

6 BUILDING PARK BUILDINGS C & F AVAILABLE



THE CUBES
— ETNA 70 —



BUILDING C | AVAILABLE
160,920 SF

PAD F | AVAILABLE FOR
BUILD-TO-SUIT
337,590 SF

**TWO BUILDINGS TOTALING
± 498K SF AVAILABLE FOR LEASE**



**15 YEAR 100%
TAX ABATEMENT**



**ACCESS TO MAJOR
TRANSPORTATION**



**STATE OF THE ART
DESIGN PRACTICES
& CONSTRUCTION**



**CLASS A MODERN
INDUSTRIAL SPECS**



**EXCELLENT
LABOR POOL**

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THE FUTURE OF INDUSTRIAL SPACE



BUILDING C COMING SUMMER 2027



15-YEAR 100%
TAX ABATEMENT



STRONG
WORK FORCE



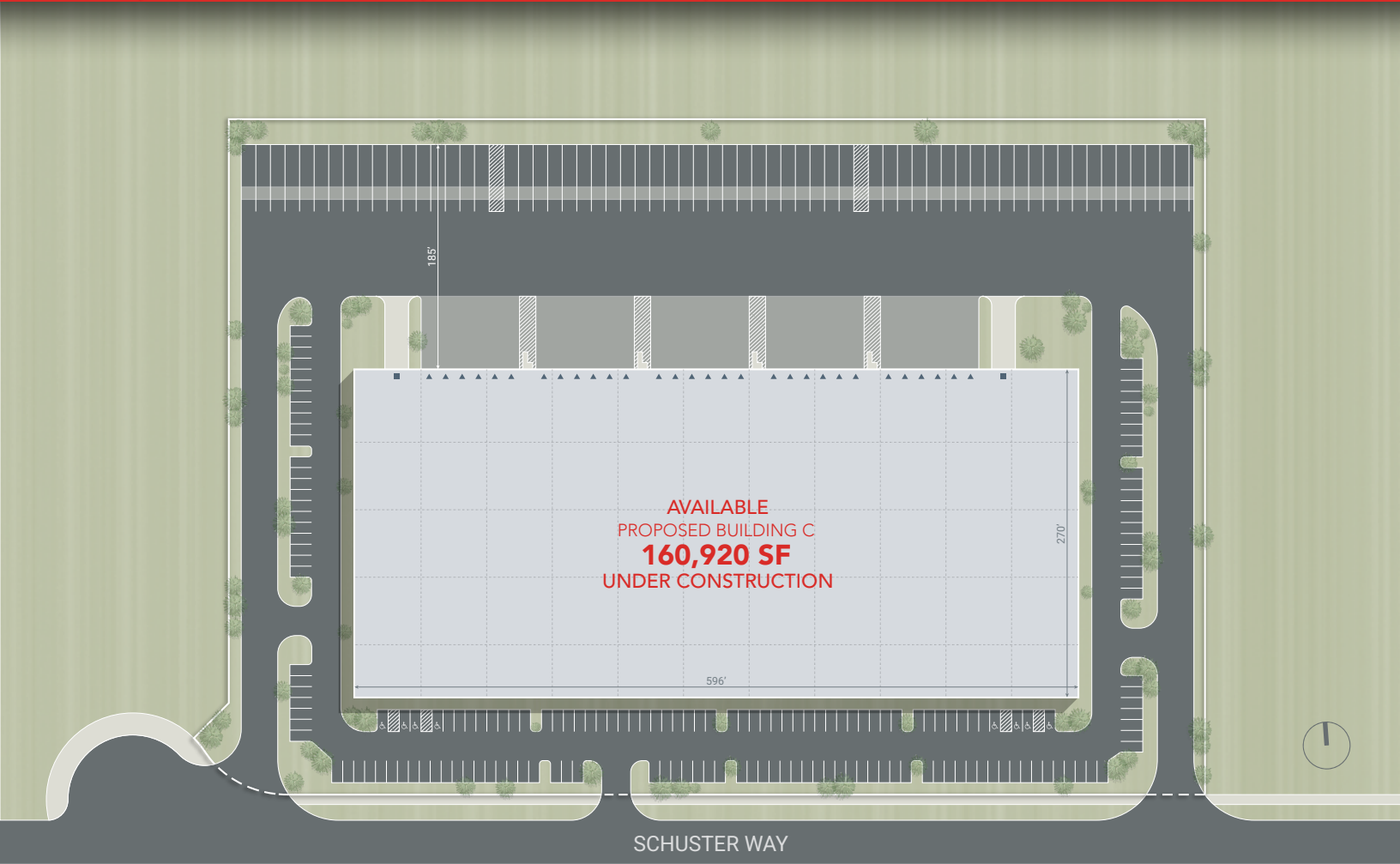
ABUNDANT
**AUTO & TRAILER
PARKING**



UNMATCHED
**FREEWAY VISIBILITY &
ACCESS TO I-70**

