PARK IDI at RICKENBACKER EXCHANGE 1

AVAILABLE Q2 2027

FOR LEASE | 594,493 SF AVAILABLE

332 Commercial Point Pkwy, Commercial Point, OH 43116



PROUDLY PURSUING LEED CERTIFICATION

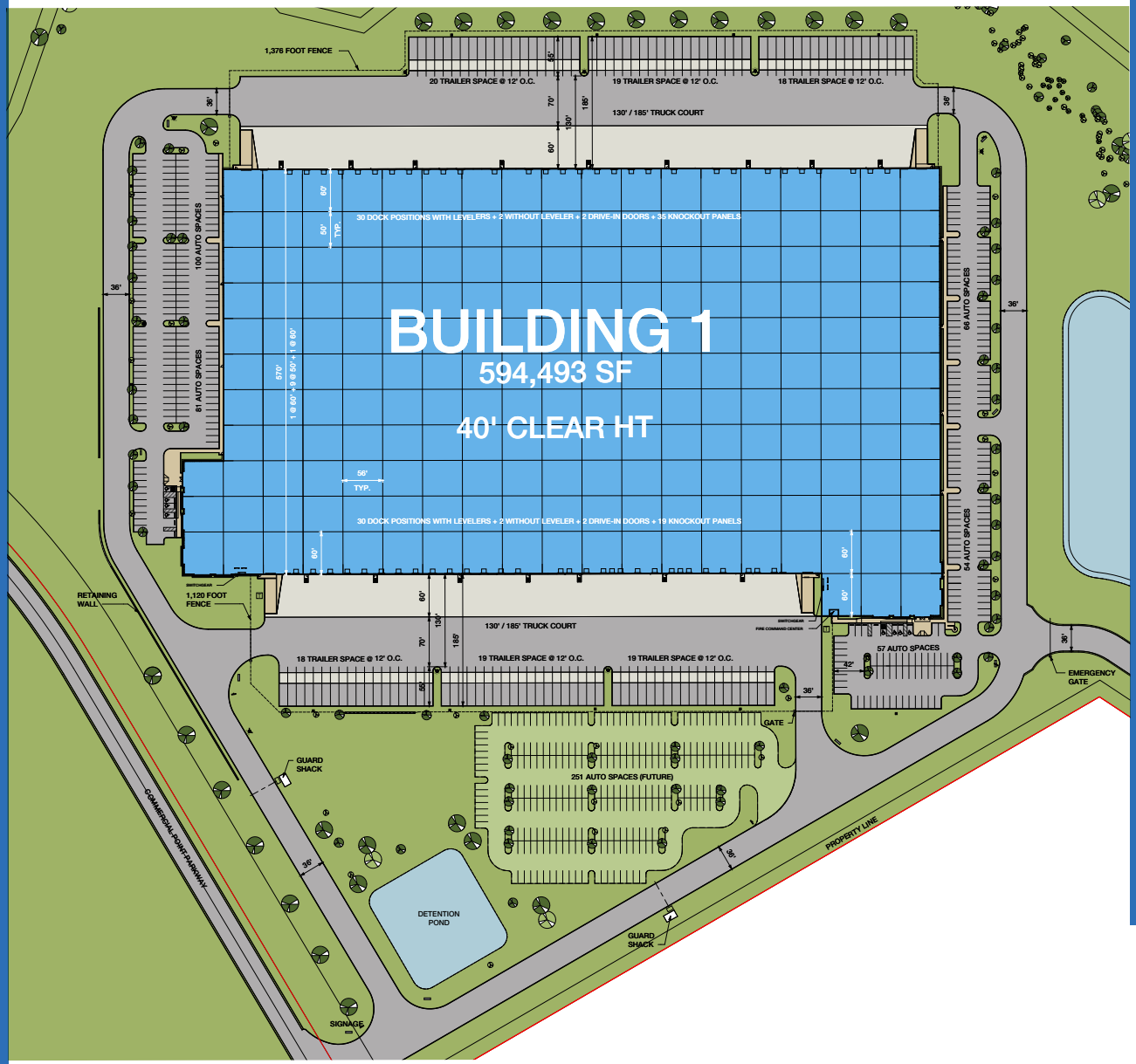
- Strategically located in pro-business Pickaway County, Ohio
- Great access to multiple highways, the Rickenbacker Airport, NS Intermodal, and the Columbus MSA
- One-day truck drive to nearly half of the U.S. population

