

# PARK IDI at RICKENBACKER EXCHANGE

CONSTRUCTION  
BEGINS  
JUNE 2026

AVAILABLE  
Q1 2027

106.59 ACRES AVAILABLE | up to 1,022,865 SF

Commercial Point, OH 43116



Building 1  
Building 2

332 Commercial Point Pkwy  
210 Kenmore Blvd

594,129 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:	594,129 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

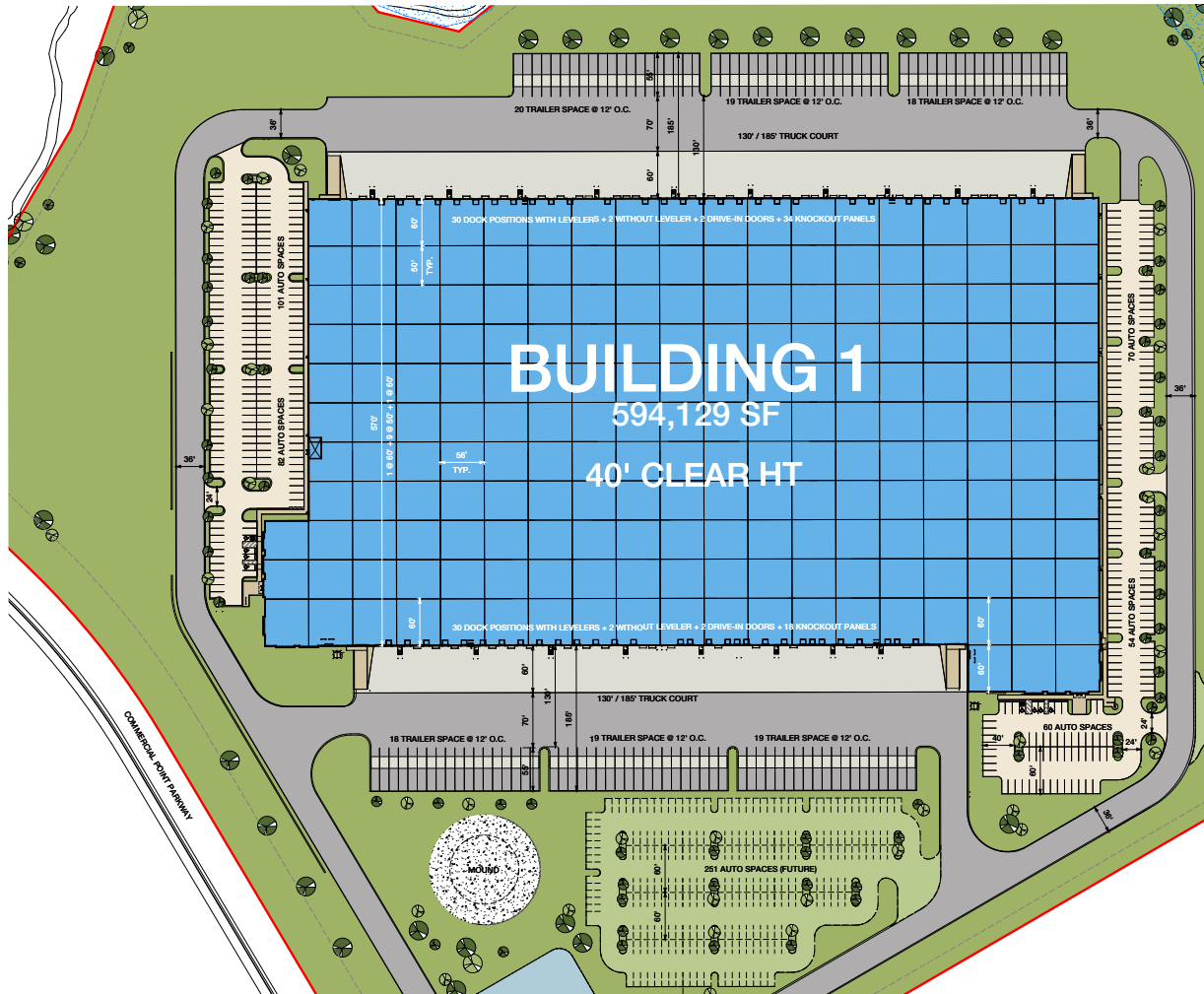


Park IDI at Rickenbacker Exchange is a land/build-to-suit opportunity strategically located in pro-business Pickaway County, Ohio. This site offers great access to multiple highways, the Rickenbacker Airport, NS Intermodal and the Columbus MSA. Park IDI at Rickenbacker Exchange is a one-day truck drive 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

