



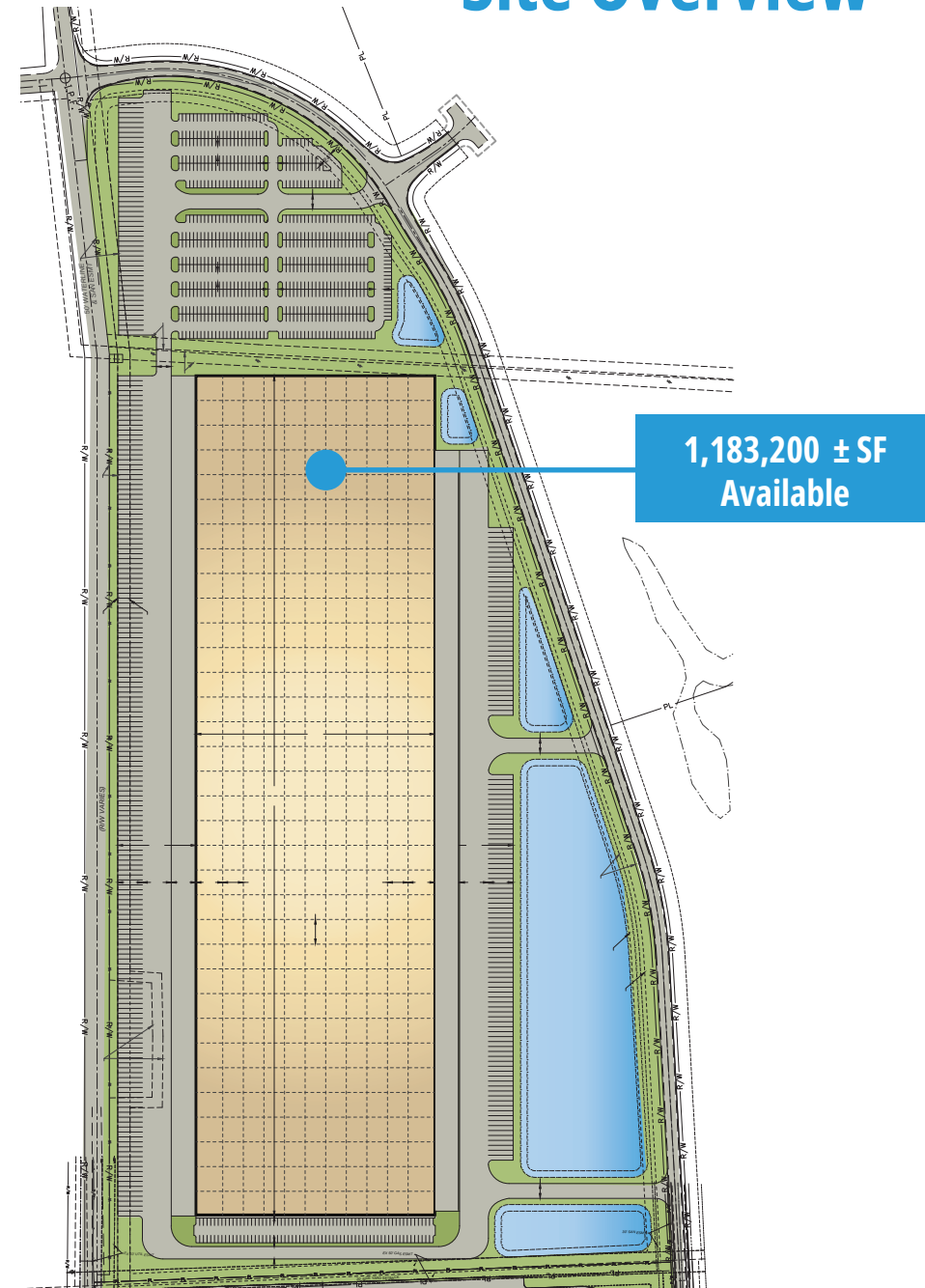
401 Commercial Point Pkwy, Lockbourne, OH

