

COMING Q1 2027
BUILDINGS B & C
NOW UNDER
CONSTRUCTION



THE CUBES
— ETNA 70 —



BUILDING B | AVAILABLE
750,120 SF

BUILDING C | AVAILABLE
160,920 SF

**TWO BUILDINGS TOTALING
± 911K SF AVAILABLE FOR LEASE**



**15 YEAR 100%
TAX ABATEMENT**



**ACCESS TO MAJOR
TRANSPORTATION**



**STATE OF THE ART
DESIGN PRACTICES
& CONSTRUCTION**



**CLASS A MODERN
INDUSTRIAL SPECS**



**EXCELLENT
LABOR POOL**

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THE FUTURE OF INDUSTRIAL SPACE



15-YEAR 100%
TAX ABATEMENT



STRONG
WORK FORCE

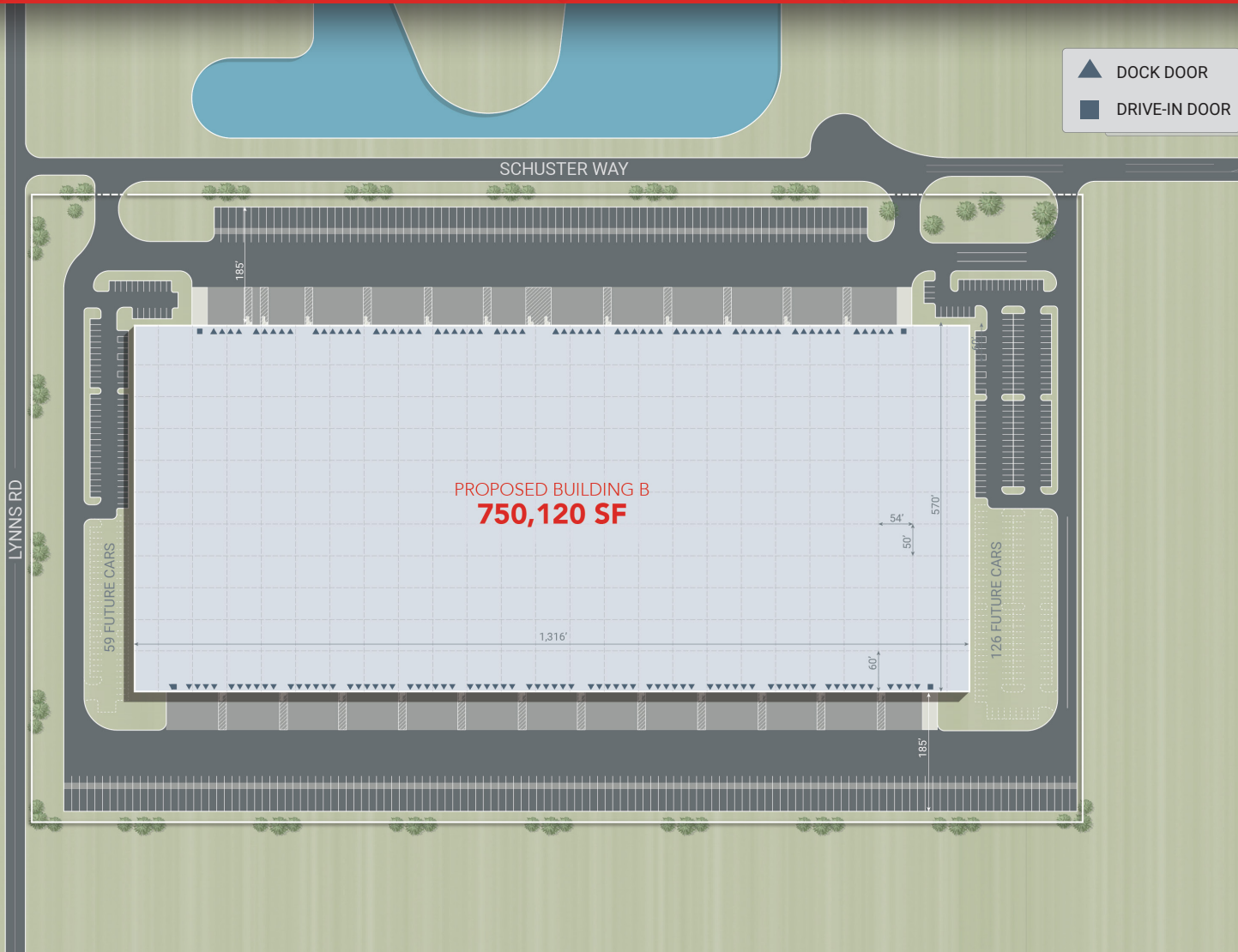


ABUNDANT
**AUTO & TRAILER
PARKING**



UNMATCHED
**FREEWAY VISIBILITY &
ACCESS TO I-70**

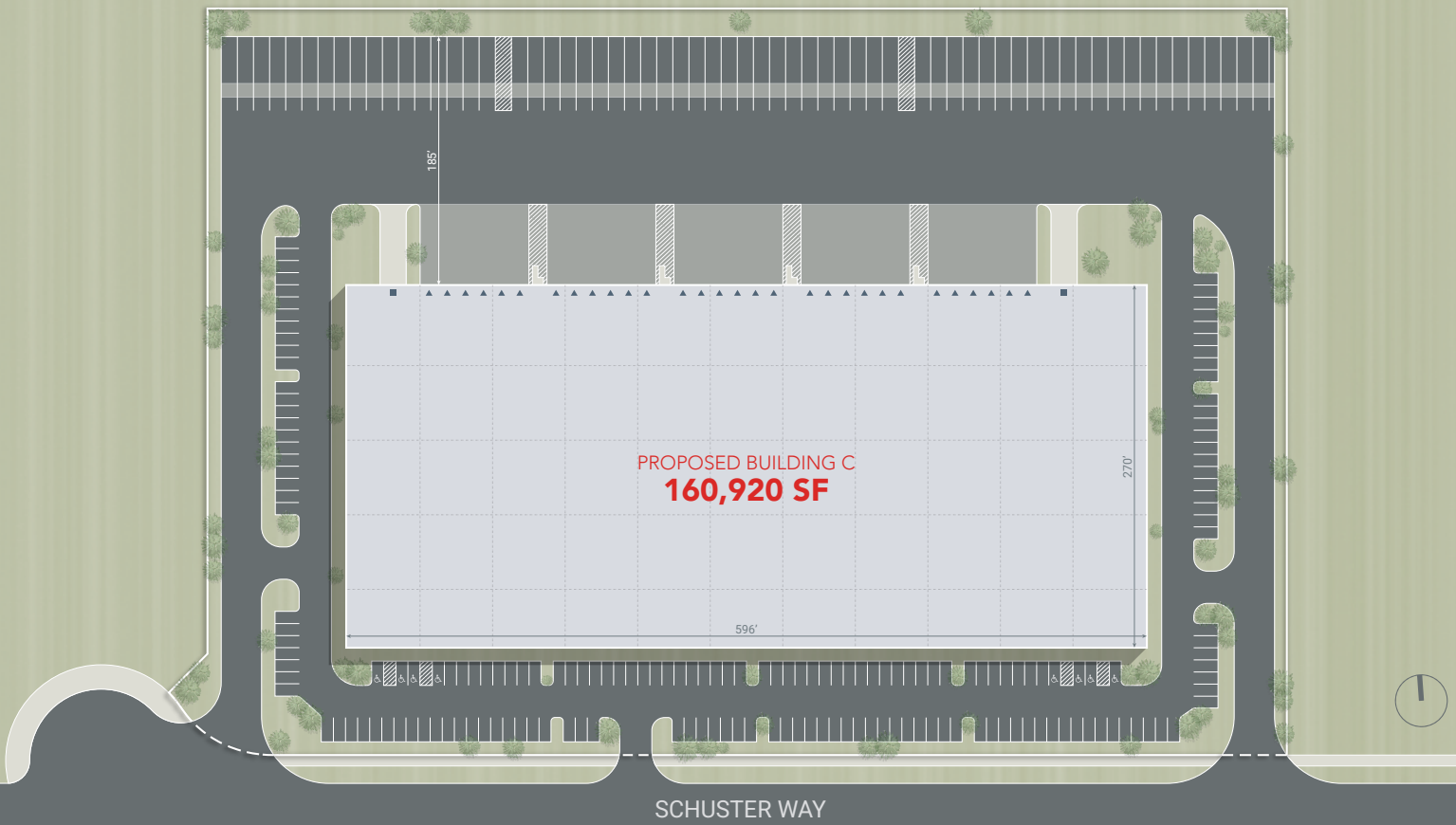
BUILDING B SITE PLAN + SPECS



BUILDING TYPE	Cross-Dock	CLEAR HEIGHT	40'
SITE ACREAGE	+/- 37.40 AC	DOCK DOORS	141
BUILDING SIZE	750,120 SF	DRIVE-IN DOORS	4
DIMENSIONS	1,316' x 570'	TRUCK COURT	185'
COLUMN SPACING	50' x 54'	AUTO PARKS	397
SPEED BAY	60'	TRAILER PARKS	219
POWER	4,000 amps (expandable)	TAX ABATEMENT	100% 15 Year