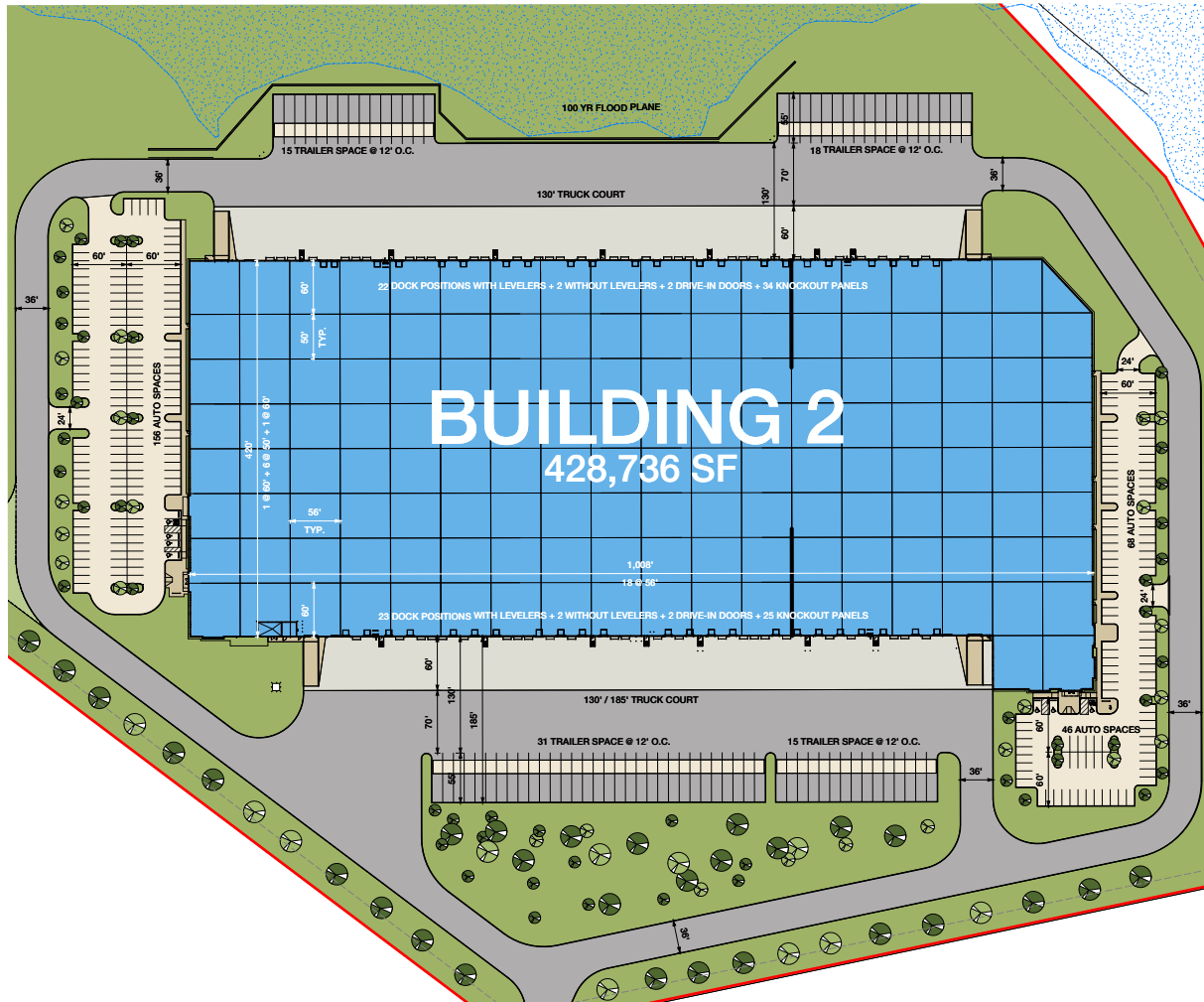
up to 594,129 SQUARE FEET



TOTAL BUILDING:	594,129 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:	8" Unreinforced
FIRE SPRINKLER:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year

