



C5 GLOBAL CONNECT

BUILDING 1

5210 Airbase Road, Groveport, Ohio 43125

617,679 SF Available for Lease Q3 2027

CBRE

LEASING AGENT



DEVELOPER

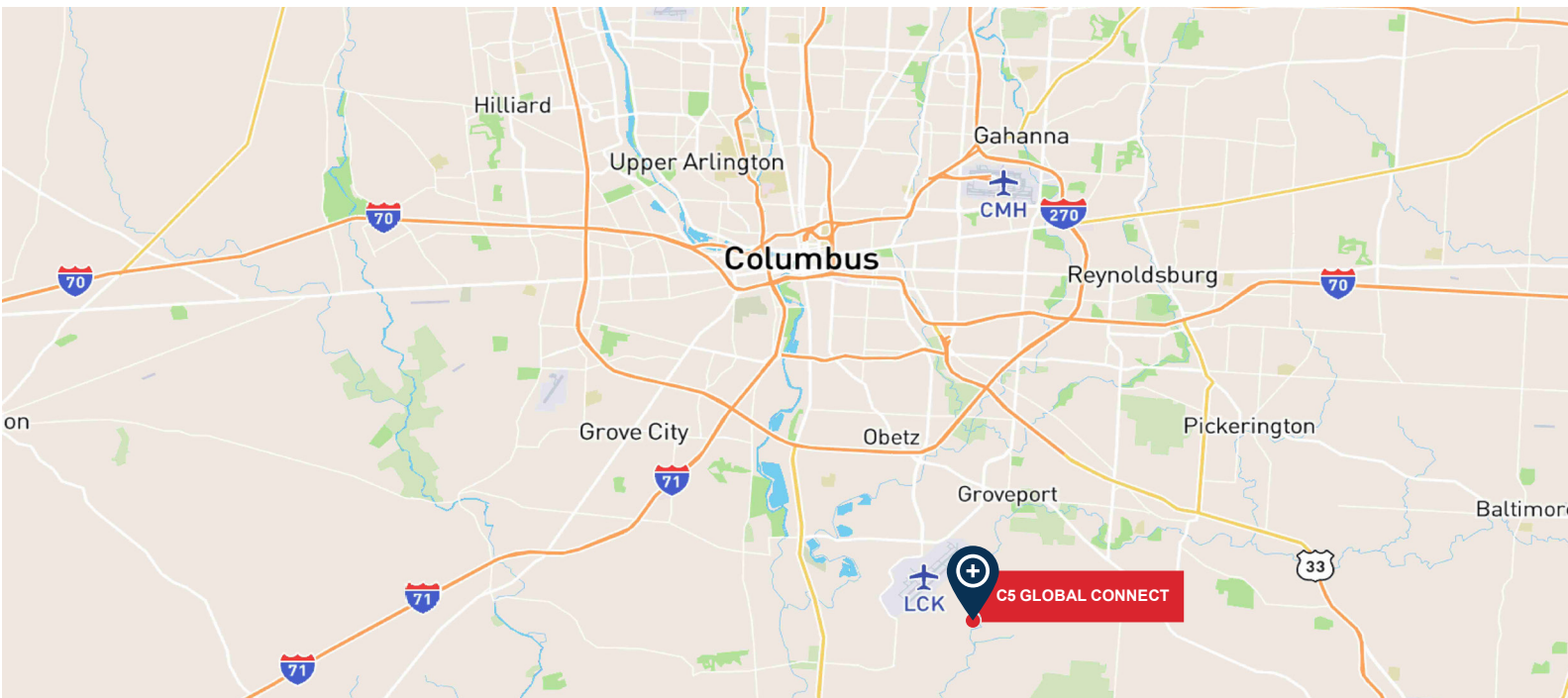
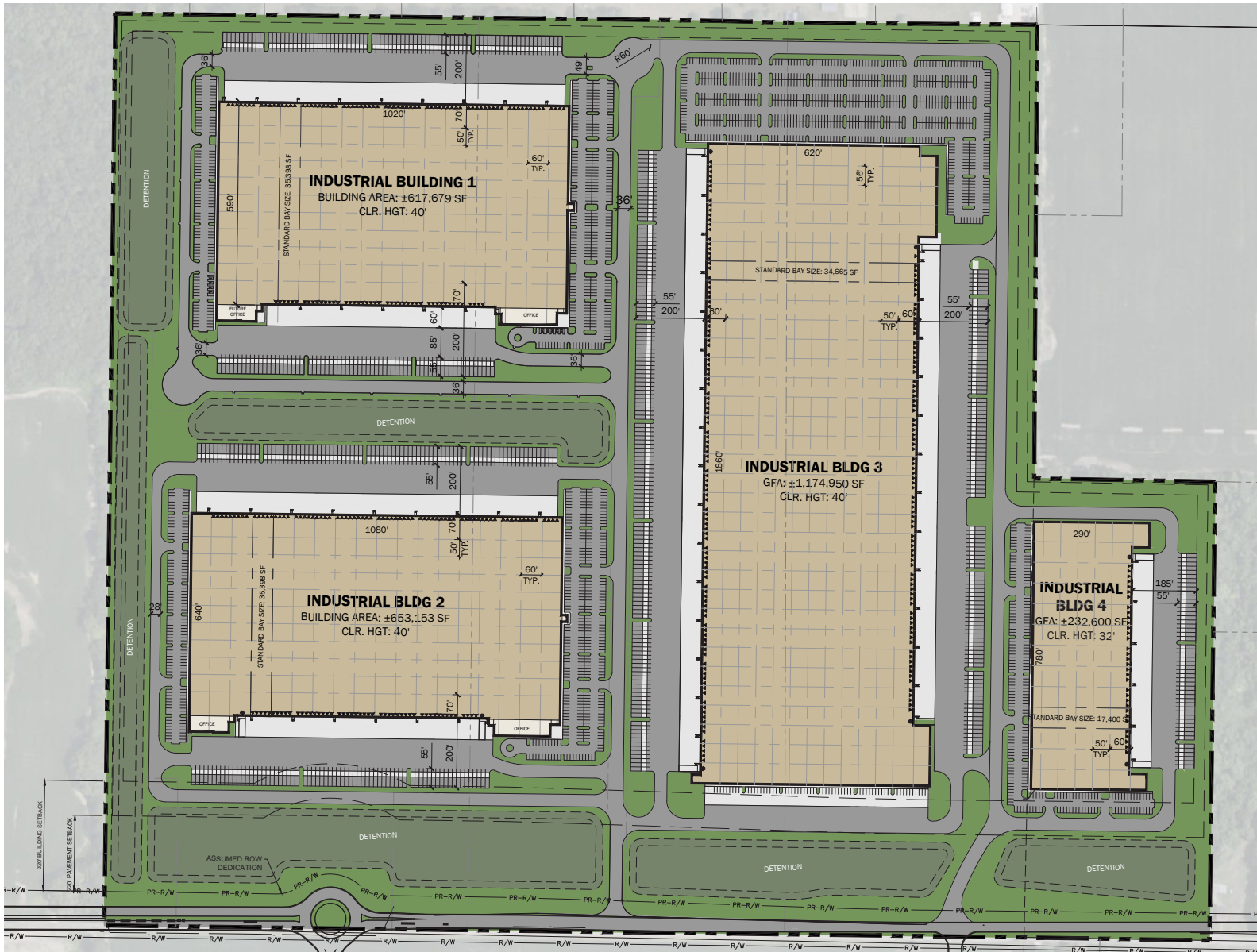
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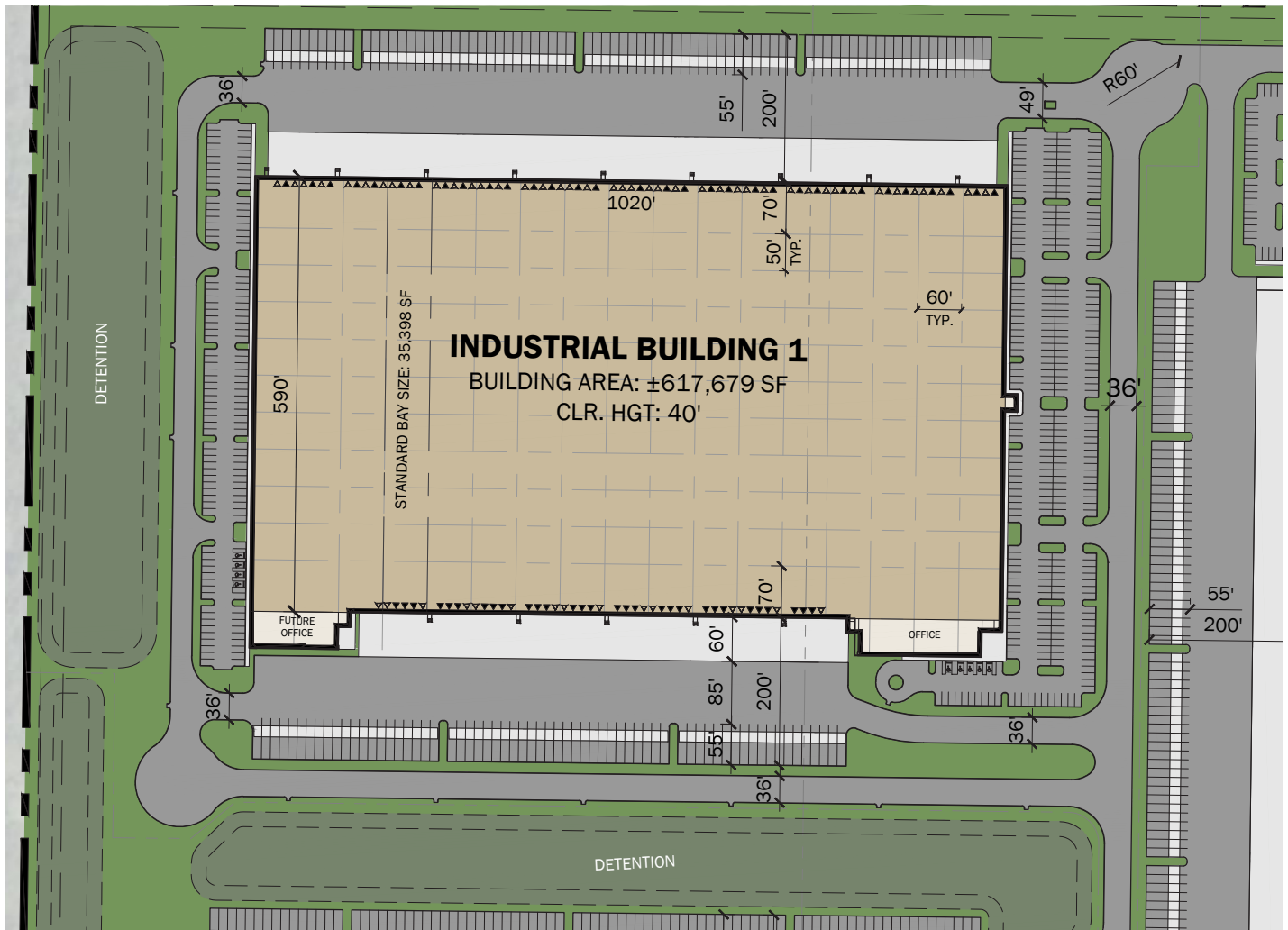
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C5 Global Connect Park Building I is strategically located less than 2.5 miles from the Rickenbacker International Airport and is adjacent to Anduril's planned 5 MSF manufacturing campus, which is set to create 4,000 jobs. This masterplanned logistics park will have 4 buildings between 232,600 SF and 1,174,950 SF, and is situated within a 10-hour drive of 46% of the US population. It is ideally situated for a variety of users including distributors and manufacturers. Additionally, the region offers a robust and skilled workforce to meet labor demands.

