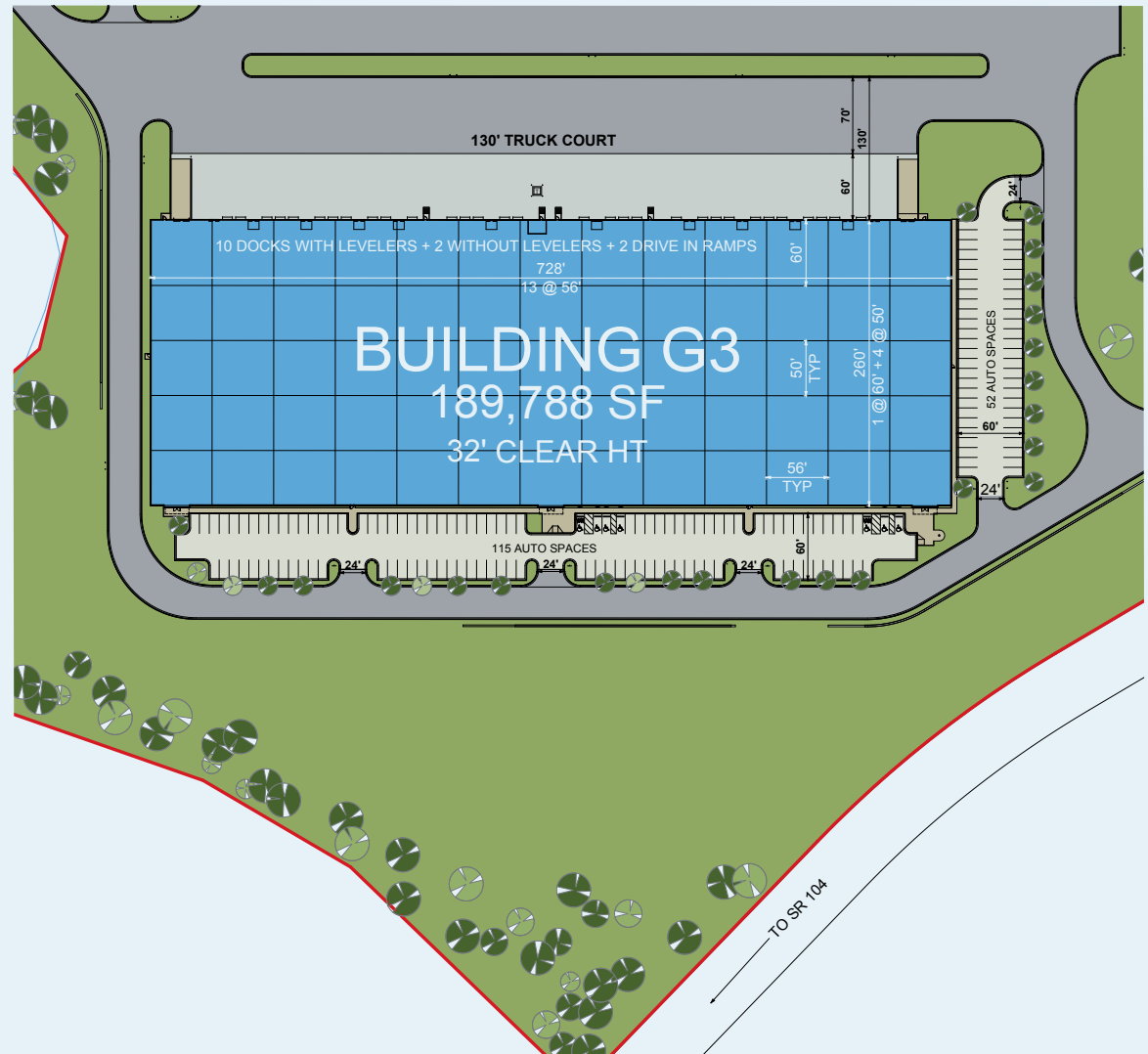


up to
189,788 available
 square
 feet

Building G3

340 COMMERCIAL POINT PKWY
 COMMERCIAL POINT, OH 43116

CLEAR HEIGHT:	32'
OFFICE AREA:	Build to suit
DIMENSIONS:	728' x 260'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	12
DRIVE-IN DOORS:	2
AUTO PARKING:	167 spaces
TRUCK COURT:	130'
ELECTRICAL:	3,000 amp (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE PROTECTION:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses



DRIVE TIMES



I-70 & I-270 Interchange

25 minutes
22 miles



SR 665 & I-71 interchange

10 minutes
7.5 miles



US 23 & I-270 interchange

11 minutes
8.5 miles



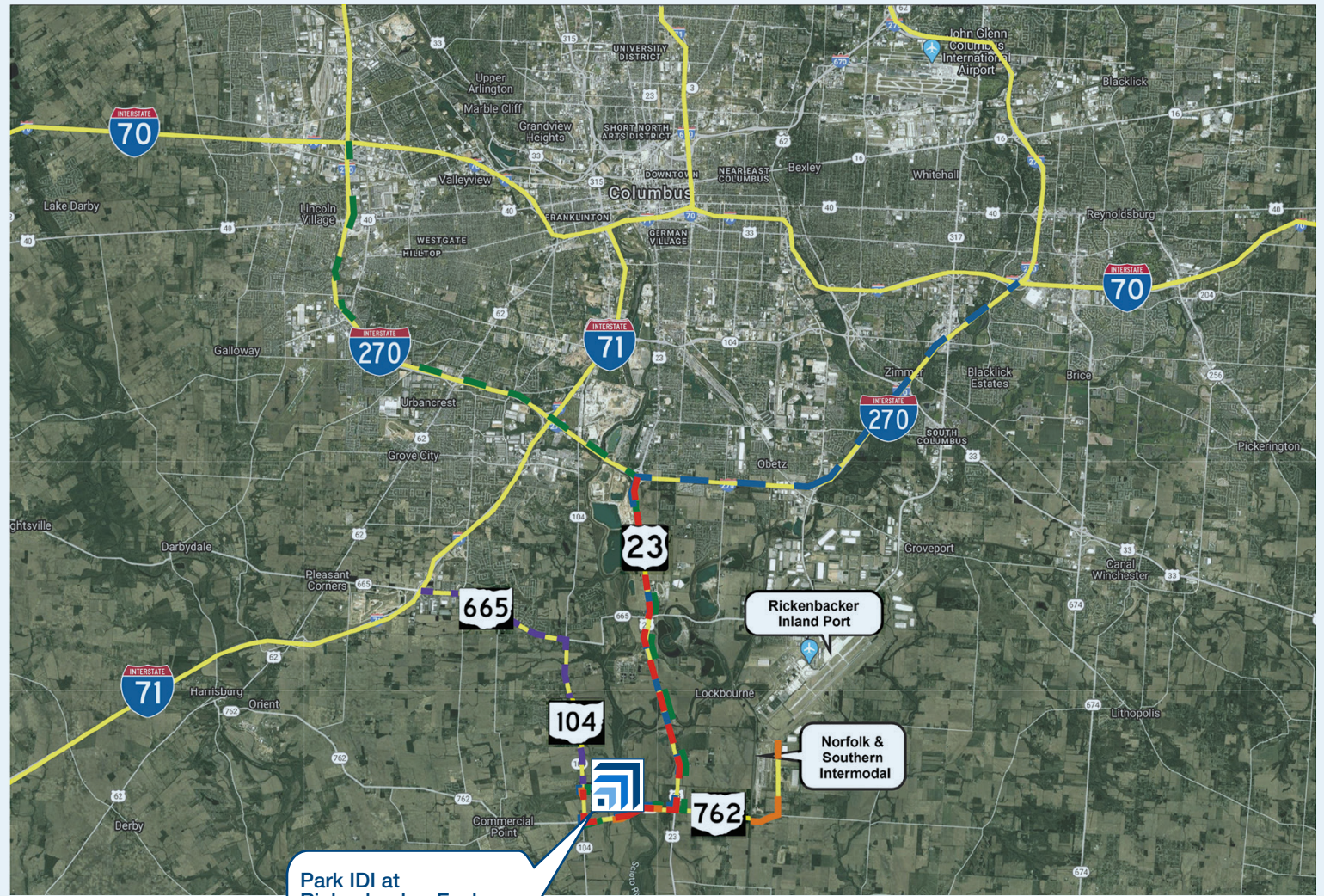
I-70 & I-270 interchange

20 minutes
18.3 miles



Norfolk Southern Intermodal

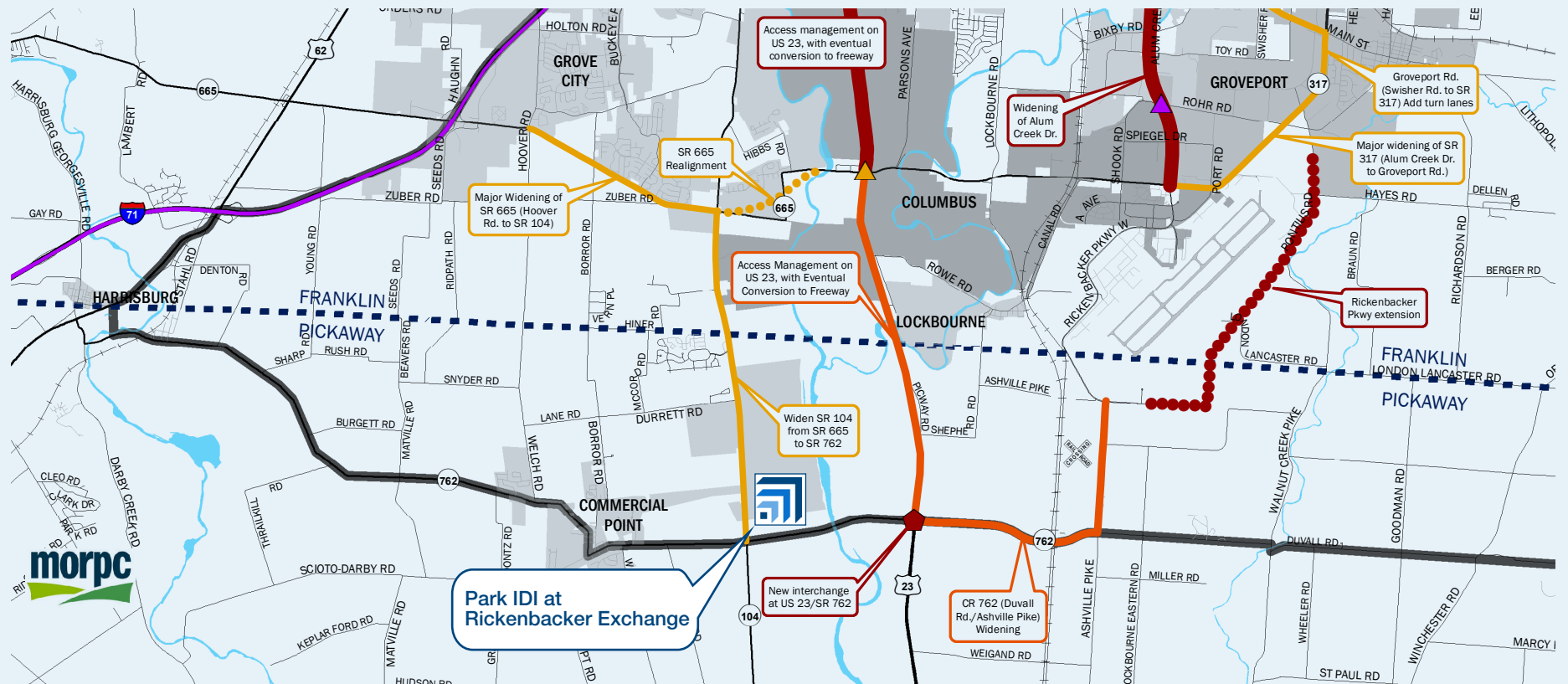
7 minutes
