



RICKENBACKER

COMMERCE CROSSING



FOR LEASE ±56,819-127,187 SF
6054 SHOOK ROAD, LOCKBOURNE, OH 43137

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RICKENBACKER AVIATION

Boar's Head

essilor

Little Caesars Pizza

PETSMART

lululemon

amazon
PEPSICO
whiplash
Whirlpool CORPORATION

Walmart
DB SCHENKER
vspone

RICKENBACKER
COMMERCE CROSSING

8 MINUTES TO I-270

7 MINUTES TO RICKENBACKER AIRPORT

1 MINUTE TO ALUM CREEK DRIVE

SHOOK ROAD

KEY SITE ADVANTAGES



21.27 ACRE INDUSTRIAL PARK



CLOSE PROXIMITY TO RICKENBACKER AIRPORT



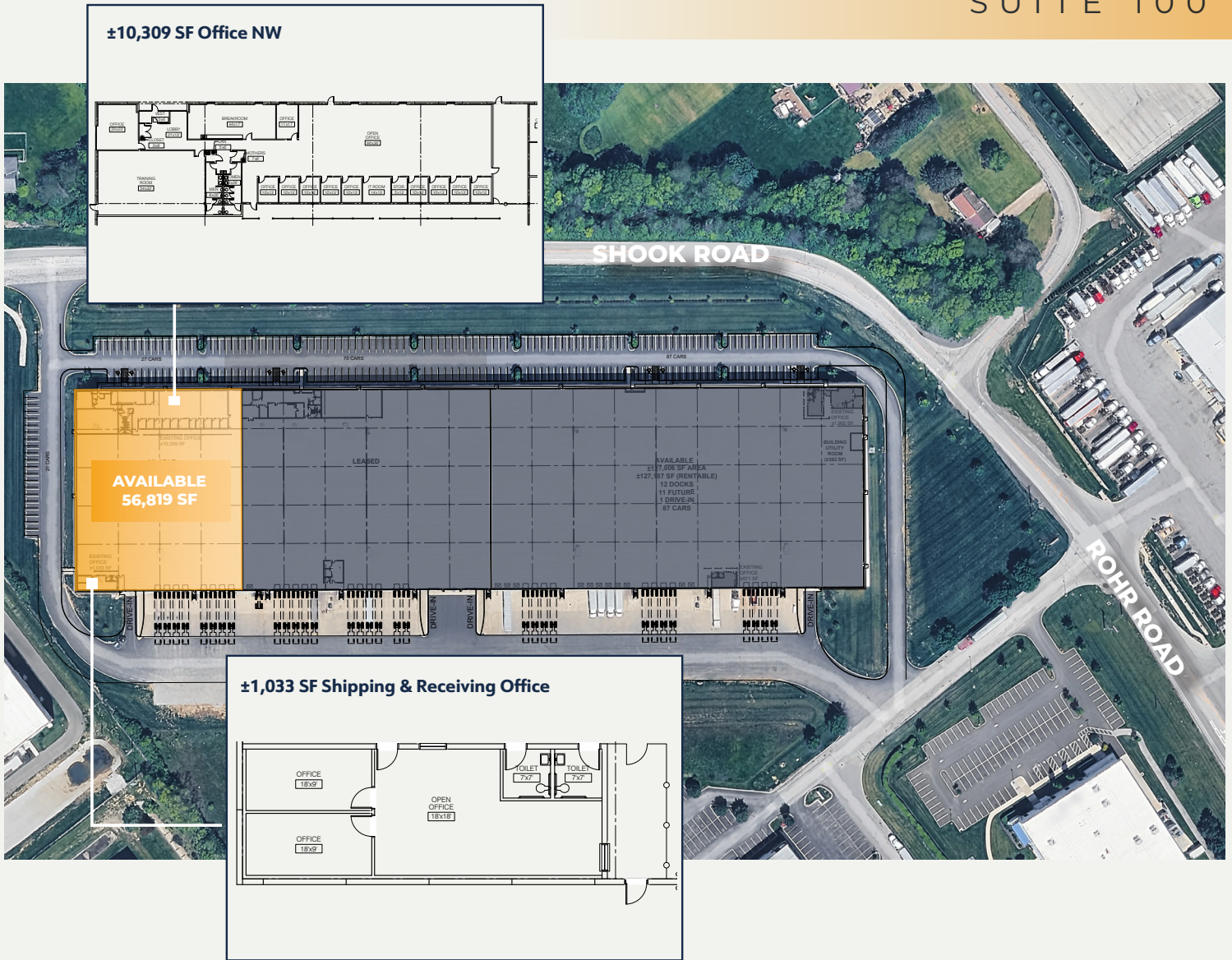
CLASS A BLDG WITH 2 ACCESS POINTS FOR INGRESS/EGRESS



