



Site Breaking Ground Q2 2026!

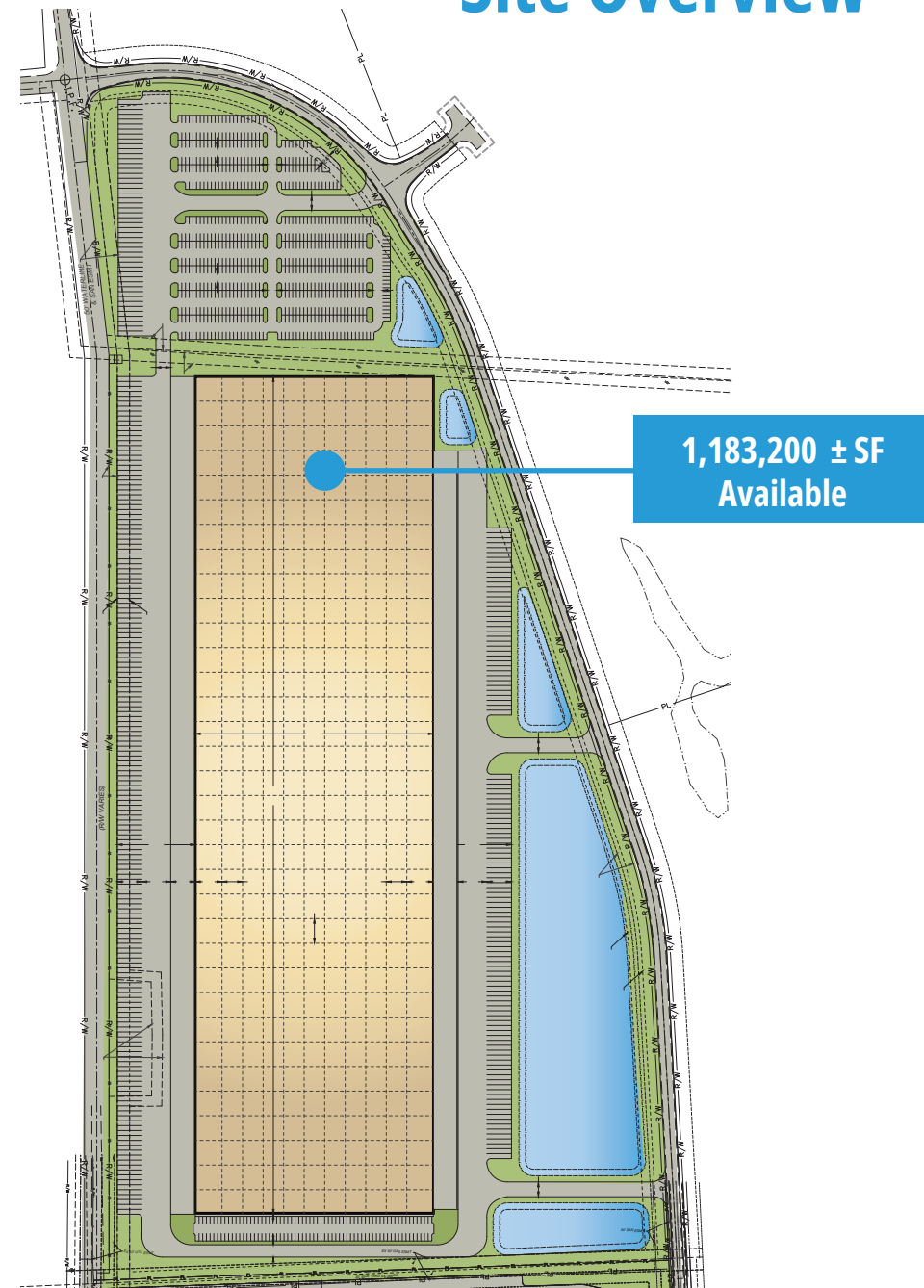
# Scannell Campus

at Rickenbacker Exchange

# Site Overview

## 0 Commercial Point Parkway

<b>Total Building Size</b>	1,183,200 SF
<b>Total Acres</b>	76.19 AC
<b>Office Space</b>	Build-to-suit
<b>Docks</b>	116 with 99 future doors
<b>Drive-in Doors</b>	4
<b>Car Parking Spaces</b>	395 with 181 future spaces
<b>Trailer/Truck Parking</b>	268
<b>Truck Court</b>	185' total depth: 60' concrete apron and 70' HD asphalt, 55' trailer storage
<b>Ceiling Height</b>	40'
<b>Lighting</b>	25 F'c