IDI Logistics

Colliers

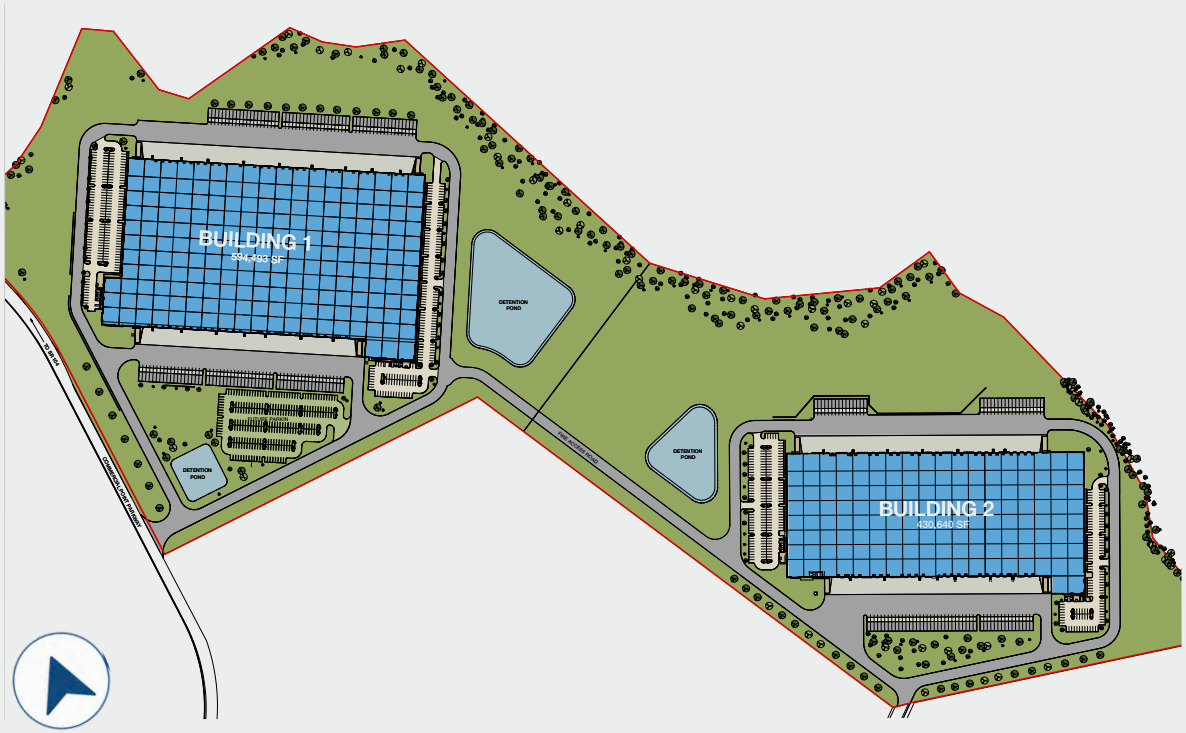
BUILDING 1

594,493 SQUARE FEET



TOTAL BUILDING:	594,493 SF
CLEAR HEIGHT:	40’
OFFICE AREA:	3,534 SF
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:	6,000 amps
FLOOR SLAB:	8” Strategically Reinforced
FIRE SPRINKLER:	ESFR
TAX ABATEMENT:	15-year

PARK INFORMATION



Building Layouts

BUILDING 1 - 332 COMMERCIAL POINT PKWY	
BUILDING AREA:	594,493 SF
OFFICE:	3,534 SF
CLEAR HEIGHT:	40’
DOCK DOORS:	60
DRIVE-IN DOORS:	4

BUILDING 2 - 210 KENMORE BLVD	
BUILDING AREA:	430,640 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.