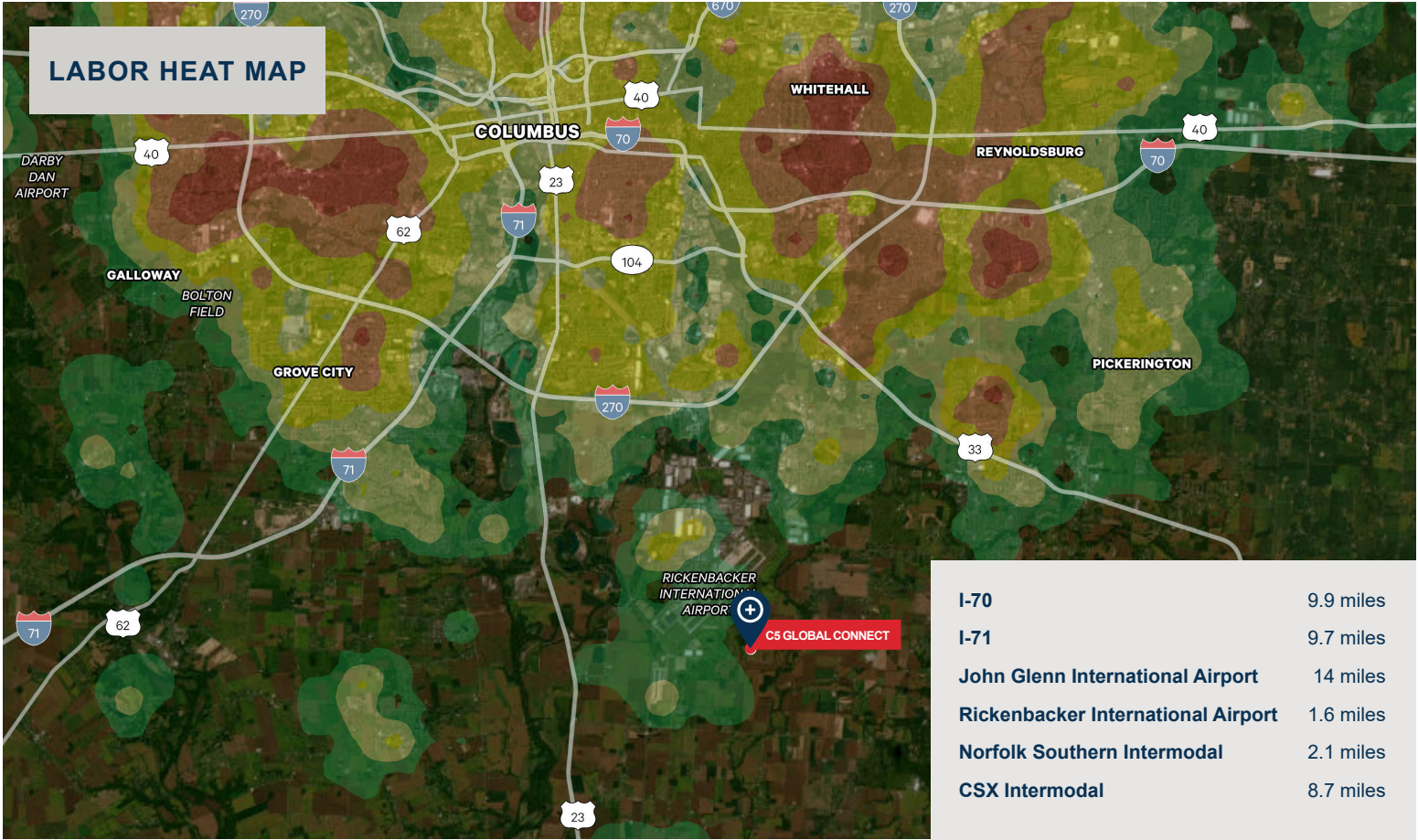




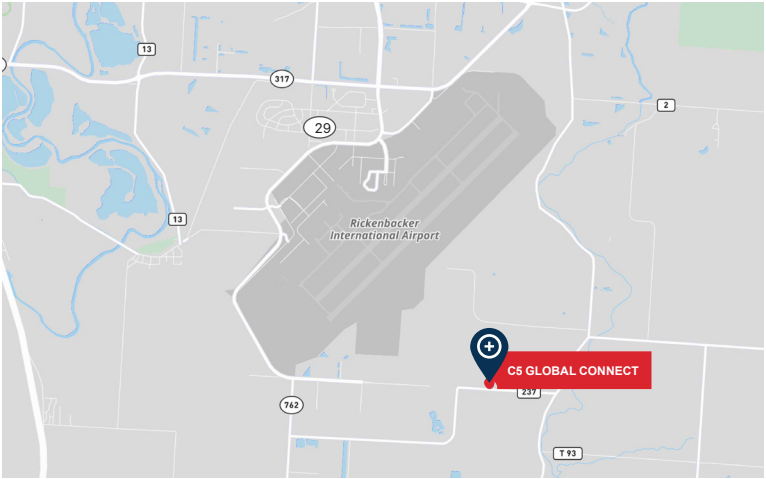
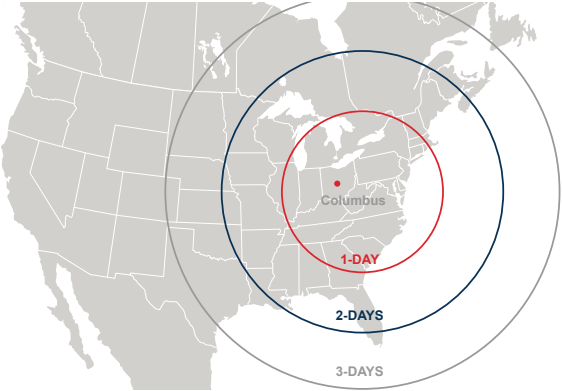


BUILDING SPECIFICATIONS

Total Size	617,679 SF (590' building depth)
Office	+/- 9,900 SF
Site Area	36.87 acres
Configuration	Crossdock
Column Spacing	60' wide x 50' deep, with 70' deep loading bays (35,398± SF bays)
Clear Height	40' clear
Dock High Doors	62 – insulated dock high doors with levelers 58 additional doors possible
Drive-In Doors	2 – 12' x 14' drive-in doors
Truck Court Depth	200' including a 55' deep designated trailer parking area
Auto Parking	433 auto spaces
Trailer Storage	144 trailer spaces
Electrical	(2) 3000 amp, 277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system
Floor System	7" thick unreinforced concrete slab



**DAYS TRUCK DRIVE
TO/FROM COLUMBUS**



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