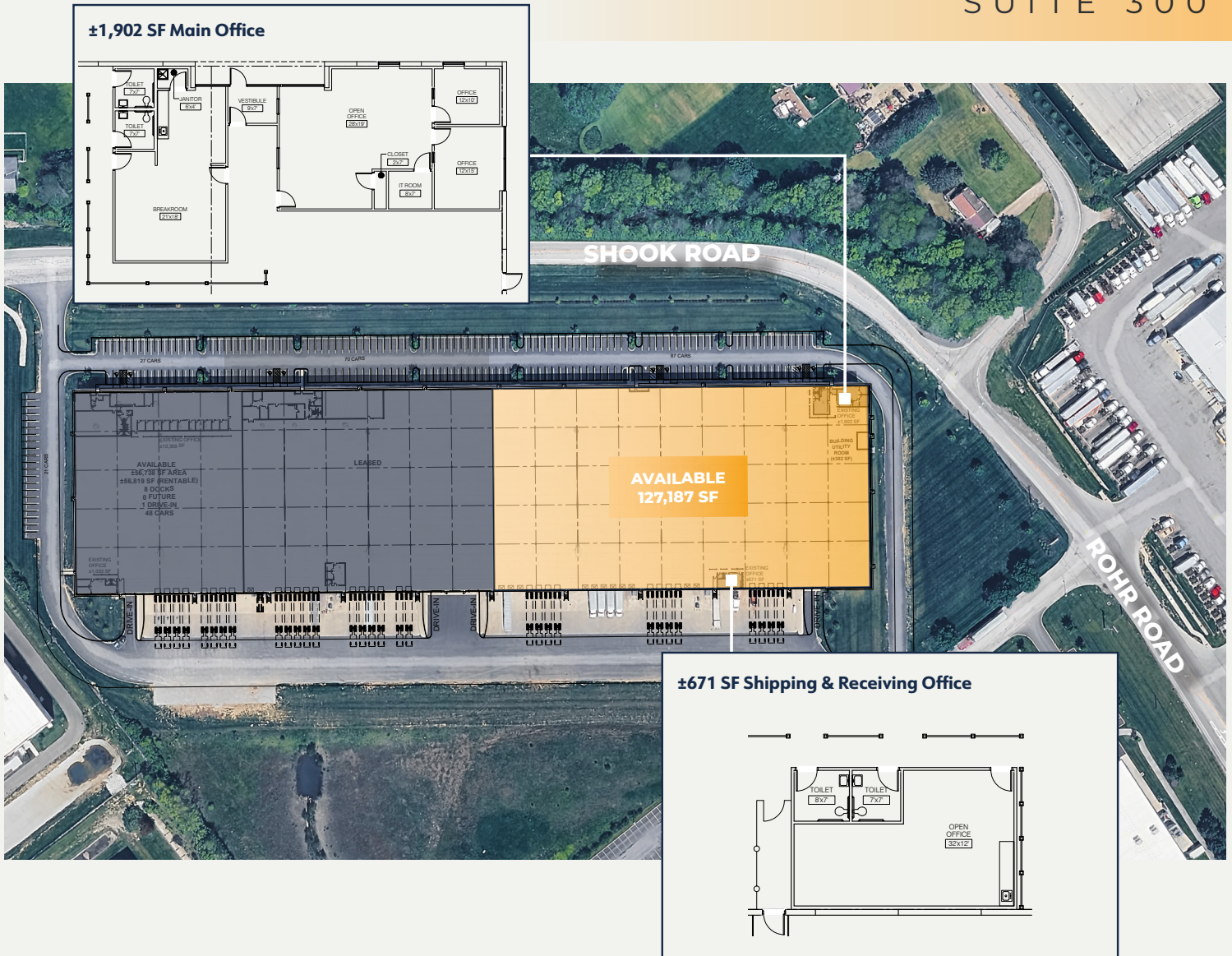
15 YEAR 100% TAX ABATEMENT



CLOSE PROXIMITY TO I-270 VIA ALUM CREEK DRIVE



Building Size	± 184,078 SF	Clear Height	30'
Available SF	± 56,819 SF	Docks	8
Office SF	± 11,342 SF	Drive-in Doors	1
Column Spacing	54' w x 50' d	Car Parking	48 cars
Power	400-amp, 277/480 volt 3-phase service	Trailer Parking	10 stalls (back of truck court)
Heating/Gas	AEP Energy	Sprinkler	ESFR
Water	City of Columbus		