3.4 miles



Park IDI at Rickenbacker Exchange

RICKENBACKER AREA STUDY

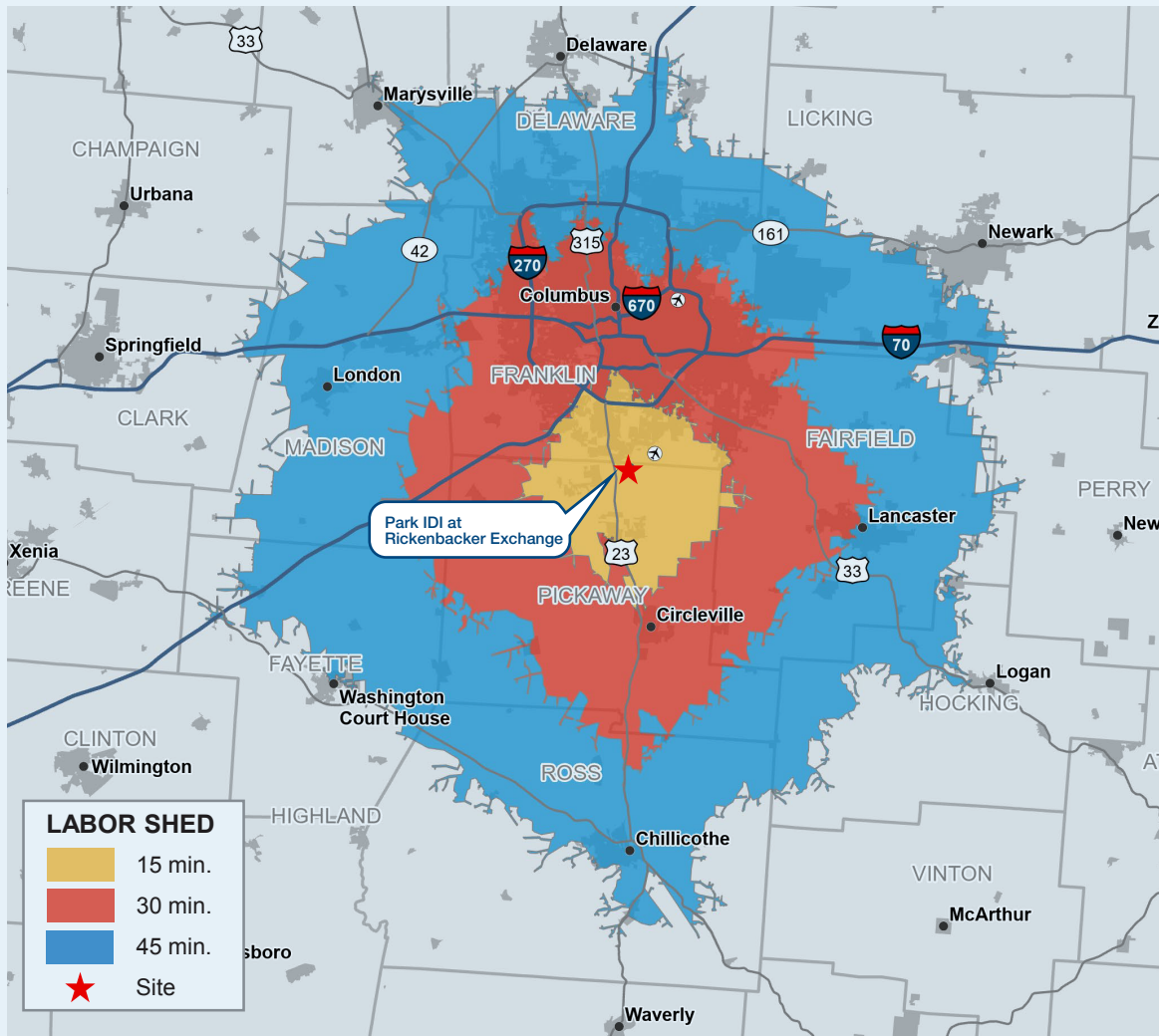
Major Roadway Projects Project Prioritization



AREA LABOR FORCE

Within **30 MINUTES**
there are over
63,200 RESIDENTS
EMPLOYED

in transportation and
material moving occupations.



69,404 Population
36,410 Labor Force (16+)
35,286 Employed

15



Production Workers:
4.6%
of Labor Force (**1,675**)

1,093,234 Population
588,415 Labor Force (16+)
566,755 Employed

30



Production Workers:
4.5%
of Labor Force (**26,479**)

1,919,563 Population
1,026,956 Labor Force (16+)
992,425 Employed

45



Production Workers:
4.3%
of Labor Force (**44,159**)