# PROPOSED BUILDING 2

up to 428,736 SQUARE FEET



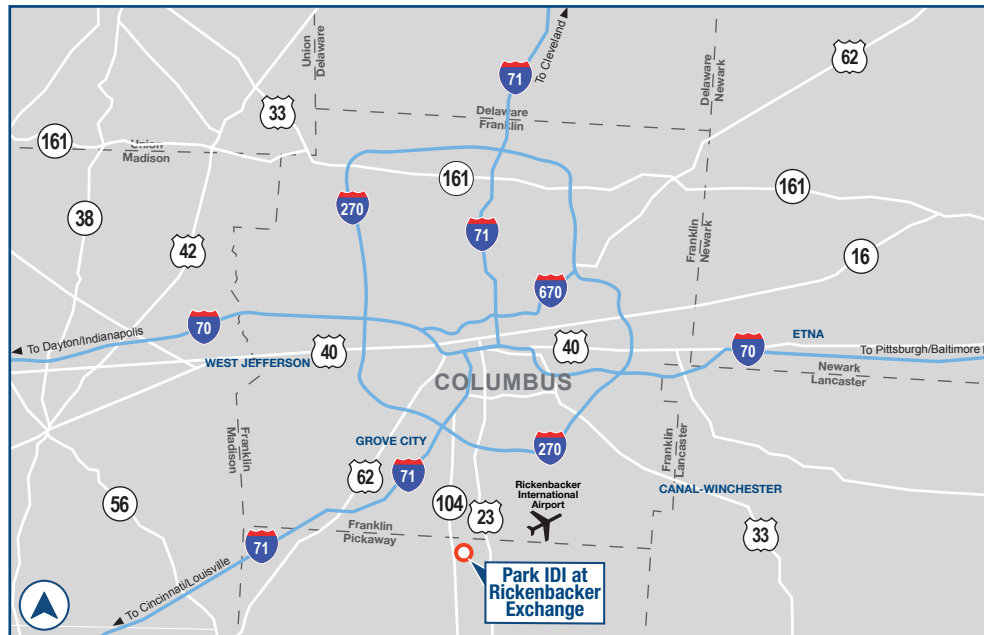
TOTAL BUILDING:	428,736 SF
CLEAR HEIGHT:	40'
OFFICE AREA:	Build to suit
DIMENSIONS:	1,008' x 420'
COLUMN SPACING:	56' x 50'
DOCK DOORS:	45 (9' x 10')
DRIVE-IN DOORS:	4 (14' x 16')
TRUCK COURT:	130' / 185'
AUTO PARKING:	270 spaces
TRAILER PARKING:	79 stalls
ELECTRICAL:	3,000 amps (x2)
FLOOR SLAB:	8" Unreinforced
FIRE SPRINKLER:	ESFR
NET LEASE RATE:	Market rents
TAX ABATEMENT:	15-year

