



**Phase II**  
110,033 s.f. available

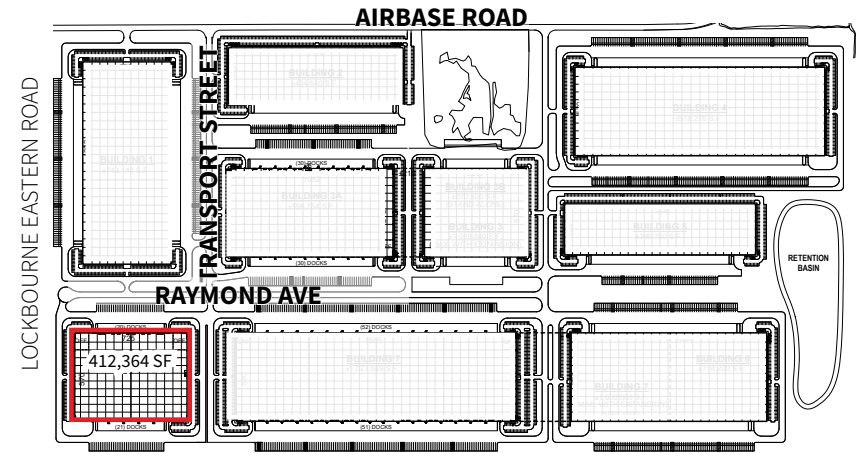
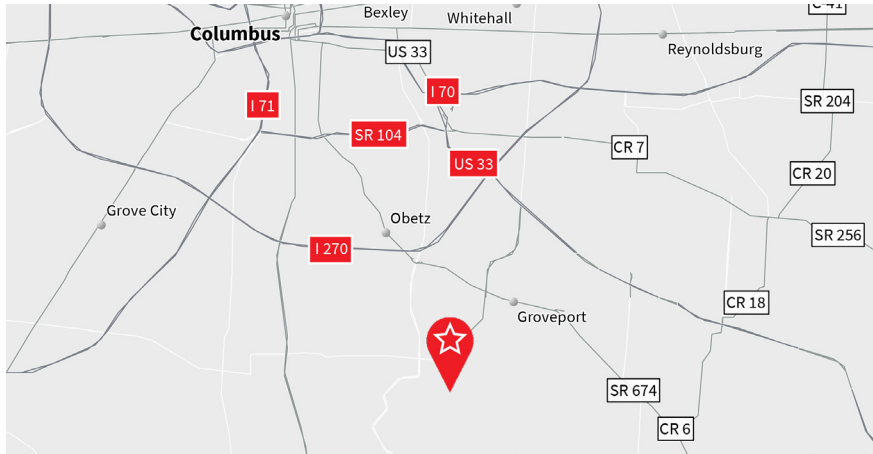


