

# 6 BUILDING PARK BUILDINGS B, C & F AVAILABLE



## THE CUBES

ETNA 70



### THREE BUILDINGS TOTALING ± 1.3M 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**

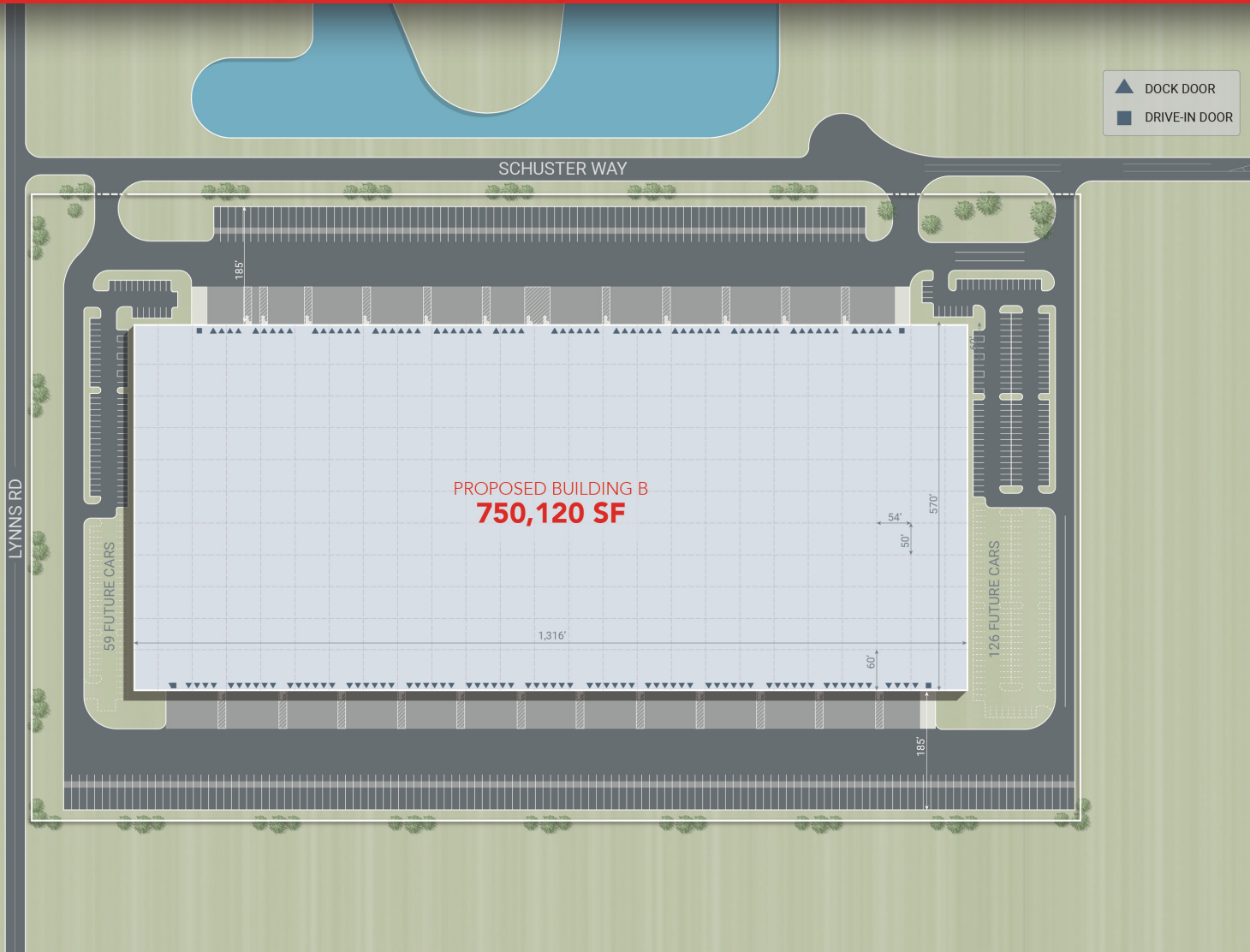


ABUNDANT  
**AUTO & TRAILER  
PARKING**



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

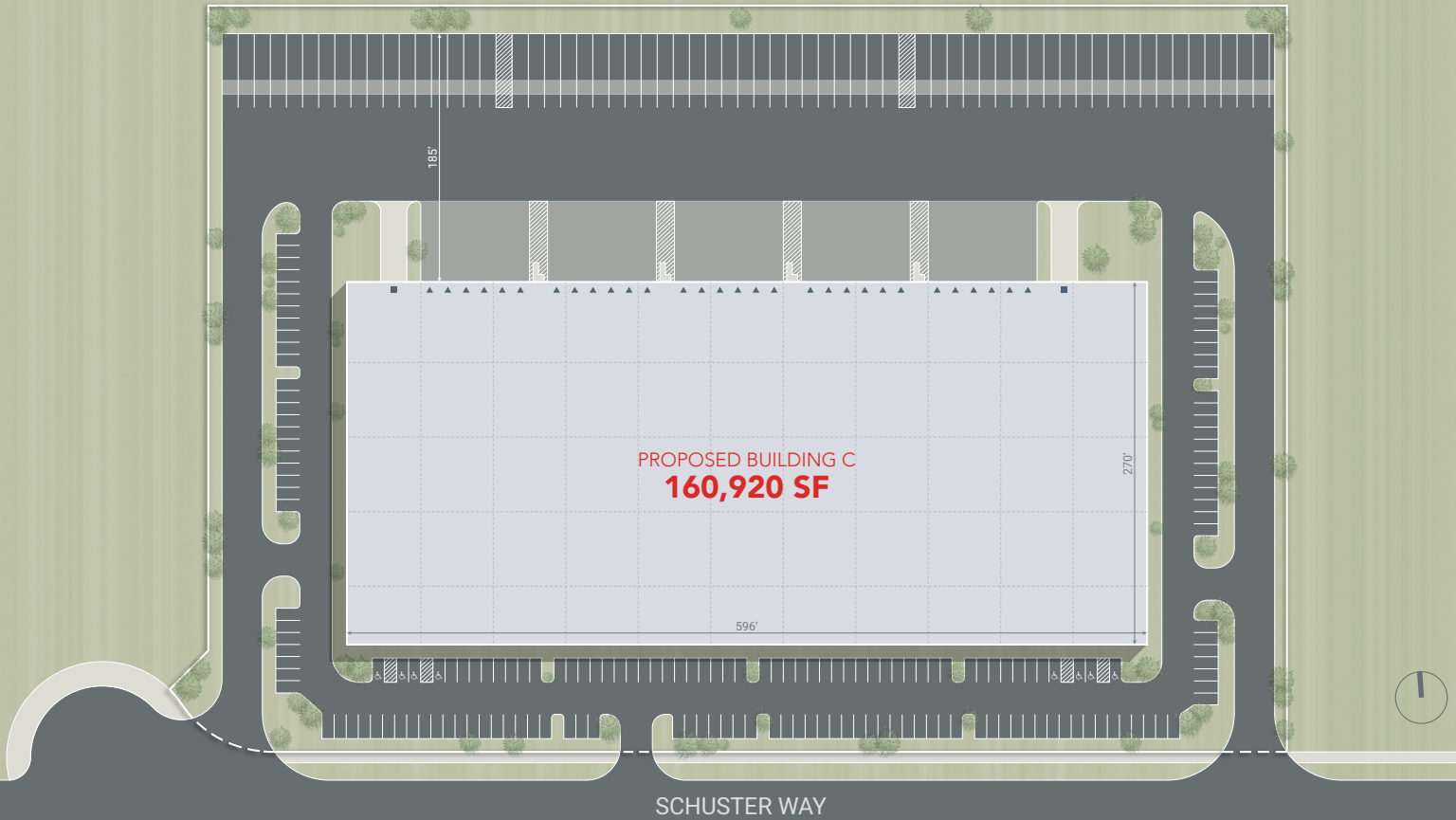