±1,902 SF Main Office

SHOOK ROAD

ROHR ROAD

AVAILABLE
127,187 SF

±671 SF Shipping & Receiving Office

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

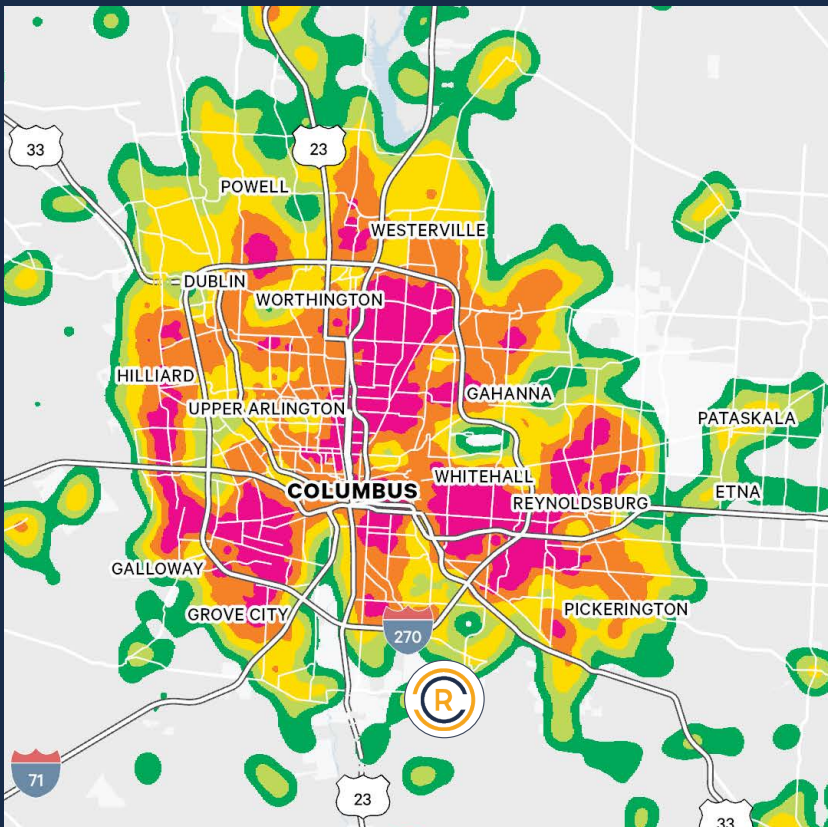