# RICKENBACKER LOGISTICS PARK

BUILDING 6 | 4171 RAYMOND AVE | GROVEPORT, OHIO

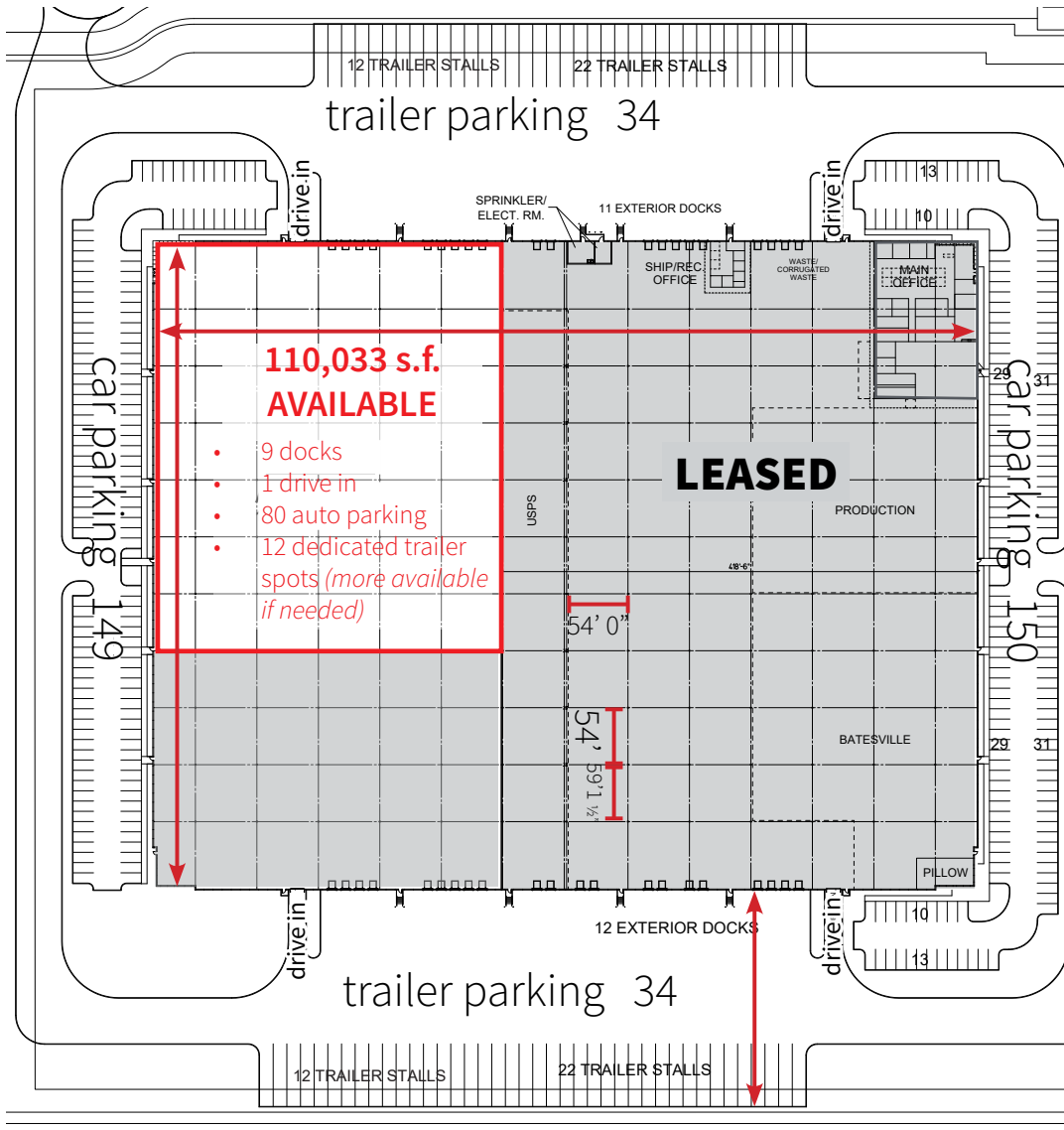
750+ Acres | Master Planned Park | 8+ Million s.f.

