



RICKENBACKER

COMMERCE CROSSING



FOR LEASE ±56,819-127,187 SF

6054 SHOOK ROAD, LOCKBOURNE, OH 43137

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KEY SITE ADVANTAGES



21.27 ACRE
INDUSTRIAL
PARK



CLOSE PROXIMITY TO
RICKENBACKER
AIRPORT



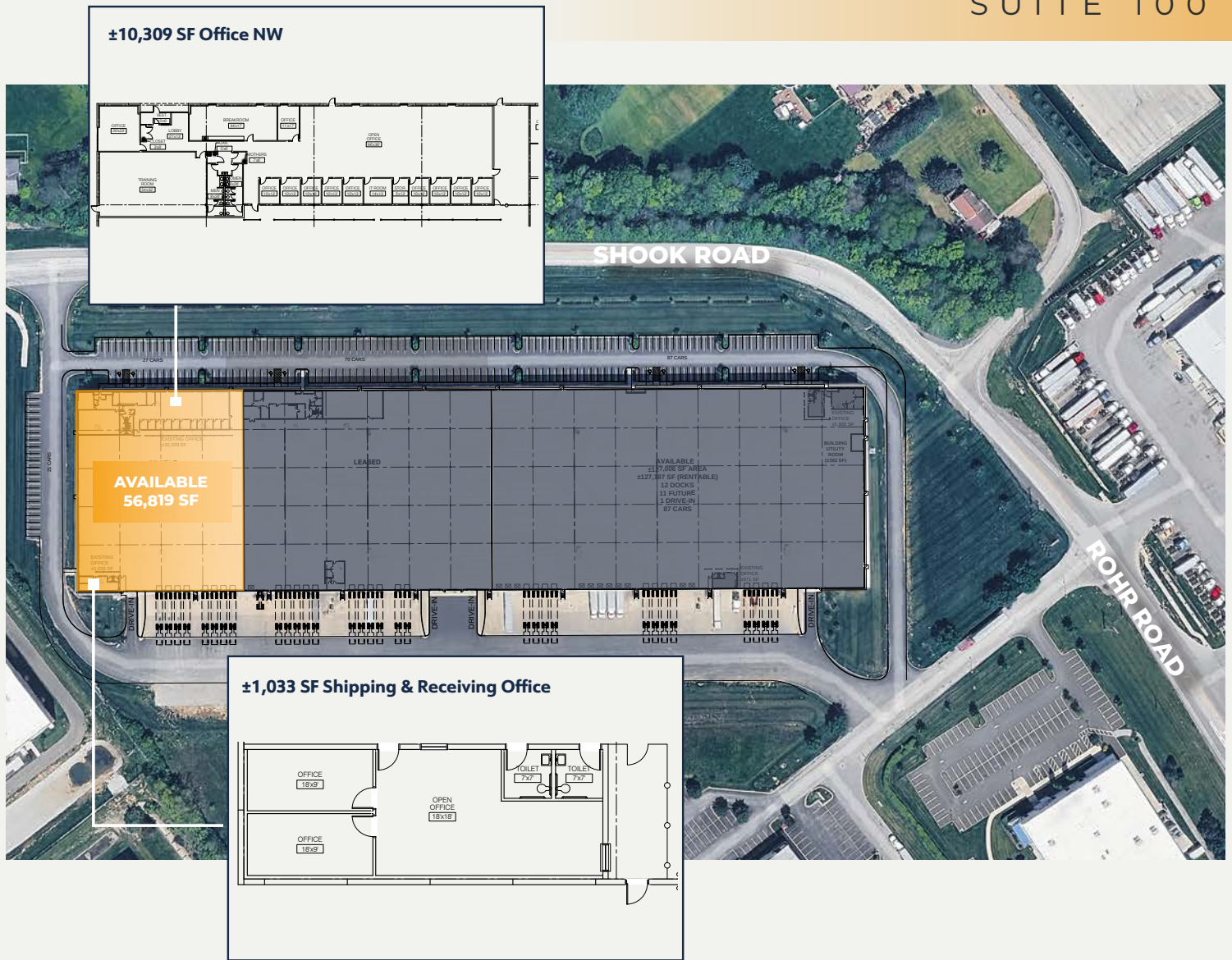
CLASS A BLDG
WITH 2 ACCESS
POINTS FOR
INGRESS/EGRESS



