

PARK IDI at RICKENBACKER EXCHANGE

CONSTRUCTION
BEGINS
JUNE 2026

AVAILABLE
Q1 2027

106.59 ACRES AVAILABLE | up to 1,023,229 SF

Commercial Point, OH 43116



Building 1
Building 2

332 Commercial Point Pkwy
210 Kenmore Blvd

594,493 SF
428,736 SF

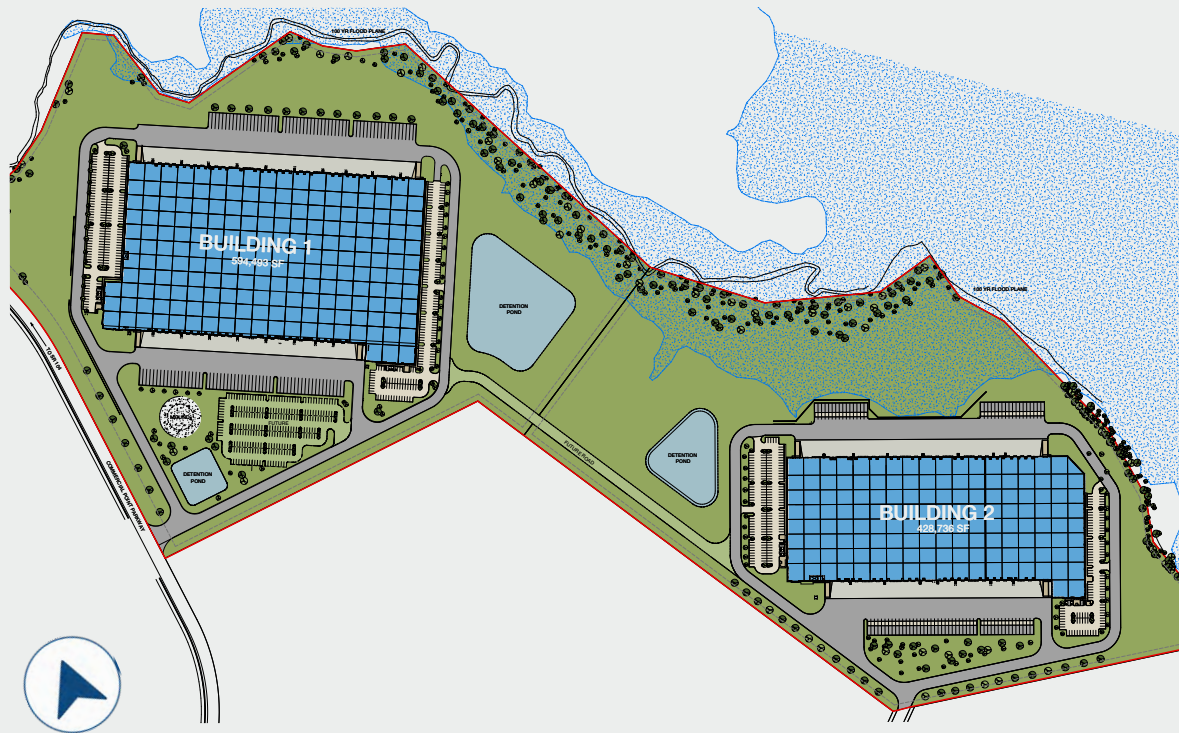


- Strategically located in pro-business Pickaway County, Ohio
- Great access to multiple highways, the Rickenbacker Airport, NS Intermodal, and the Columbus MSA
- One-day truck drive to nearly half of the U.S. population

 **IDI Logistics**

Colliers

PARK INFORMATION



Proposed Building Layouts

BUILDING 1 - 332 COMMERCIAL POINT PKWY

BUILDING AREA:	594,493 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	40'
DOCK DOORS:	60
DRIVE-IN DOORS:	4