# BUILDING B SITE PLAN + SPECS



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

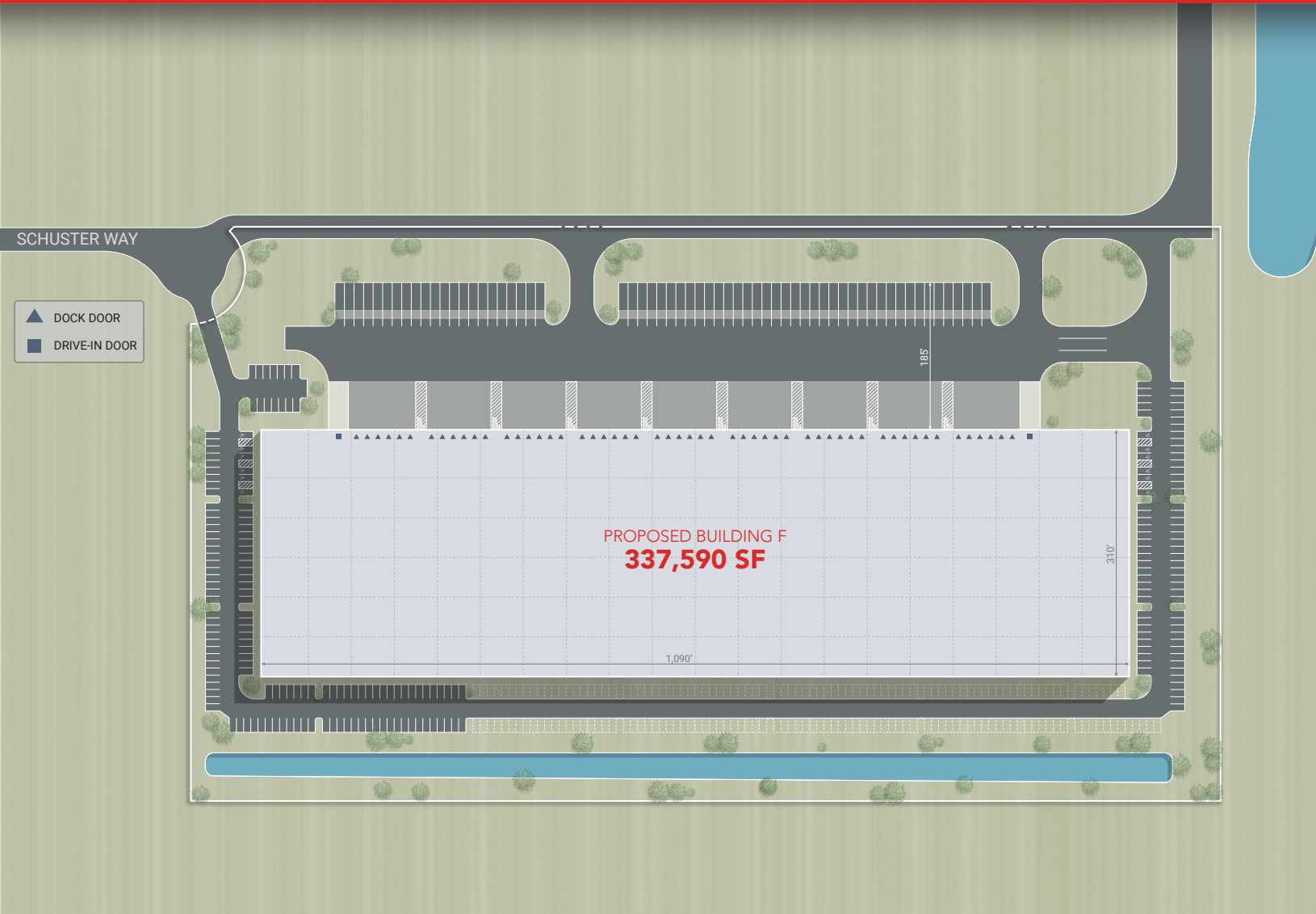
# BUILDING C

## SITE PLAN + SPECS



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

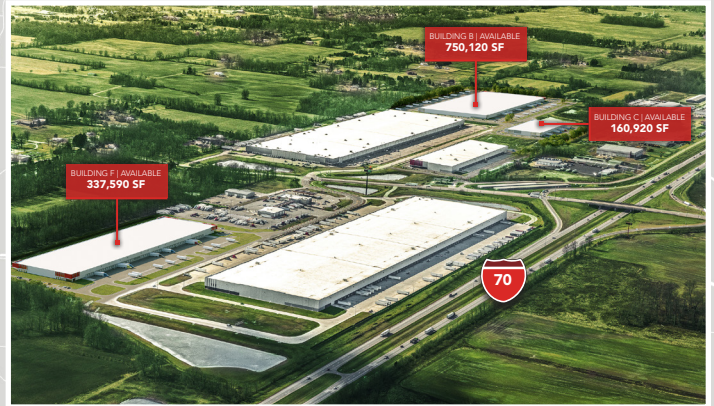
# BUILDING F SITE PLAN + SPECS



<b>BUILDING TYPE</b>	Rear-Load	<b>CLEAR HEIGHT</b>	36'
<b>SITE ACREAGE</b>	+/- 21.15 AC	<b>DOCK DOORS</b>	54
<b>BUILDING SIZE</b>	337,590 SF	<b>DRIVE-IN DOORS</b>	2
<b>DIMENSIONS</b>	1,090' x 310'	<b>TRUCK COURT</b>	185'
<b>COLUMN SPACING</b>	50' x 54'	<b>AUTO PARKS</b>	217
<b>SPEED BAY</b>	60'	<b>TRAILER PARKS</b>	61
<b>TAX ABATEMENT</b>	100% 15 Year		