15 YEAR
100% TAX
ABATEMENT



CLOSE PROXIMITY
TO I-270 VIA ALUM
CREEK DRIVE



Building Size ± 184,078 SF

Available SF ± 56,819 SF

Office SF ± 11,342 SF

Column Spacing 54' w x 50' d

Power 400-amp, 277/480 volt 3-phase service

Heating/Gas AEP Energy

Water City of Columbus

Clear Height 30'

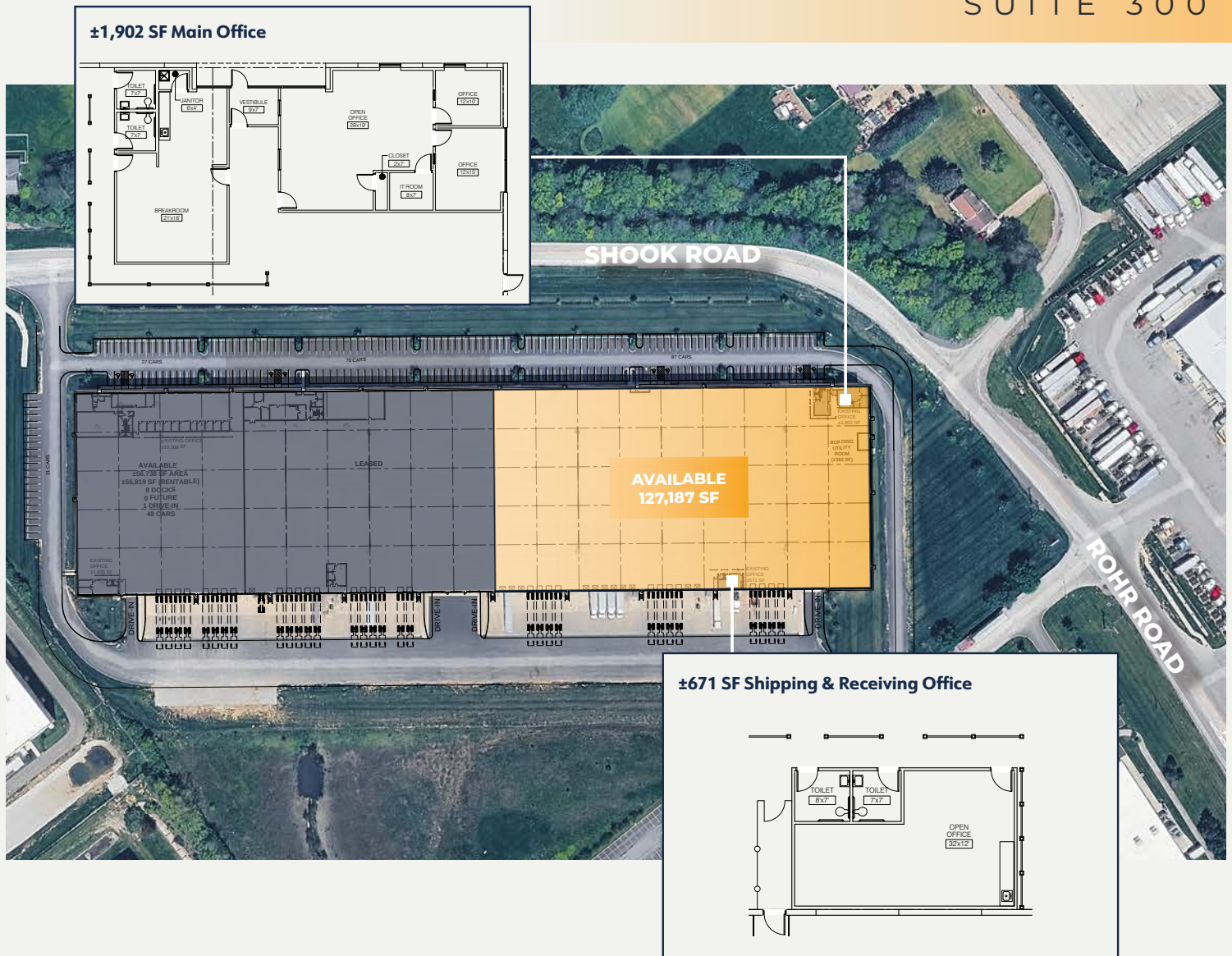
Docks 8

Drive-in Doors 1

Car Parking 48 cars

Trailer Parking 10 stalls (back of truck court)

Sprinkler ESFR



Building Size ± 184,078 SF

Available SF ± 127,187 SF

Office SF ± 2,573 SF

Column Spacing 54' w x 50' d

Power 400-amp, 277/480 volt 3-phase service

Heating/Gas AEP Energy

Water City of Columbus

Clear Height 30'