# 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

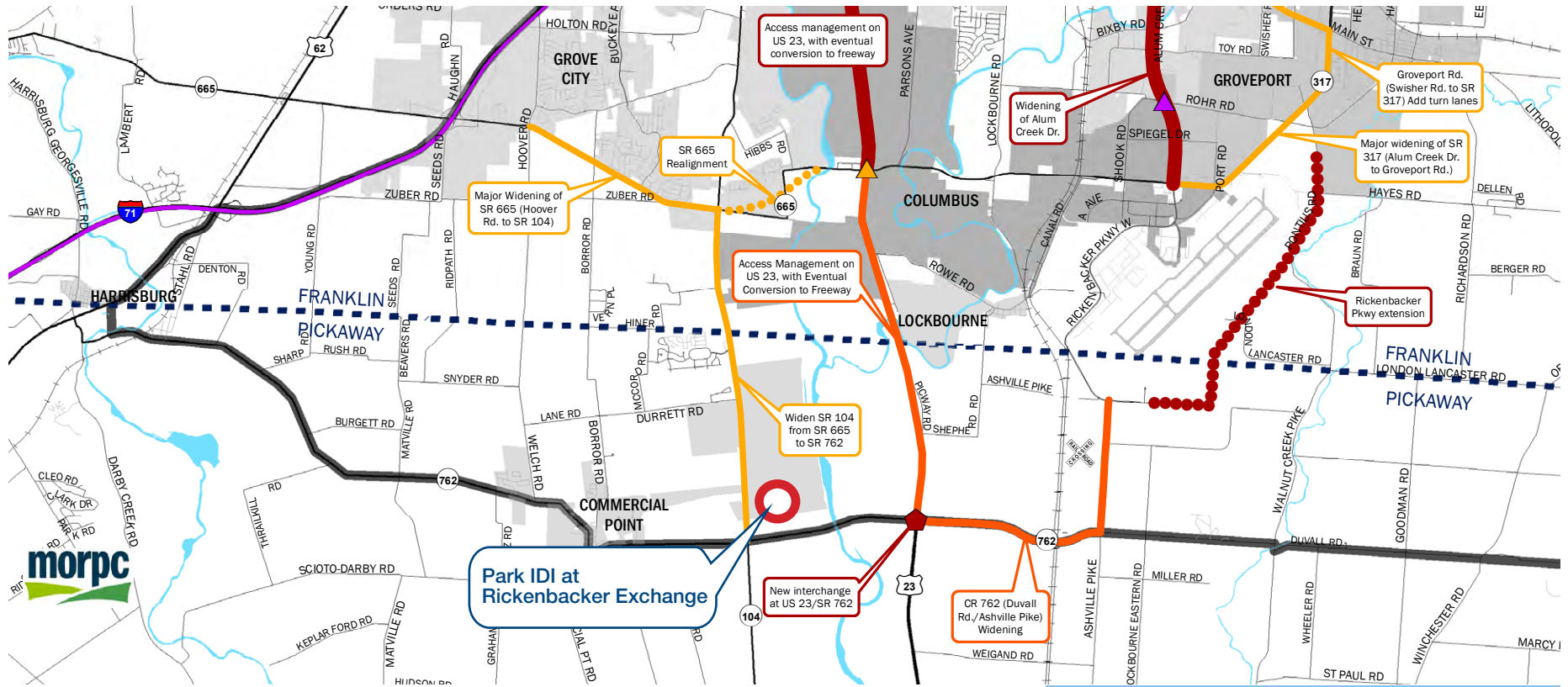


Access to:

- 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



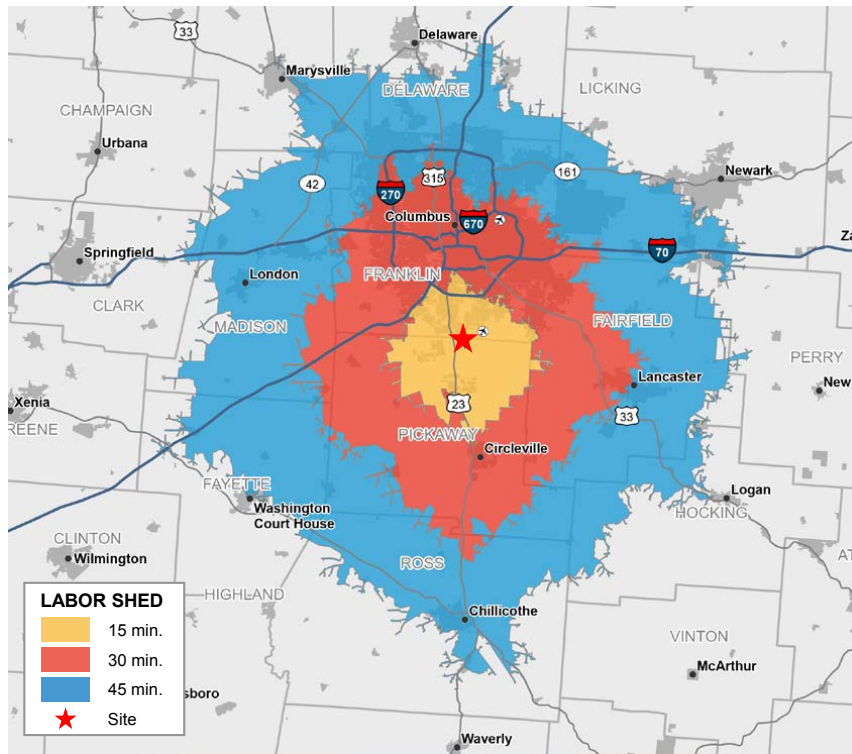
Commercial Point, Ohio

# 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	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



Source: Esri Business Analyst, 2024.