# LOCATION ACCESS

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



MIFFLIN TWP  
GAHANNA

JOHN GLENN INT'L AIRPORT

NEWARK

REYNOLDSBURG

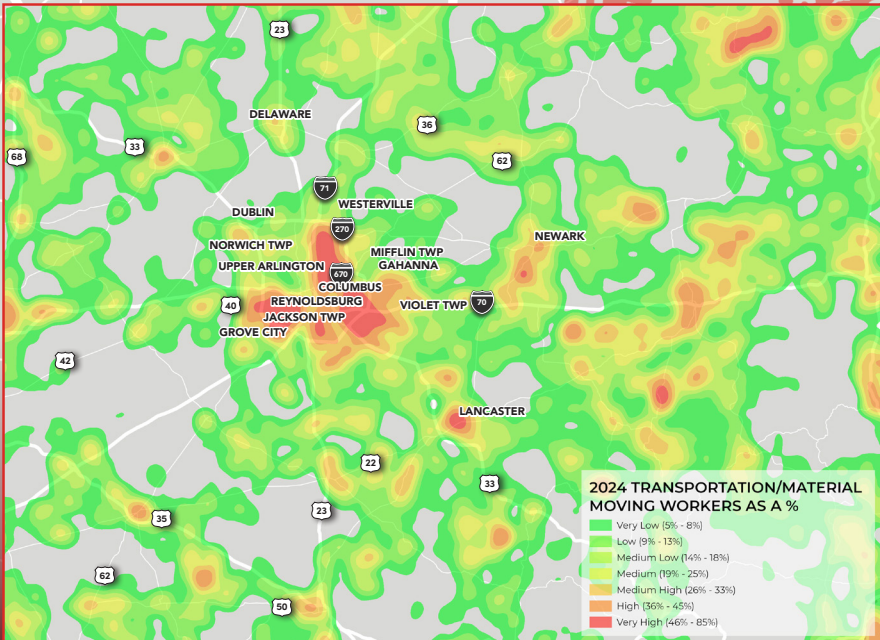
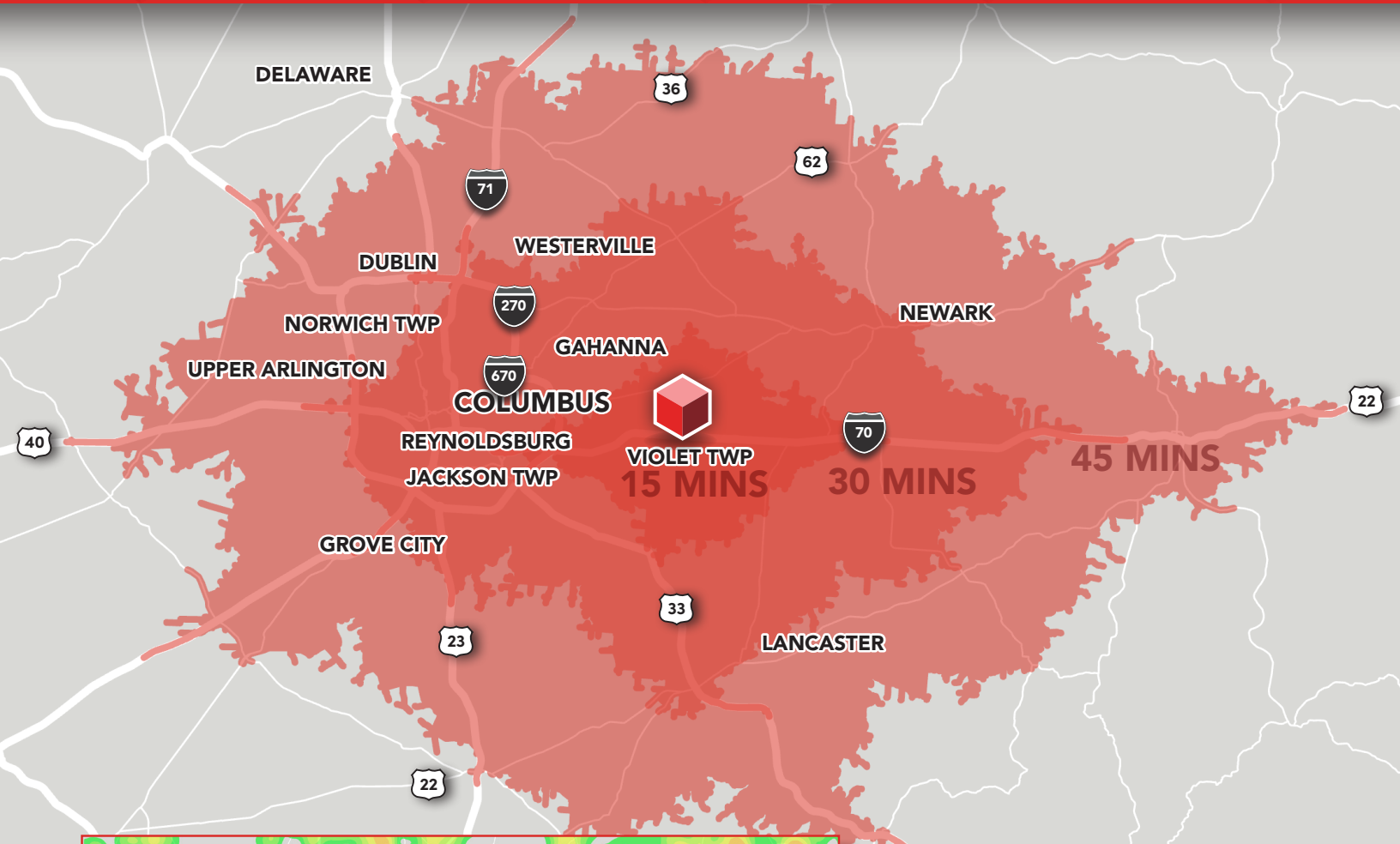
VIOLET TWP