Scannell Campus

at Rickenbacker Exchange

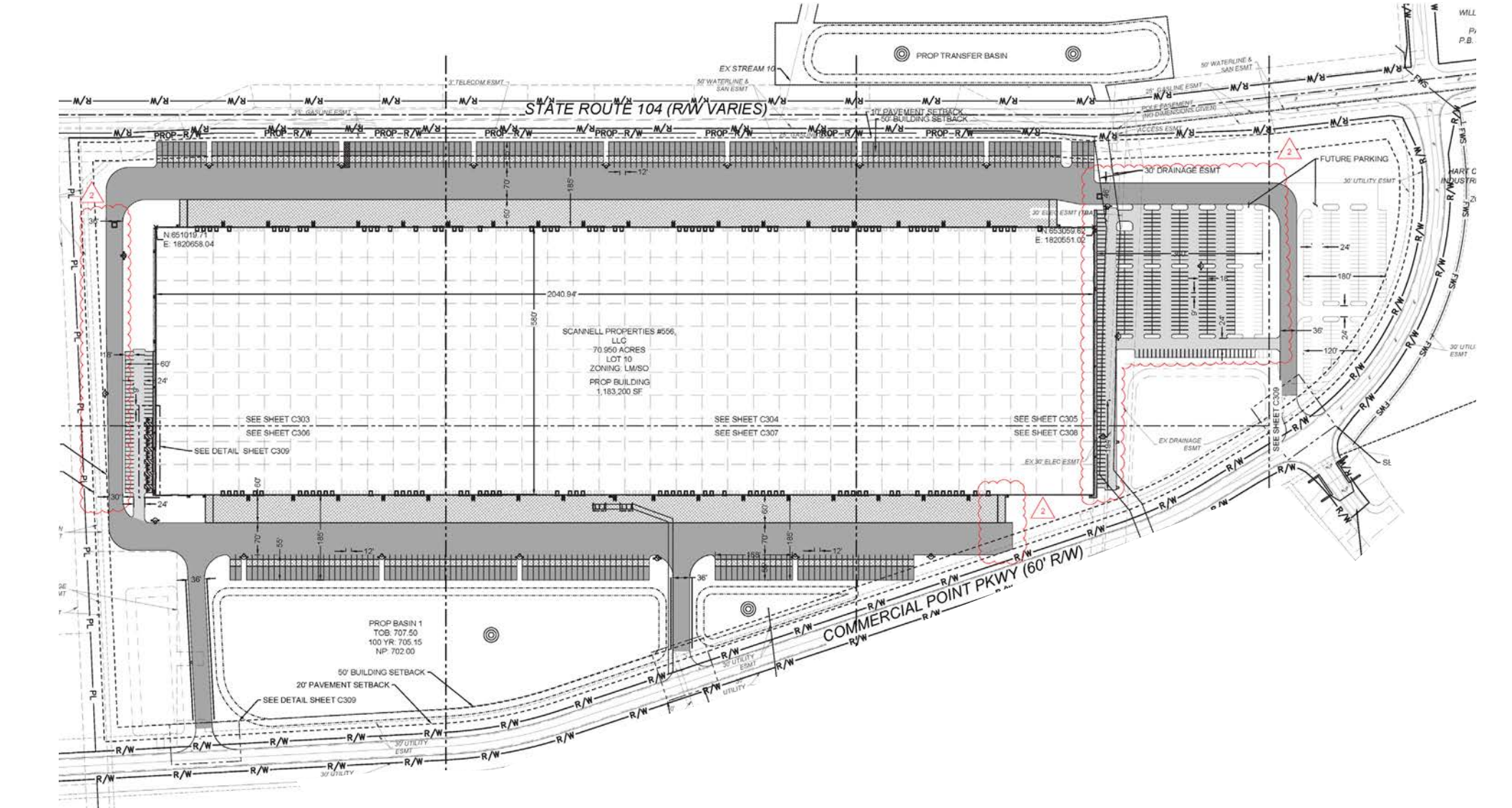
Site Overview

401 Commercial Point Parkway	
Total Building Size	1,183,200 SF
Total Acres	76.19 AC
Office Space	Build-to-suit
Docks	116 with 99 future doors
Drive-in Doors	4
Car Parking Spaces	393 with 239 future spaces
Trailer/Truck Parking	271
Truck Court	185' total depth: 60' concrete apron and 70' HD asphalt, 55' trailer storage
Ceiling Height	40'
Lighting	25 F'c
Heating and Cooling	Heat provided via gas fired 80/20 recirculation MUA units (6 units)
Cross Docked	Yes
Column Spacing	56' x 50' with 56' x 60' speed bay
Fire Protection	ESFR
Power	Two (2) - 4,000 AMP, 3 phase, 4 wire, 480/277 volt services
Availability	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