## RICKENBACKER LOGISTICS PARK | BUILDING SIX 412,364 s.f.

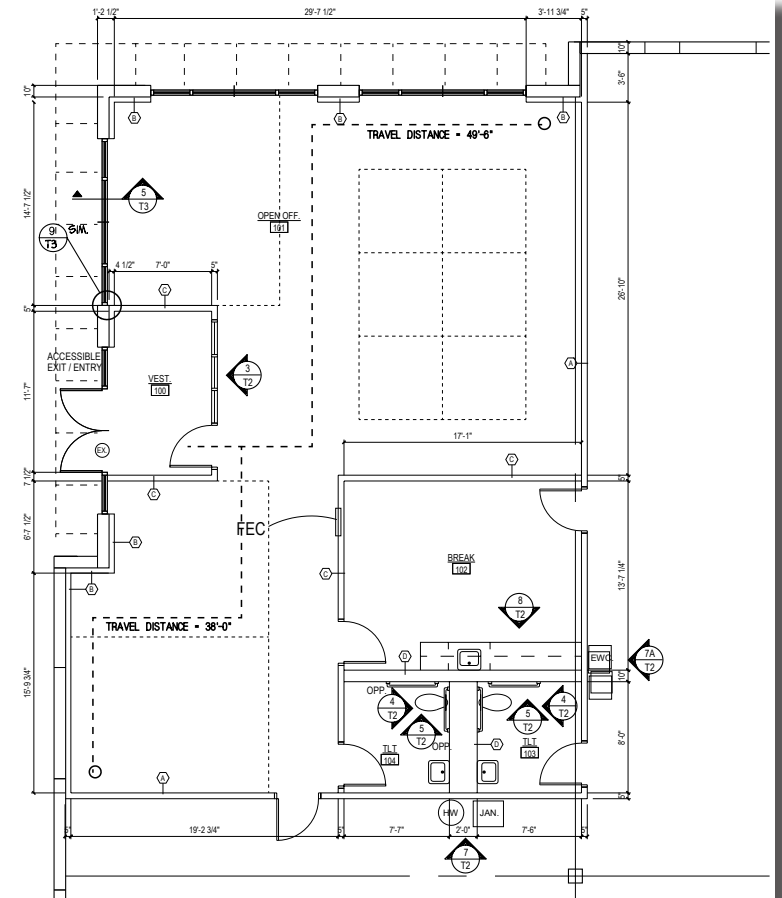


<b>Available Space</b>	<b>110,033 SF</b>	Loading	Cross Dock	Trailer Parking	68, expandable
<b>Available Dock Doors</b>	<b>9 with levelers</b>	Building Dimensions	568' 3" x 723' 3"	Fire Suppression	ESFR, K22
<b>Available Drive-in Doors</b>	<b>1</b>	Column Spacing	54' 0" x 50'	Heating	Gas Fired MUA Units
Building s.f.	412,364	Speed Bay Size	54' 0" x 59' 1 1/2"	Lighting	LED
Office Size	1,800 SF	Clear Height	40'	Electric	SCP
Tax Abatements	15 year 100% tax abatement	Floor	7" SOG FF/FL design spec FF 40 FL 30	Gas	3,000 AMP 277/480V
Divisible	Yes	Building Dock Doors	41 with levelers	Water	Columbia Gas of Ohio
Land	+/- 22.5 acres	Building Drive-in Doors	4	Sewer	City of Columbus
Construction	Precast Panels R-12	Truck Court Depth	190'	Car Parking	299, expandable
Roof	TPO 45 mil R-22	Telecom	Frontier Communications	Warehouse HVAC	(3) 80/20 units +60°F at 0°F ambient temp

RAYMOND AVE



Main Office Plan

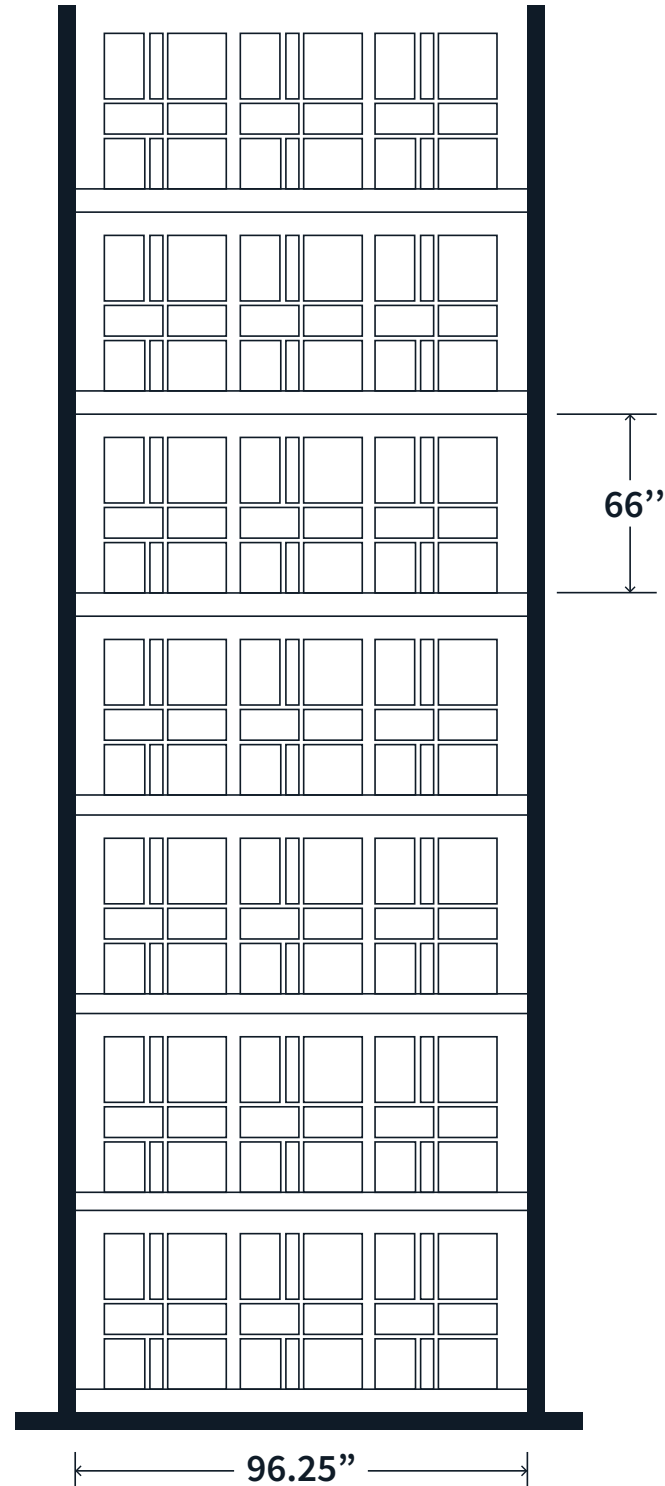


1,800 s.f.

## Explore New Heights

40' clear height increases vertical storage and the overall potential of the space.

CLEAR HEIGHT	SIZE NEEDED TO ACCOMMODATE
40'	174,262 SF
36'	204,575 SF
32'	248,402 SF
28'	306,862 SF





**BUILDING 6**  
110,033 s.f.

BUILDING 1

BUILDING 2

BUILDING 3A

BUILDING 7

# RICKENBACKER LOGISTICS PARK

**Brian Marsh**  
+1 614 460 4421  
brian.marsh@jll.com

**Dan Wendorf**  
+1 614 460 4407  
dan.wendorf@jll.com



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