JACKSON TWP  
GROVE CITY

RICKENBACKER INT'L AIRPORT

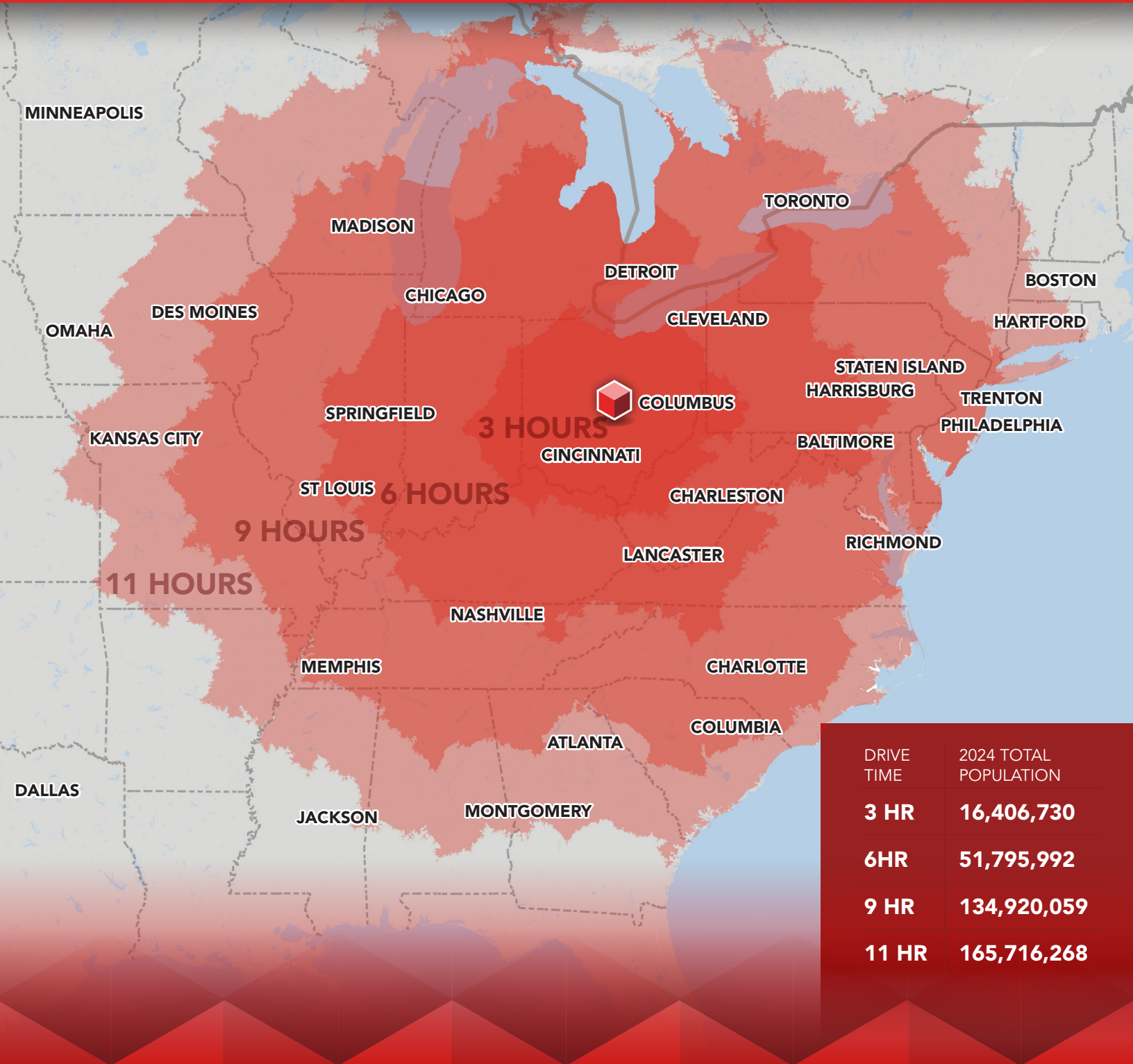
NS RICKENBACKER

# DEMOGRAPHICS + LABOR



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

# SINGLE-DAY POPULATION REACH



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



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