PARK LOCATION



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

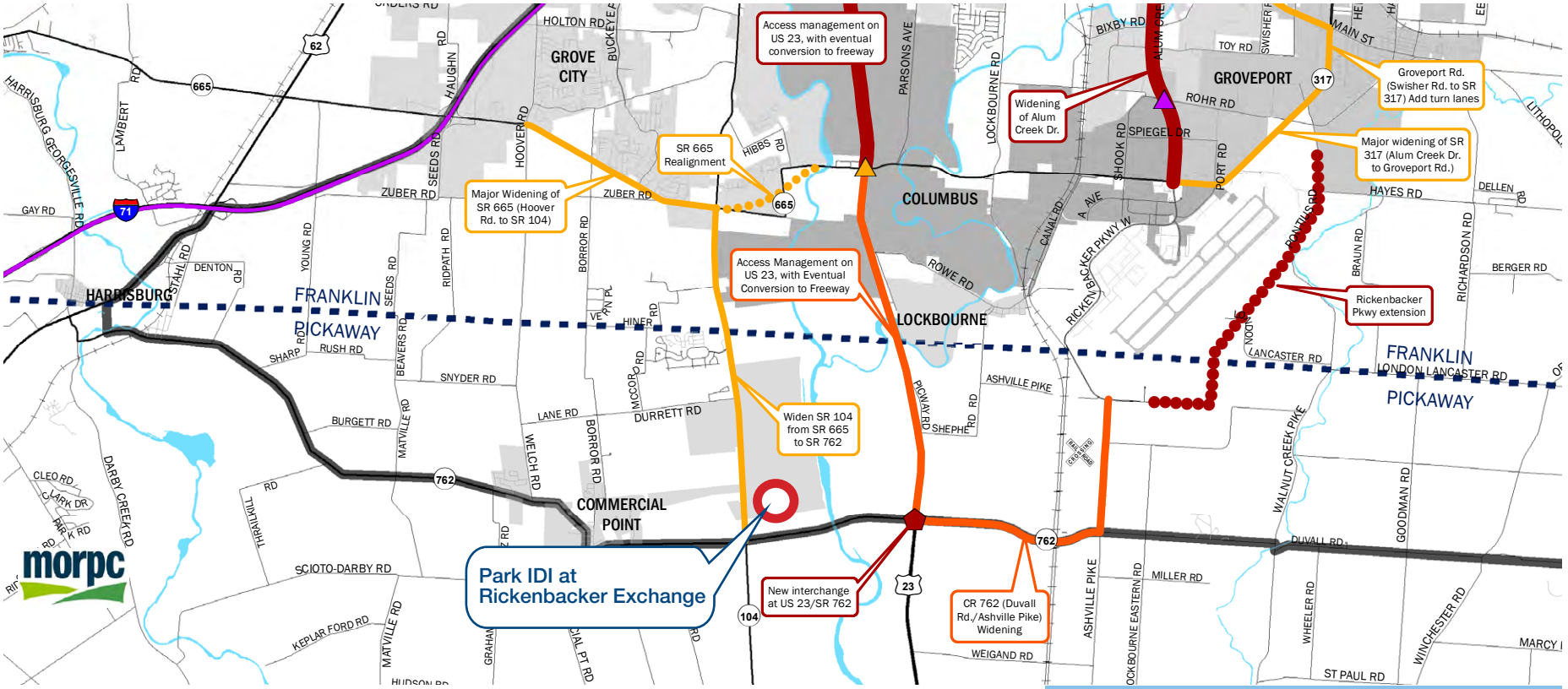


Access to:

- 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



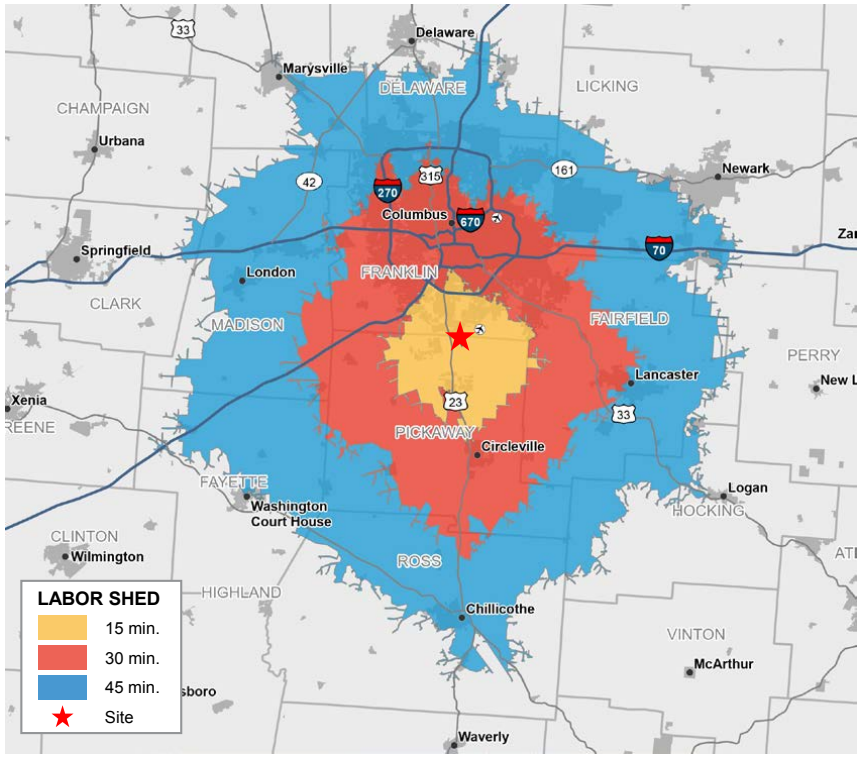
Commercial Point, Ohio

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

US

Source: Esri Business Analyst, 2024.

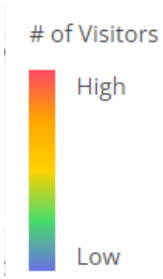
AREA LABOR FORCE

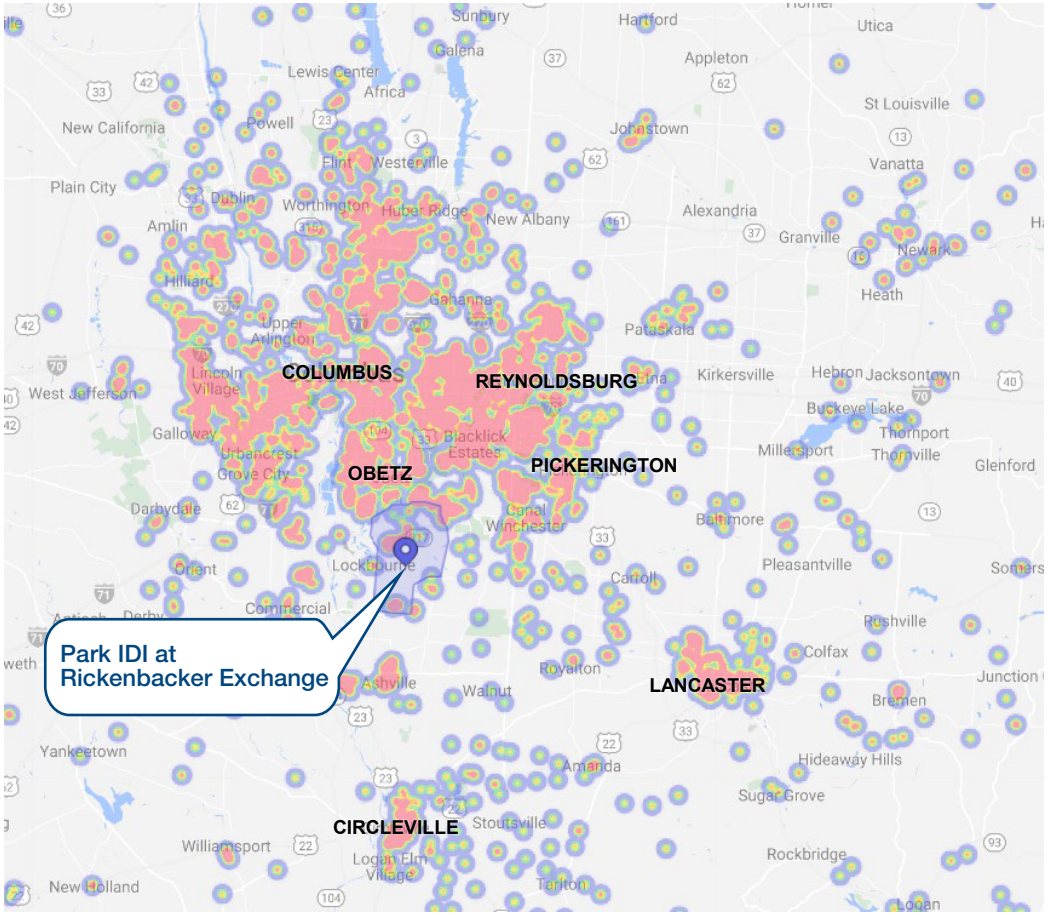
Commute Shed: Groveport-Rickenbacker Area

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 LEASE | up to 594,493 SF



Colliers

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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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