BUILDING 2 - 210 KENMORE BLVD

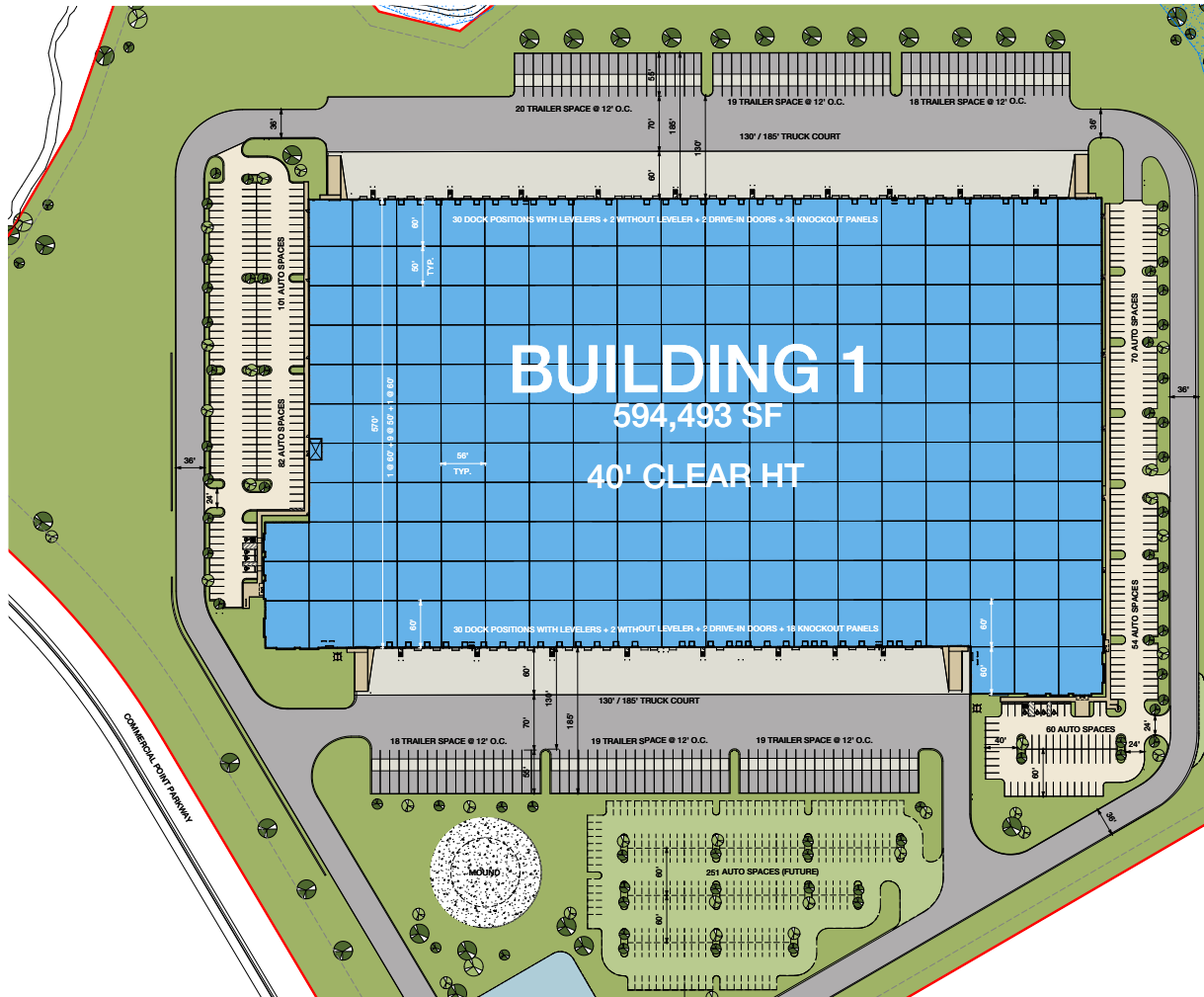
BUILDING AREA:	428,736 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	40'
DOCK DOORS:	45
DRIVE-IN DOORS:	4

Park IDI at Rickenbacker Exchange is a land/build-to-suit opportunity strategically located in pro-business Pickaway County, Ohio. This site offers great access to multiple highways, the Rickenbacker Airport, NS Intermodal and the Columbus MSA. Park IDI at Rickenbacker Exchange is a one-day truck drive to nearly half of the U.S. population and to one-third of Canada's population. We are pursuing LEED® Certification for Park IDI at Rickenbacker Exchange.