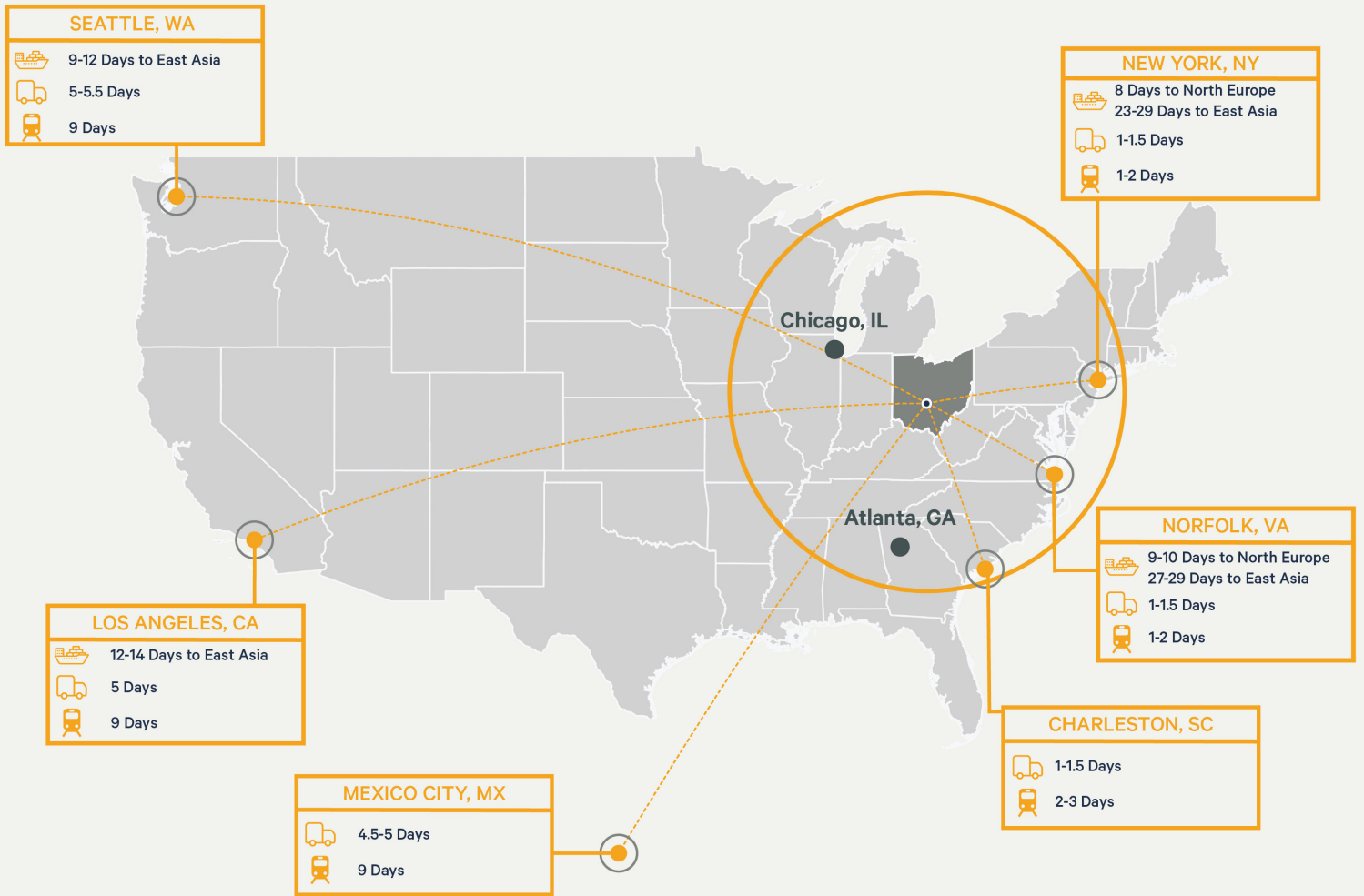


20 MINS
13 MILES
FROM I-71



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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