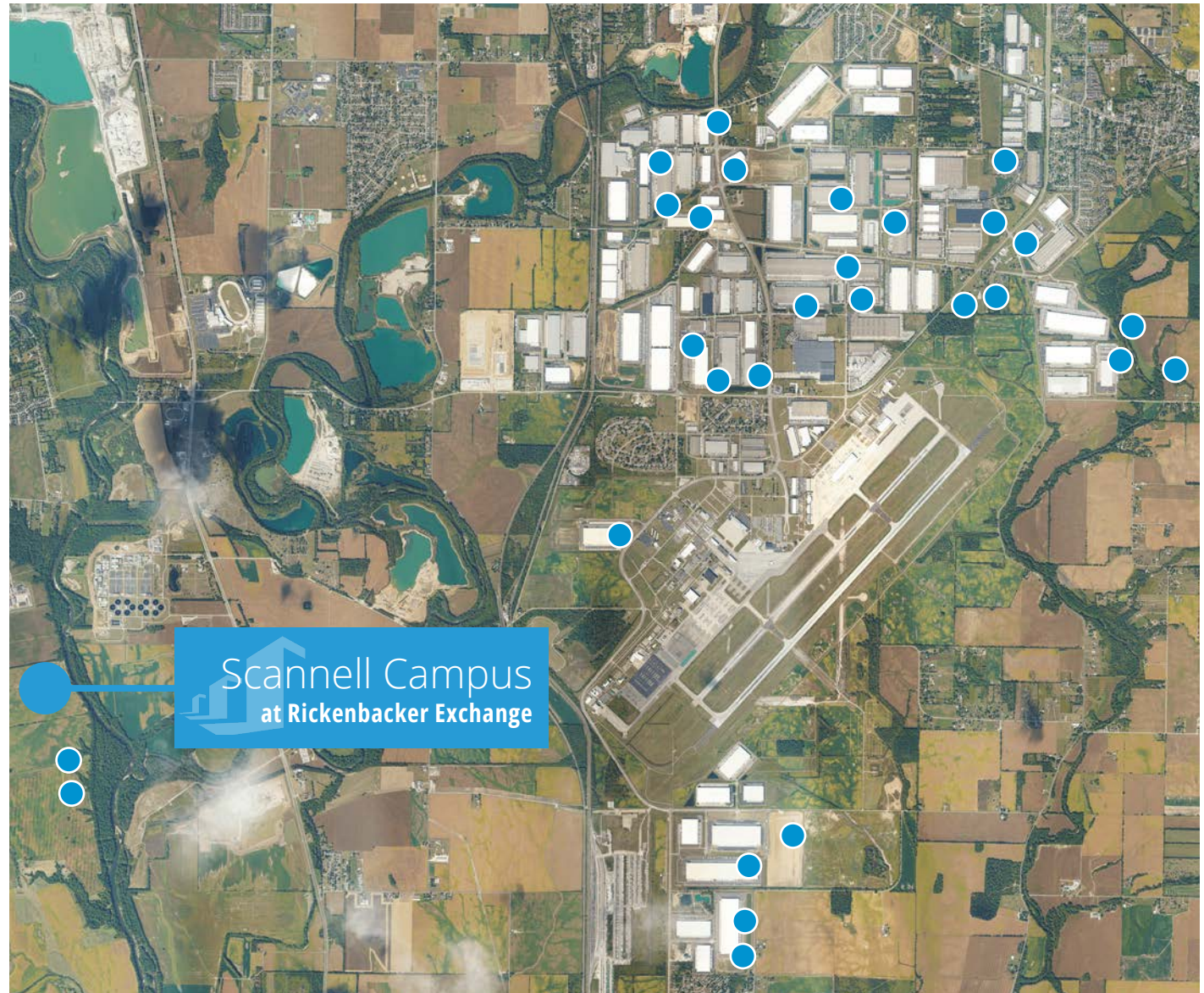


Corporate Neighbors

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

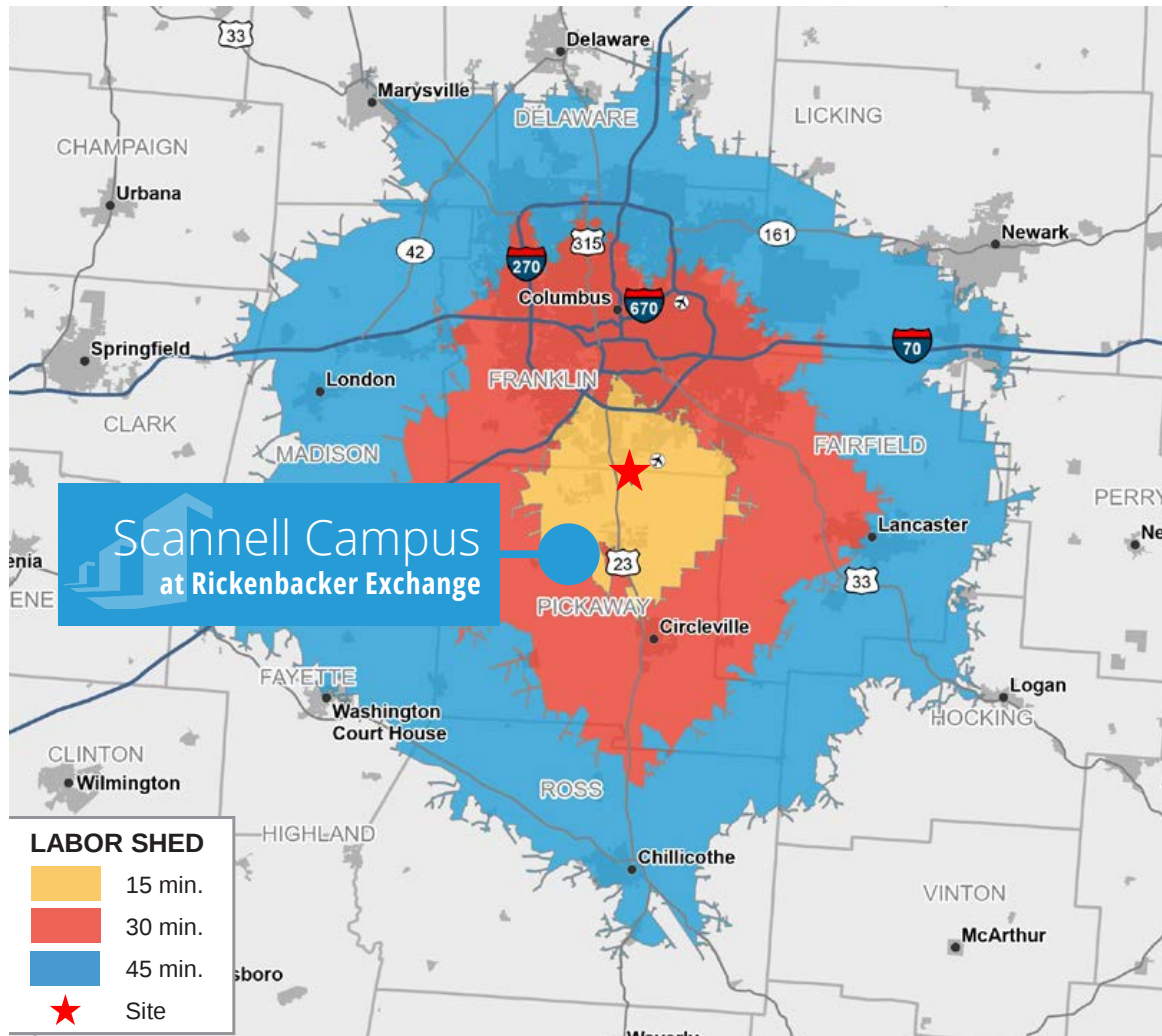


Bath & Body Works®



Labor Force