Docks 12 existing/ 11 knockouts

Drive-in Doors 1

Car Parking 87 cars

Roof TPO

Sprinkler ESFR

Lighting LED



AMENITIES & ACCESS



8 MINS,
4 MILES
FROM
ROUTE 23



11 MINS,
3 MILES
FROM I-270



8 MINS,
3 MILES FROM LCK,
27 MINS, 18 MILES
FROM CMH

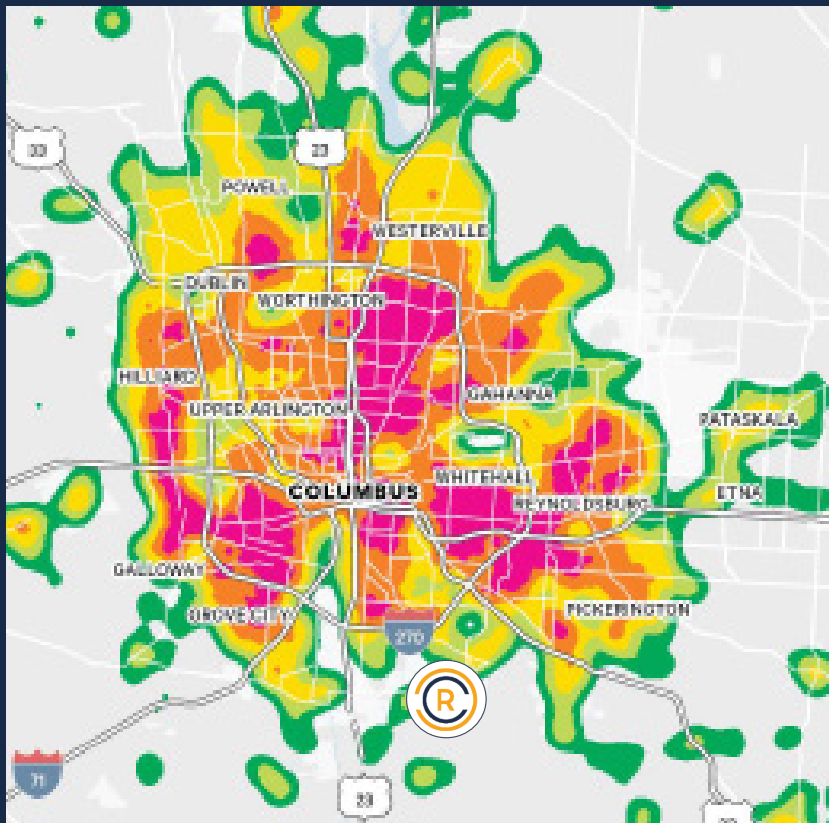
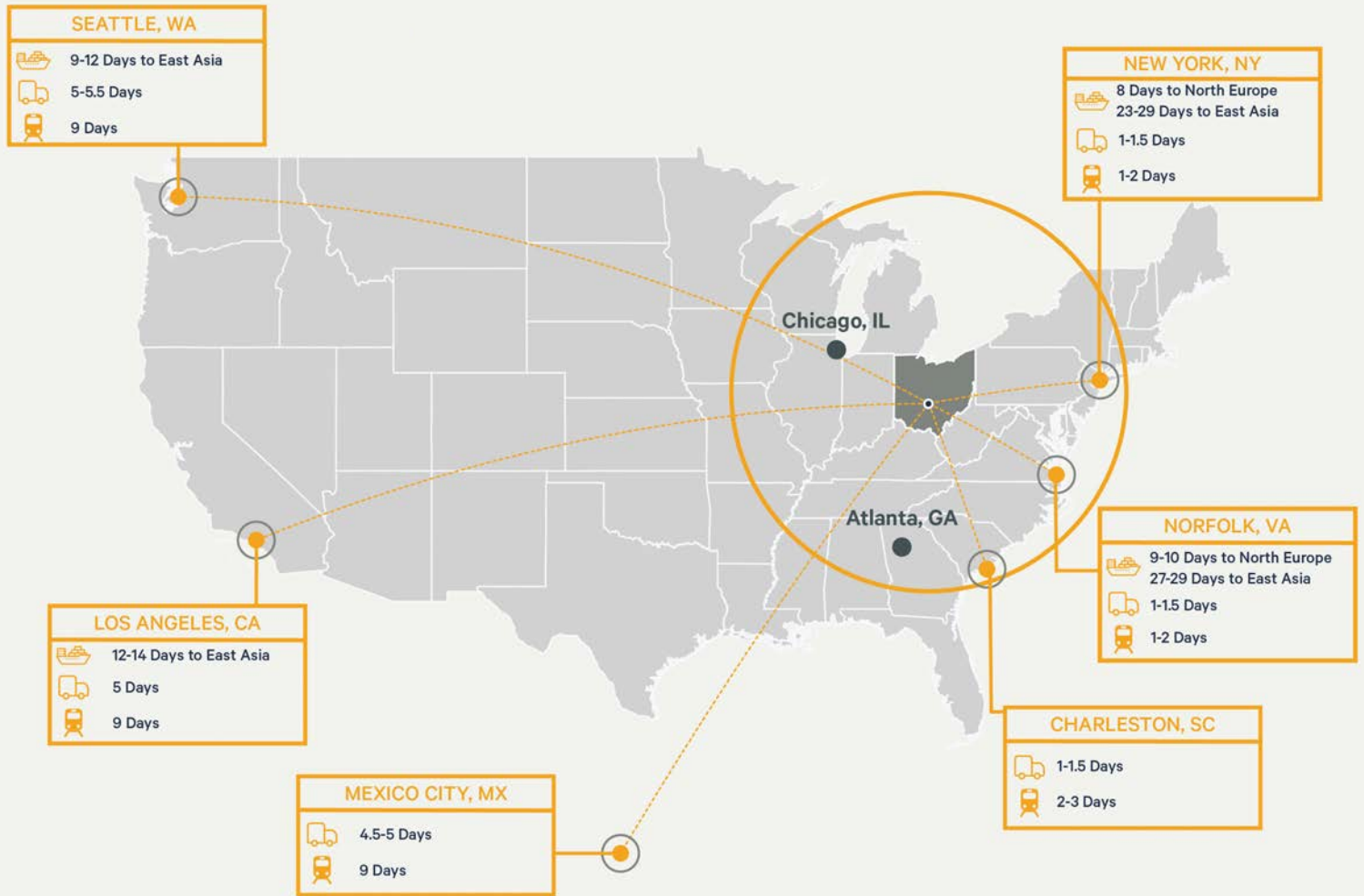


20 MINS
13 MILES
FROM I-71



17 MINS
9 MILES
FROM US-33

LABOR & MARKET



1,152,826
RICKENBACKER
TOTAL POPULATION



646,278
LABOR FORCE



4.4%
UNEMPLOYMENT
RATE



62.4%
LABOR
PARTICIPATION
RATE



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CBRE



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