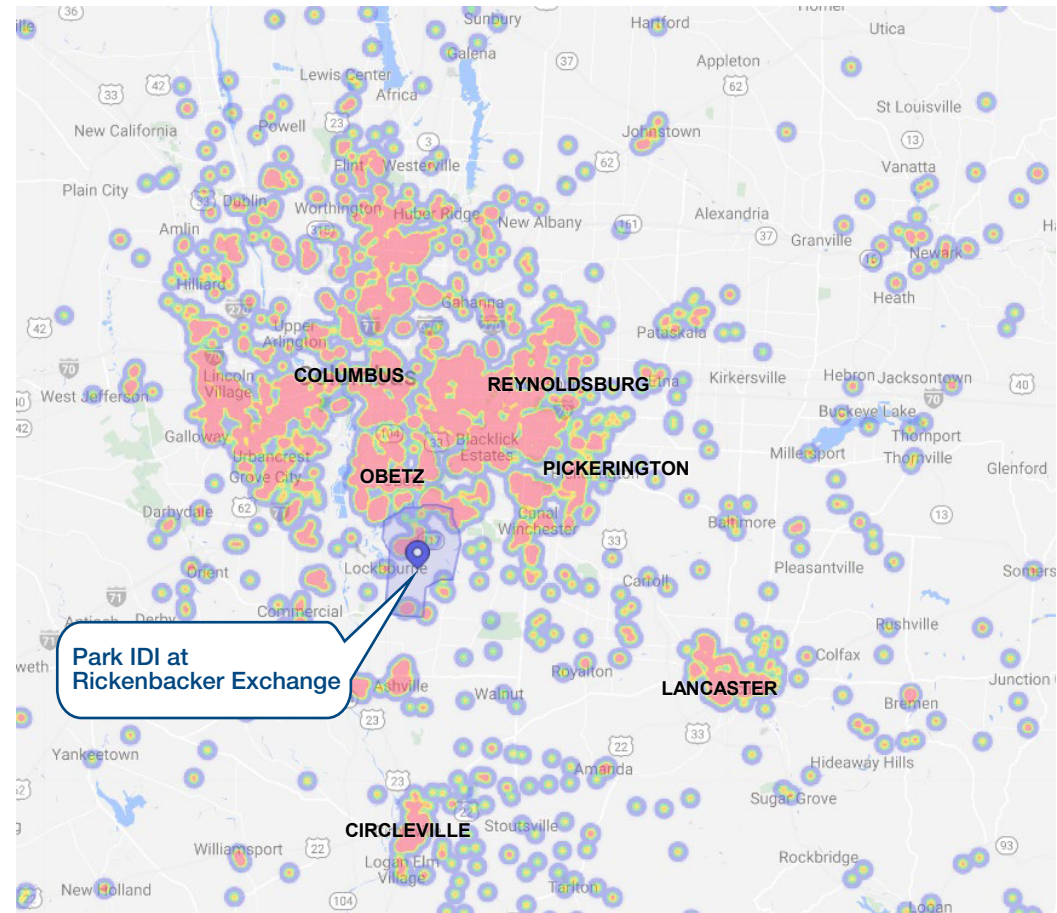
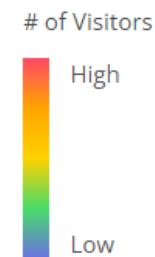
# AREA LABOR FORCE

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:

**Michael Linder, SIOR**  
+1.614.410.5628  
michael.linder@colliers.com

## 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.

**Bob Stephens**  
+1.513.996.6952  
robert.stephens@idilogistics.com

[Learn More Here](#)