PROPOSED BUILDING 1

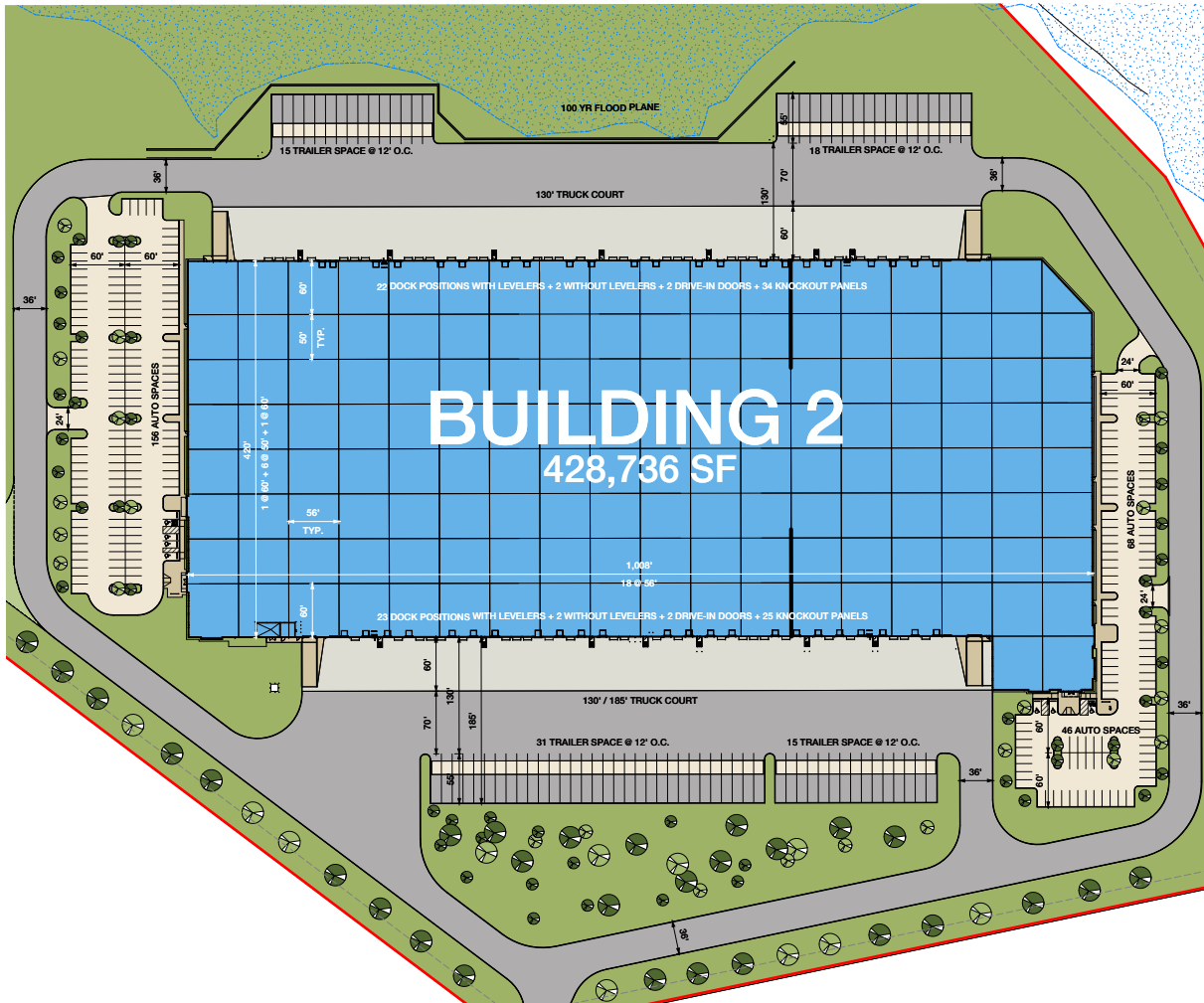
up to 594,493 SQUARE FEET



TOTAL BUILDING:	594,493 SF
CLEAR HEIGHT:	40'
OFFICE AREA:	Build to suit
BUILDING DEPTH:	570'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	60 (9' x 10')
DRIVE-IN DOORS:	4 (14' x 16')
TRUCK COURT:	130' / 185'
AUTO PARKING:	367 spaces (260 future spaces)
TRAILER PARKING:	113 stalls
ELECTRICAL:	3,000 amps (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE SPRINKLER:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses

PROPOSED BUILDING 2

up to 428,736 SQUARE FEET



TOTAL BUILDING:	428,736 SF
CLEAR HEIGHT:	40'
OFFICE AREA:	Build to suit
DIMENSIONS:	1,008' x 420'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	45 (9' x 10')
DRIVE-IN DOORS:	4 (14' x 16')
TRUCK COURT:	130' / 185'
AUTO PARKING:	270 spaces
TRAILER PARKING:	79 stalls
ELECTRICAL:	3,000 amps (x2)
FLOOR SLAB:	6" Ductilcrete™
FIRE SPRINKLER:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year, 100% Estimated Operating Expenses

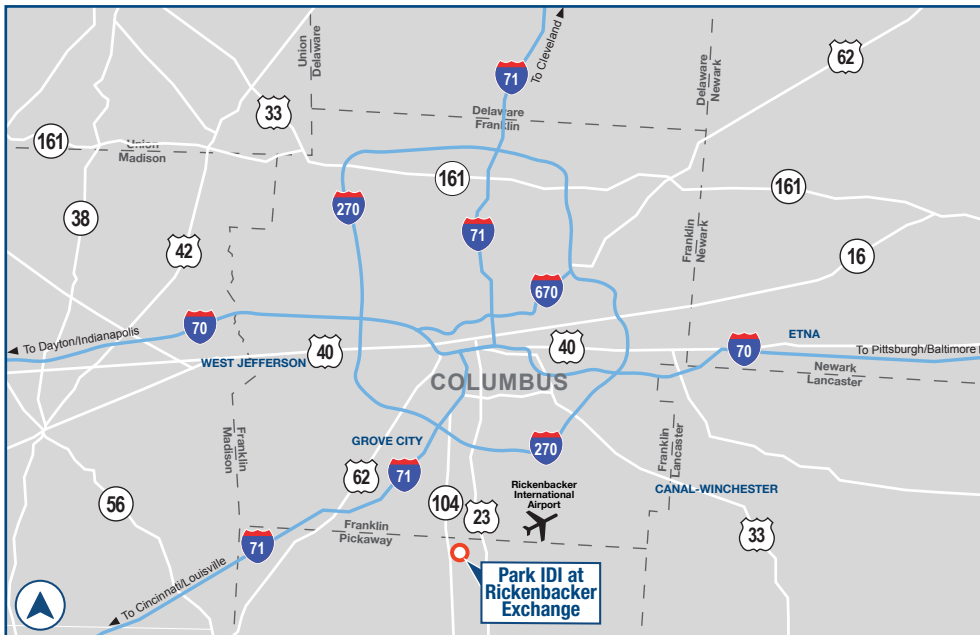
PARK LOCATION



Commercial Point, Ohio

PARK LOCATION

Easy Access to Major Highways and Transportation Hubs



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

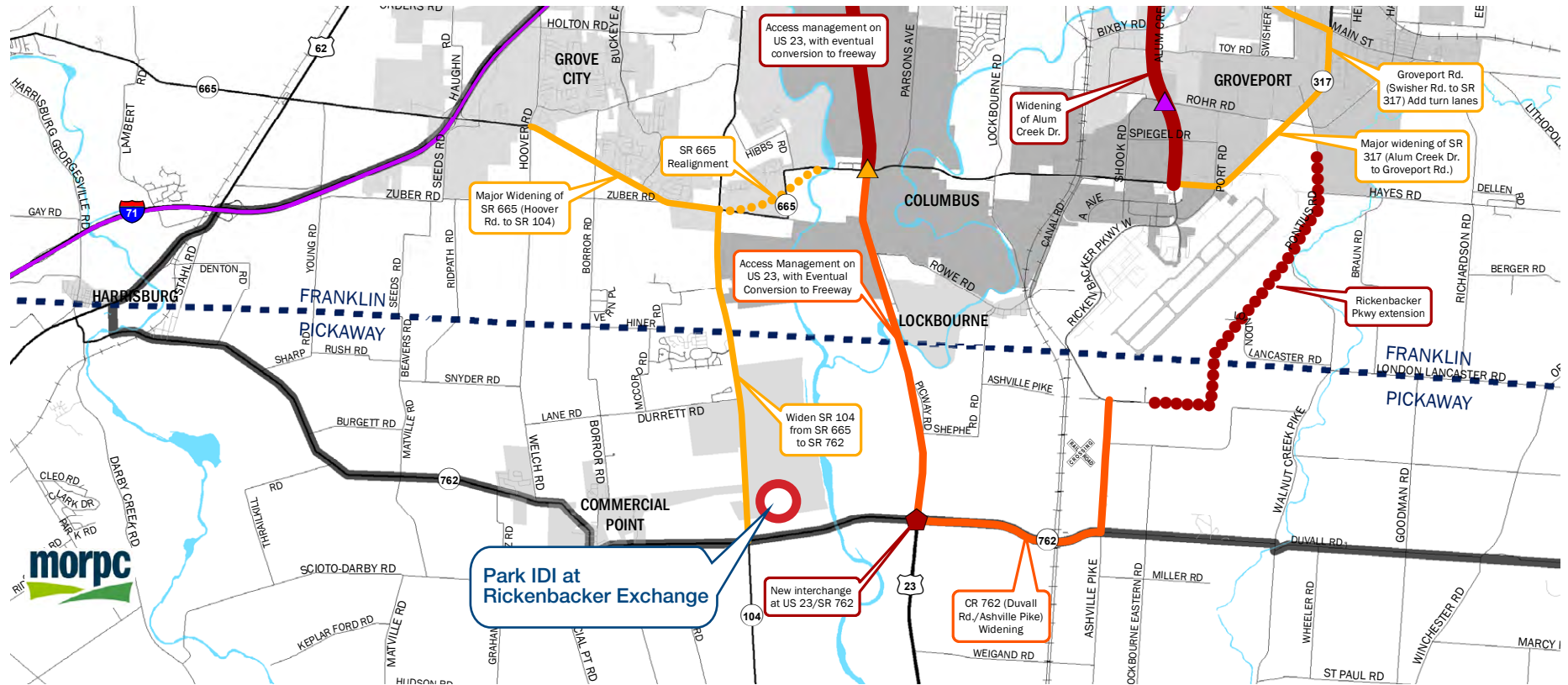


Access to:

- I-71 (6 miles)
- I-270 (8 miles)
- Rickenbacker International Airport (9.6 miles)