BUILDING C SITE PLAN + SPECS

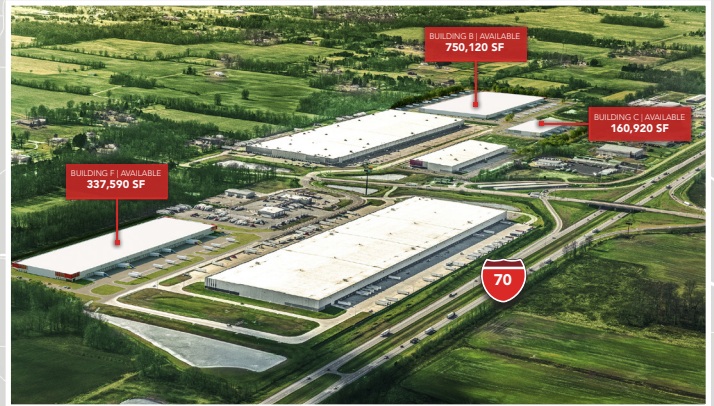
- DOCK DOOR
- DRIVE-IN DOOR



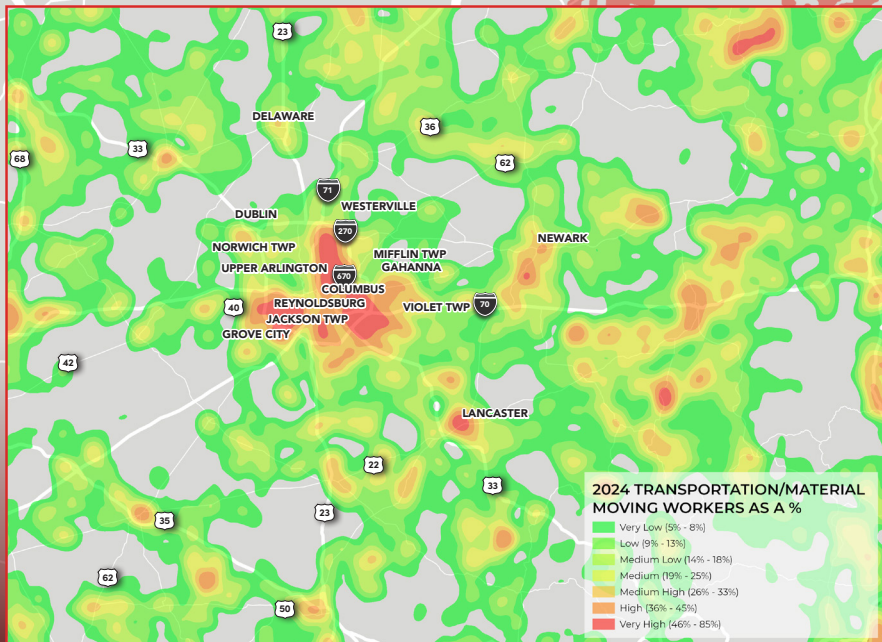
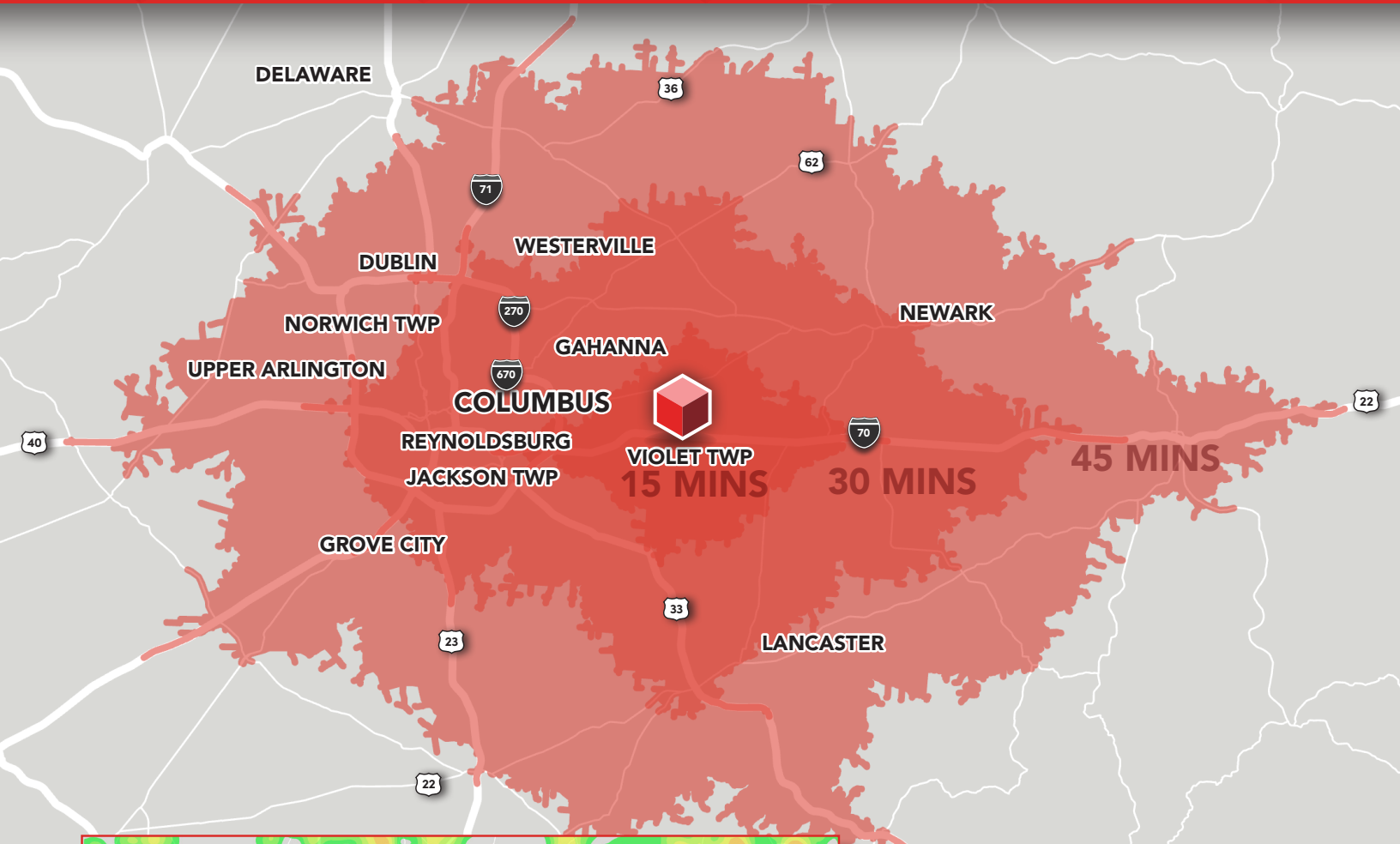
BUILDING TYPE	Rear-Load	CLEAR HEIGHT	36'
SITE ACREAGE	10.28 AC	DOCK DOORS	30
BUILDING SIZE	160,920 SF	DRIVE-IN DOORS	2
DIMENSIONS	596' x 270'	TRUCK COURT	185'
COLUMN SPACING	50' x 54'	AUTO PARKS	174
SPEED BAY	60'	TRAILER PARKS	63
TAX ABATEMENT	100% 15 Year		