<b>Heating and Cooling</b>	Heat provided via gas fired 80/20 recirculation MUA units (6 units)
<b>Cross Docked</b>	Yes
<b>Column Spacing</b>	56' x 50' with 56' x 60' speed bay
<b>Fire Protection</b>	ESFR
<b>Power</b>	Two (2) - 4,000 AMP, 3 phase, 4 wire, 480/277 volt services
<b>Availability</b>	Q1 2027



# Site Overview





# Drive Times



I-70 & I-270 interchange  
25 minutes  
22 miles



SR 665 & I-71 interchange  
10 minutes  
7.5 miles



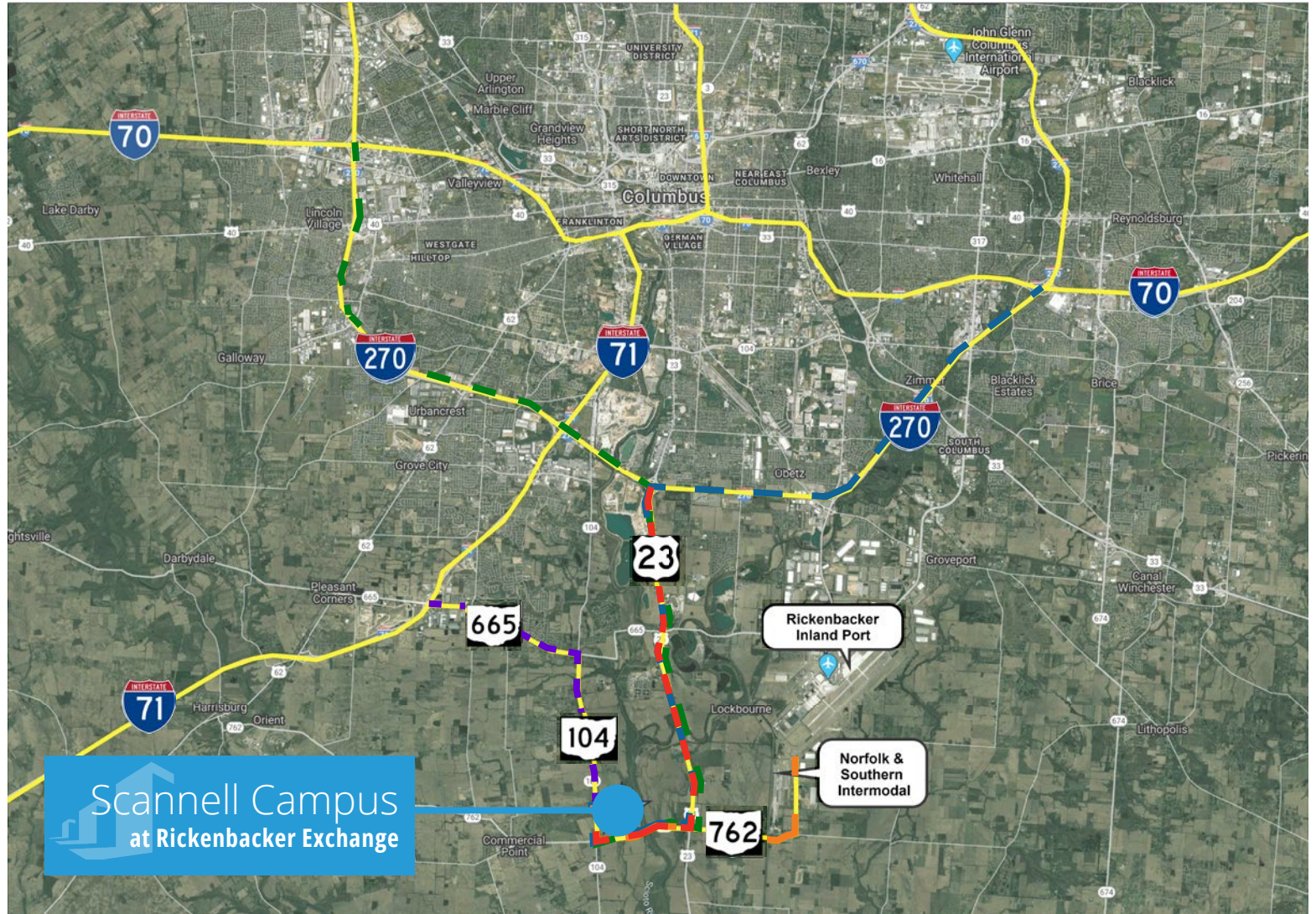
US 23 & I-270 interchange  
11 minutes  
8.5 miles