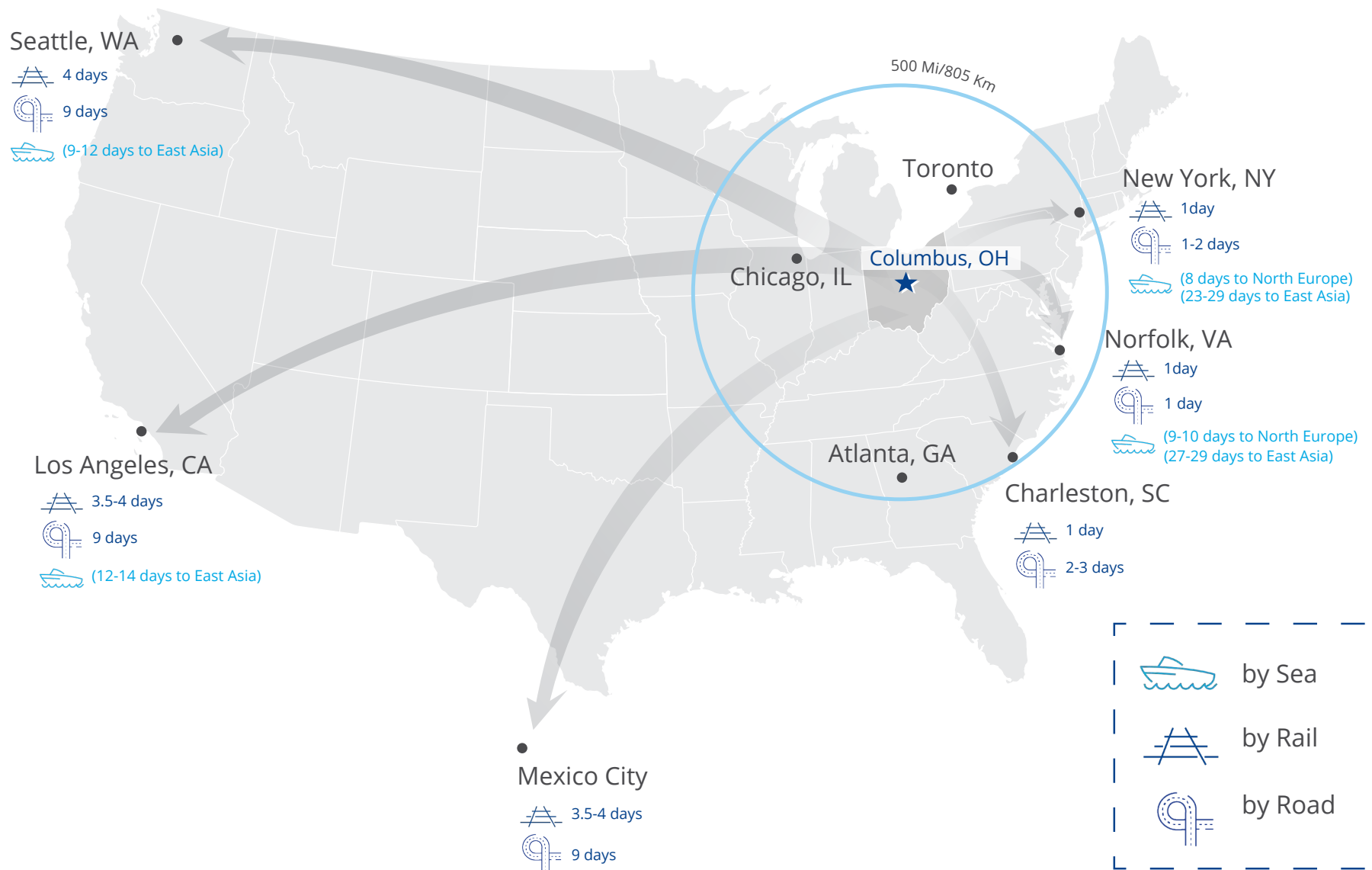
Commute Shed: Rickenbacker Area



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

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