- Columbus, Ohio (13 miles)

RICKENBACKER AREA STUDY

Major Roadway Projects Project Prioritization



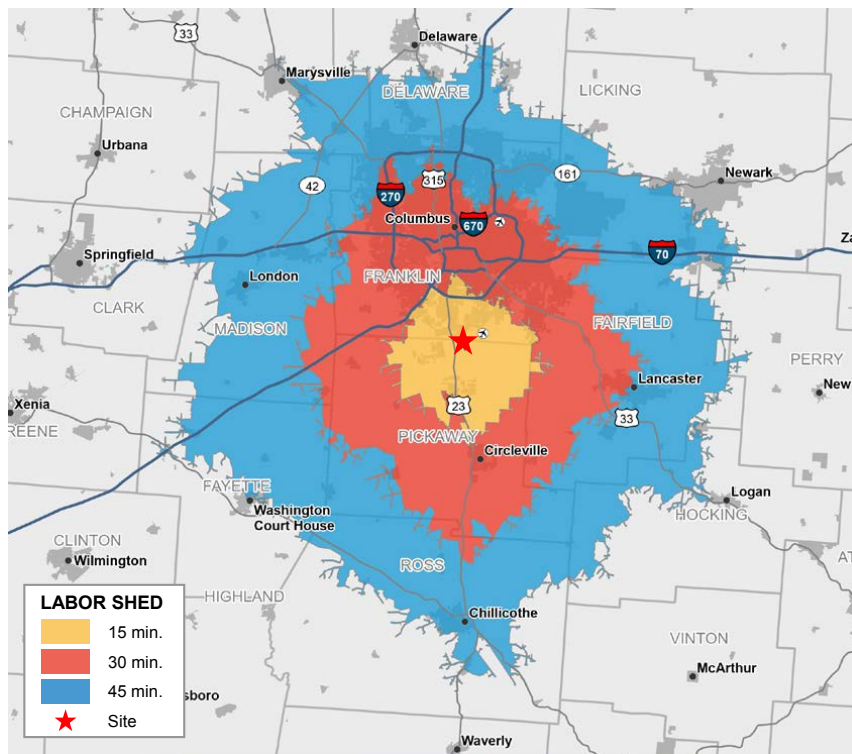
Commercial Point, Ohio

AREA LABOR FORCE

*Within 30 MINUTES
there are over
**55,000 RESIDENTS
EMPLOYED**
in transportation and
material moving occupations.*

RESIDENT LABOR FORCE

Commute Shed: Rickenbacker Area



Drivetime (minutes)

15

71,556
Population
36,261
Employed
37,144
Total Labor Force
1,783
Production
Workers
3,900
Transportation/
Material Moving
Workers

30

1,098,543
Population
577,629
Employed
594,618
Total Labor Force
27,947
Production
Workers
55,299
Transportation/
Material Moving
Workers

45

1,927,371
Population
1,006,588
Employed
1,033,551
Total Labor Force
46,510
Production
Workers
84,751
Transportation/
Material Moving
Workers



Source: Esri Business Analyst, 2024.