Drivetime

Source: ESRI Business Analyst, 2023

AREA LABOR FORCE

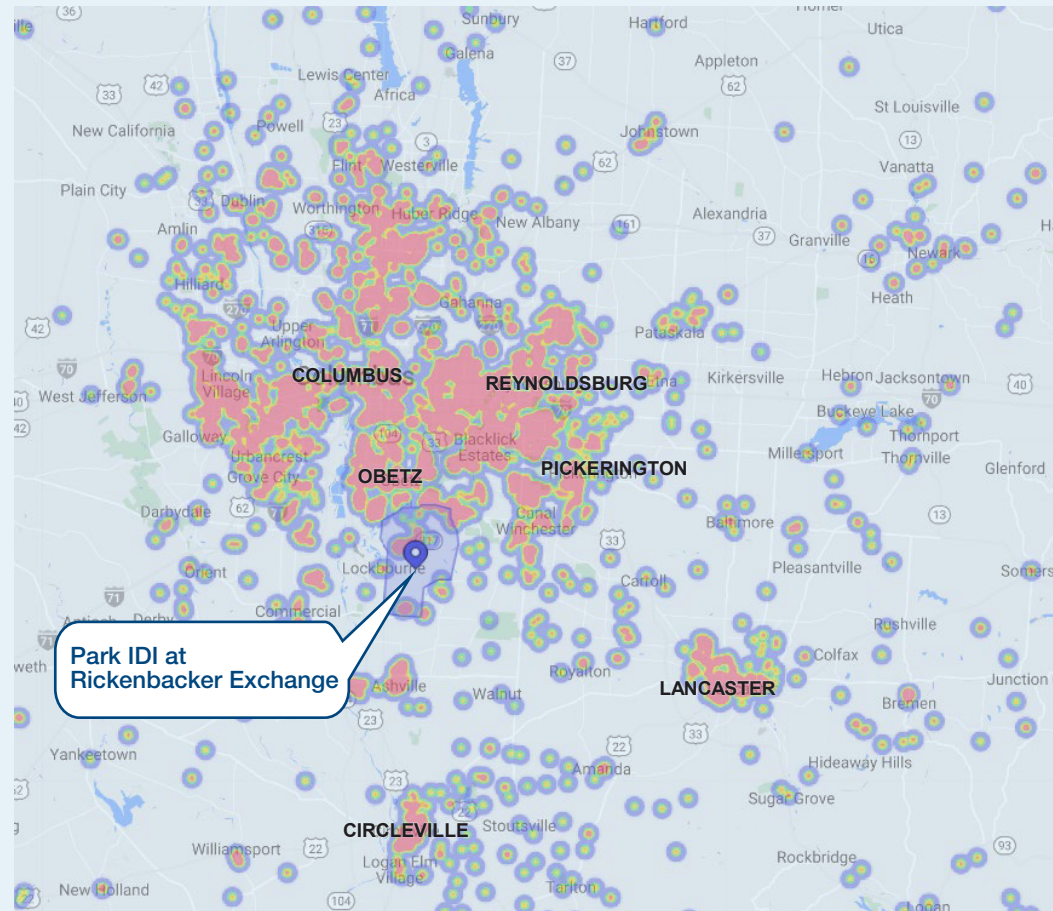
Commute Shed: Groveport-Rickenbacker Area

HOME RESIDENCE OF RICKENBACKER WORKERS

Existing area employers draw talent from across the Region, including Columbus, Lancaster, Reynoldsburg, and Canal Winchester.

About 45% of Rickenbacker area workers commute less than ten miles from their place of employment and 30 miles captures more than three-fourths of employee home locations.

of Visitors



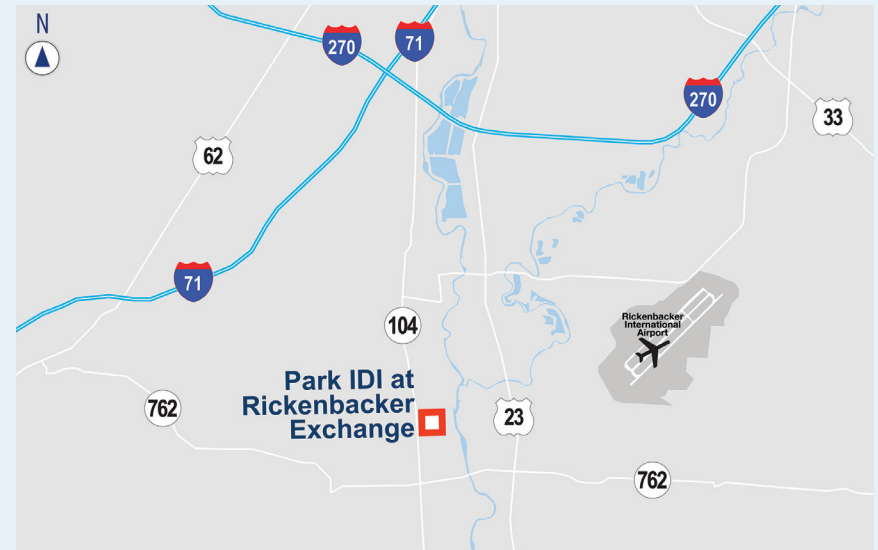
**The locations shown are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.*

PARK IDI AT RICKENBACKER EXCHANGE

Class A Development with Easy Access to Major Highways and Transportation Hubs

Access to:

- I-71 (6 miles)
- I-270 (8 miles)
- Rickenbacker International Airport (9.6 miles)
- Columbus, Ohio (13 miles)



ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



For more information, or to set up a tour, please contact:

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