I-70 & I-270 interchange  
20 minutes  
18.3 miles



Norfolk & Southern Intermodal  
7 minutes  
3.4 miles

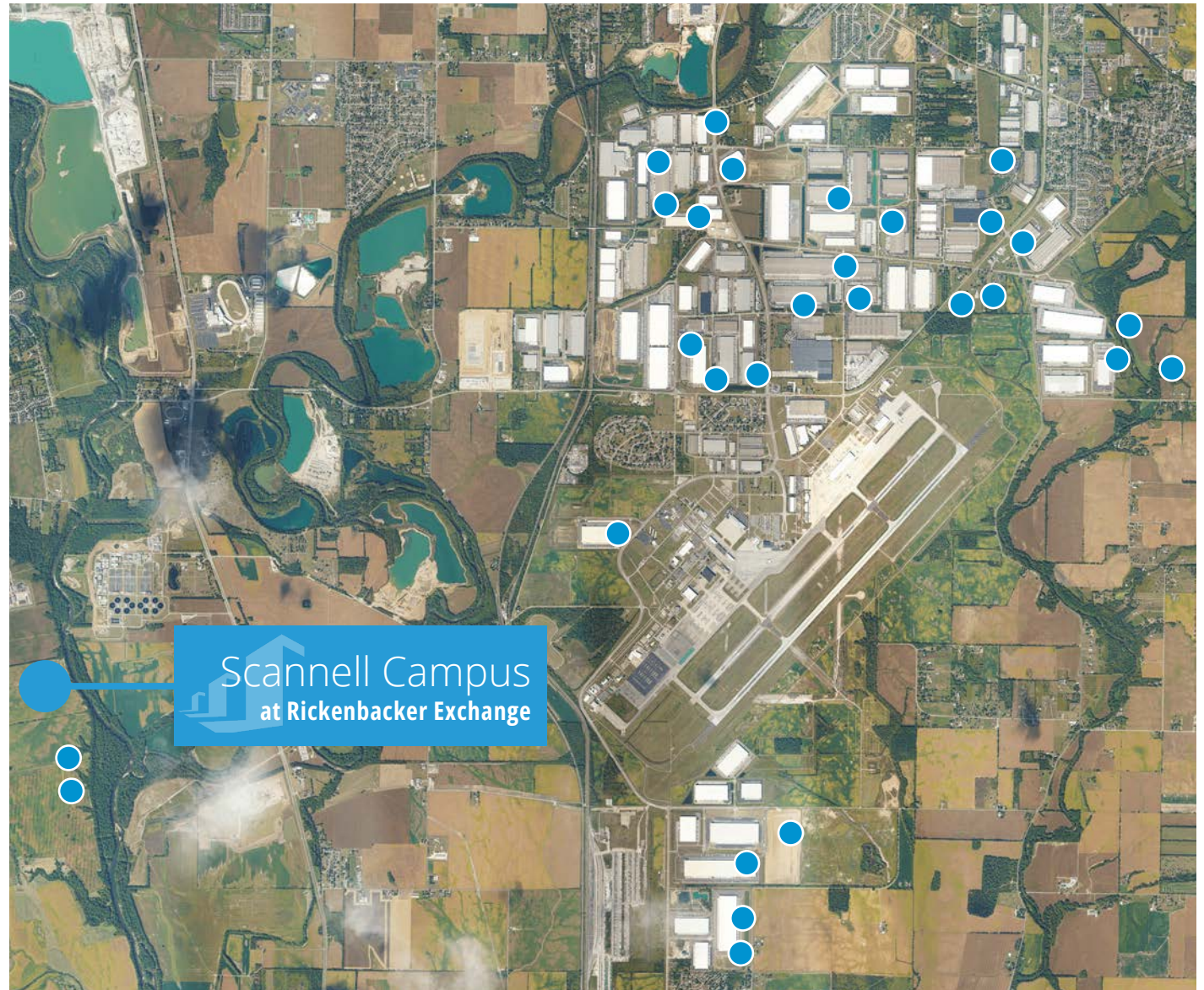


# Corporate Neighbors

Rickenbacker is home to many Fortune 500 tenants. A sampling of corporate neighbors are below:

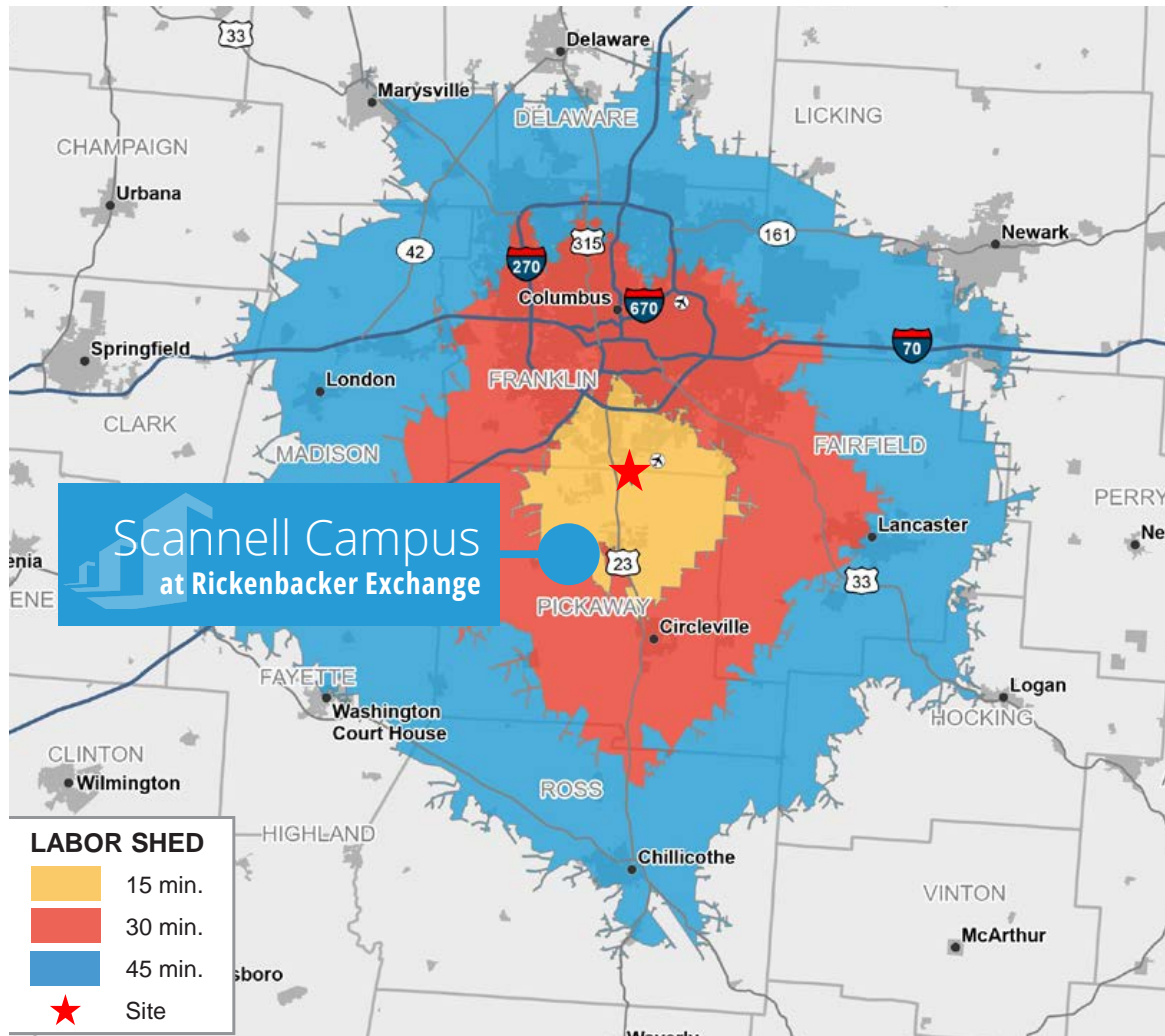


Bath & Body Works®



# Labor Force

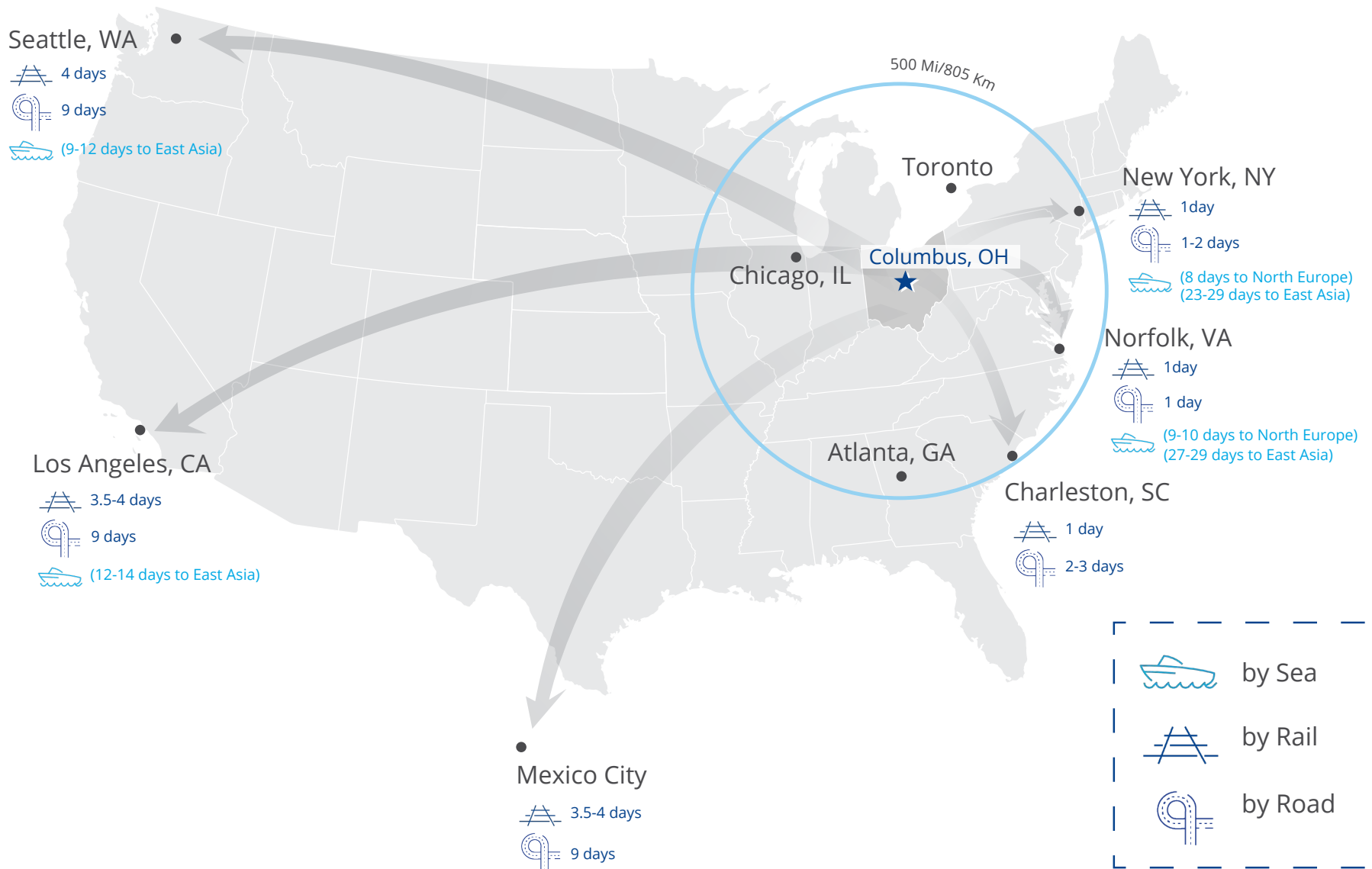
## Commute Shed: Rickenbacker Area



15	30	45
<b>71,556</b> Population	<b>1,098,543</b> Population	<b>1,927,371</b> Population
<b>36,261</b> Employed	<b>577,629</b> Employed	<b>1,006,588</b> Employed
<b>37,144</b> Total Labor Force	<b>594,618</b> Total Labor Force	<b>1,033,551</b> Total Labor Force
<b>1,783</b> Production Workers	<b>27,947</b> Production Workers	<b>46,510</b> Production Workers