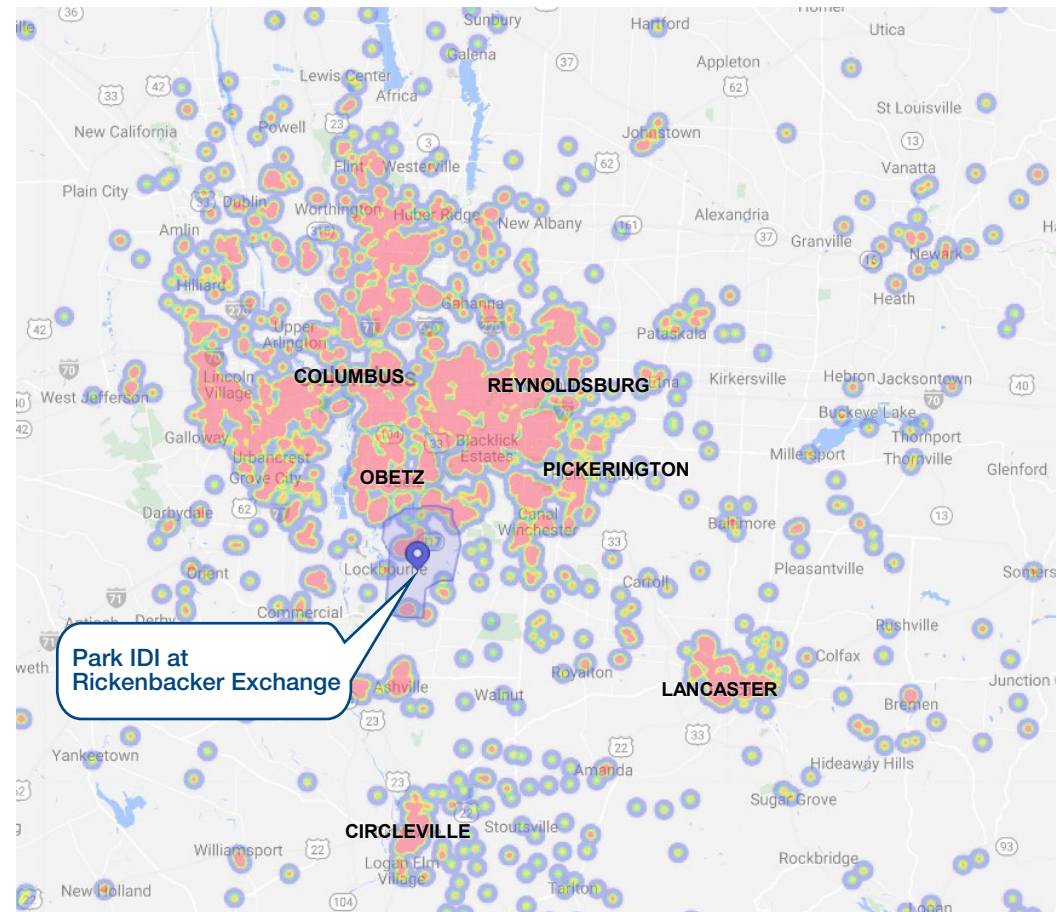
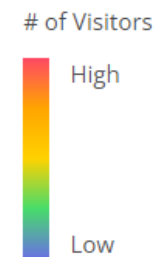
AREA LABOR FORCE

Commute Shed: Groveport-Rickenbacker Area

HOME RESIDENCE OF RICKENBACKER WORKERS

Existing area employers draw talent from across the Region, including Columbus, Lancaster, Reynoldsburg, and Canal Winchester.

About 45% of Rickenbacker area workers commute less than ten miles from their place of employment and 30 miles captures more than three-fourths of employee home locations.



**The locations shown are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.*

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For more information, or to set up a tour, please contact:

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IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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