LOCATION ACCESS

DOWNTOWN COLUMBUS | 19 MILES
JOHN GLENN INT'L AIRPORT | 18 MILES
RICKENBACKER INT'L AIRPORT | 20 MILES

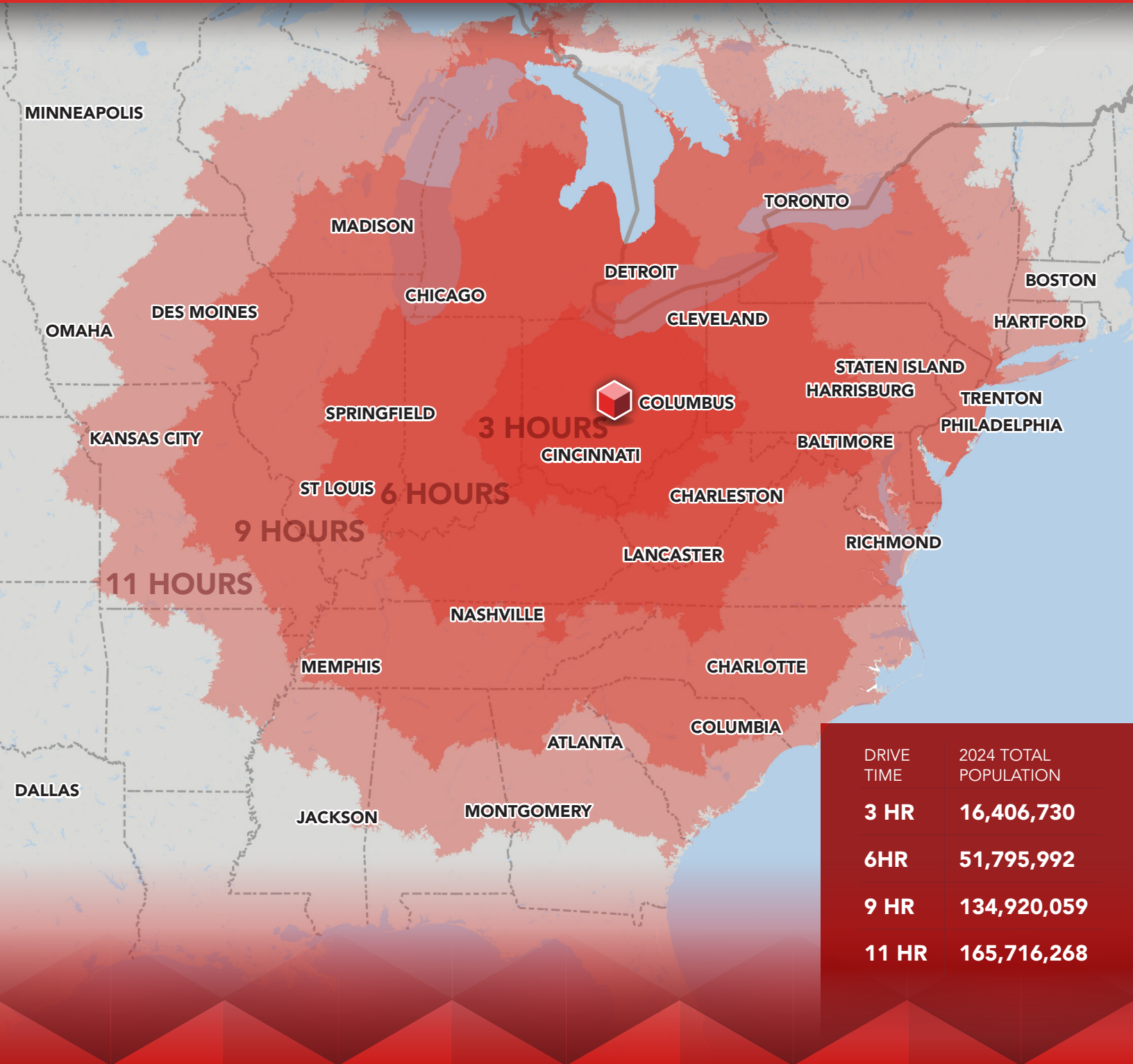


DEMOGRAPHICS + LABOR



DRIVE TIME	2024 TOTAL POPULATION
15 MIN	180,052
30 MIN	1,283,116
45 MIN	2,038,937

SINGLE-DAY POPULATION REACH



DRIVE TIME	2024 TOTAL POPULATION
3 HR	16,406,730
6HR	51,795,992
9 HR	134,920,059
11 HR	165,716,268



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