North American Market Access

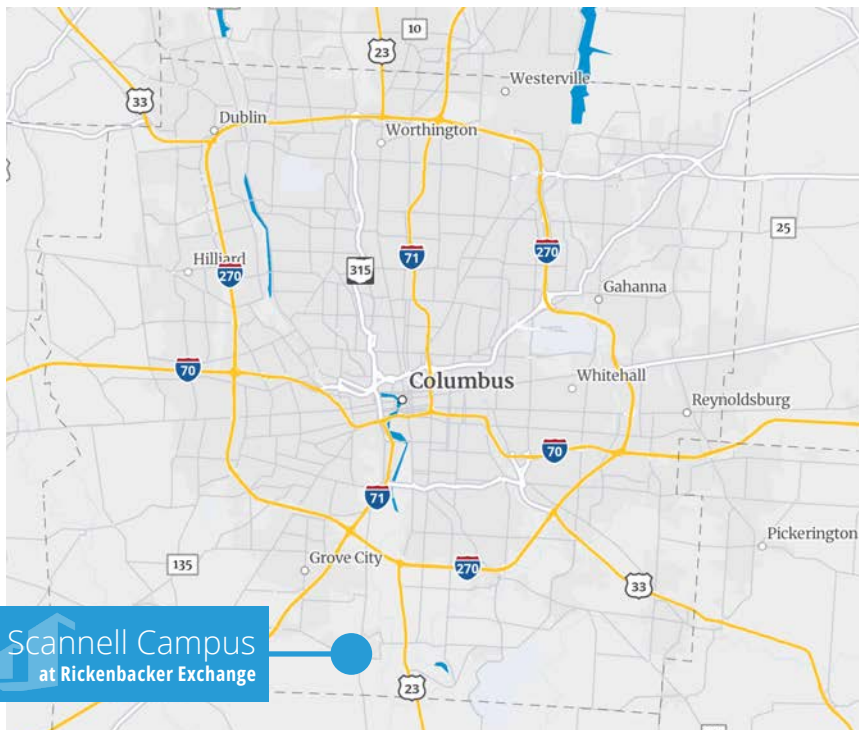


Location Information

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.**





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