<b>3,900</b> Transportation/ Material Moving Workers	<b>55,299</b> Transportation/ Material Moving Workers	<b>84,751</b> Transportation/ Material Moving Workers

Within  
**30 MINUTES**  
 there are over  
**577,629 RESIDENTS**  
**EMPLOYED**

# North American Market Access

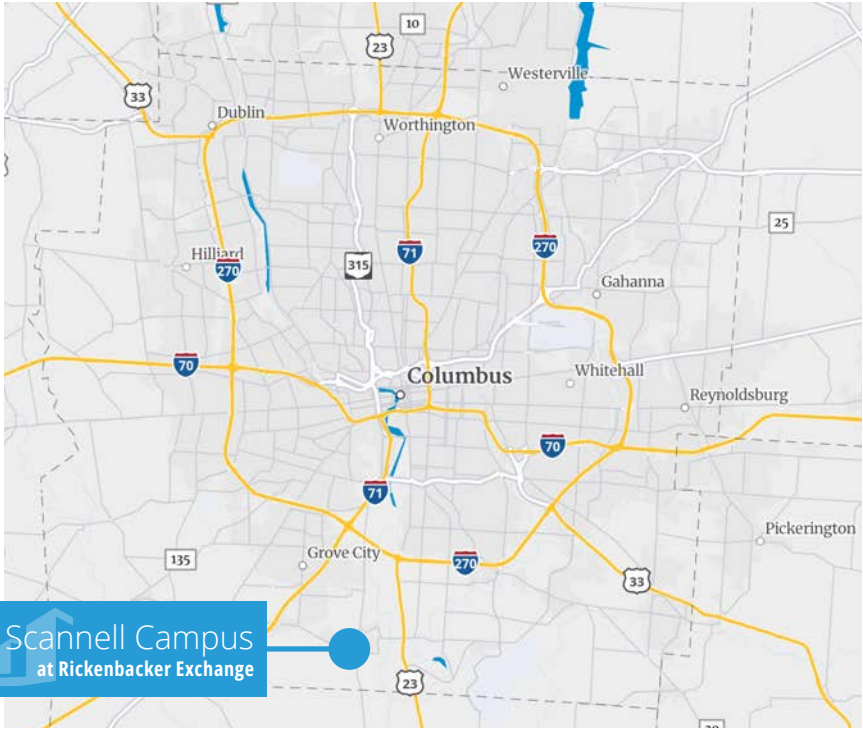


# Location Information

## About Columbus

Columbus is located within a 10-hour drive of 46 percent of the country's population, making it a point of access for businesses and consumers. With access to top transportation networks like John Glenn International Airport, Rickenbacker International Airport, numerous rail terminals and national interstates, Columbus is a certified logistics hub.

Located in the heart of the most densely populated area of the United States, the **Columbus Region is the No. 1 point of access to U.S. businesses, supply chains and customers.**





## Contact

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