BUILDING C

SITE PLAN + SPECS



BUILDING TYPE	Rear-Load	CLEAR HEIGHT	36'
SITE ACREAGE	10.28 AC	DOCK DOORS	30
BUILDING SIZE	160,920 SF	DRIVE-IN DOORS	2
DIMENSIONS	596' x 270'	TRUCK COURT	185'w
COLUMN SPACING	50' x 54'	AUTO PARKS	174
SPEED BAY	60'	TRAILER PARKS	63
TAX ABATEMENT	100% 15 Year	DELIVERY DATE	Summer 2027

BUILDING F

SITE PLAN + SPECS



BUILDING TYPE	Rear-Load	CLEAR HEIGHT	36'
SITE ACREAGE	+/- 21.15 AC	DOCK DOORS	54
BUILDING SIZE	337,590 SF	DRIVE-IN DOORS	2
DIMENSIONS	1,090' x 310'	TRUCK COURT	185'
COLUMN SPACING	50' x 54'	AUTO PARKS	217
SPEED BAY	60'	TRAILER PARKS	61
TAX ABATEMENT	100% 15 Year		

LOCATION ACCESS

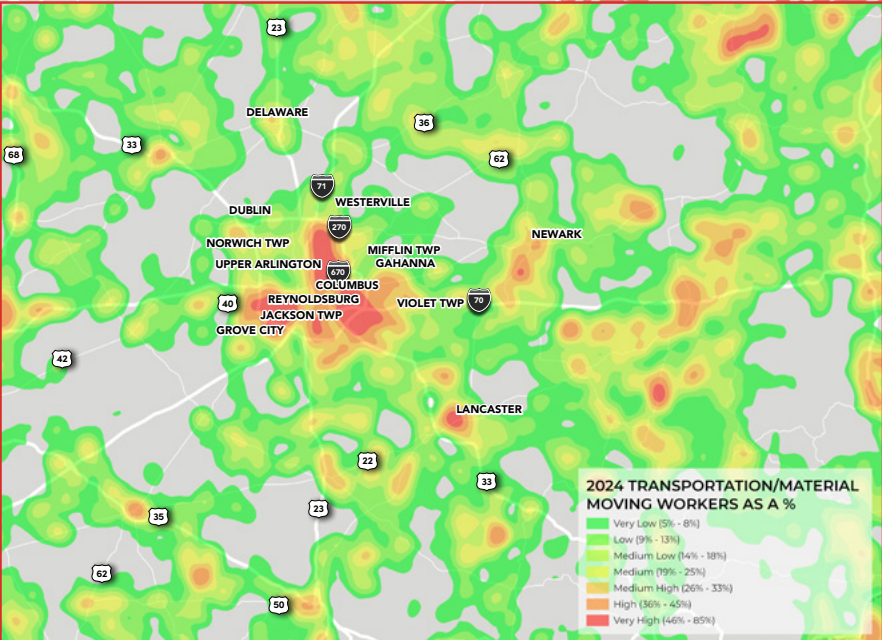
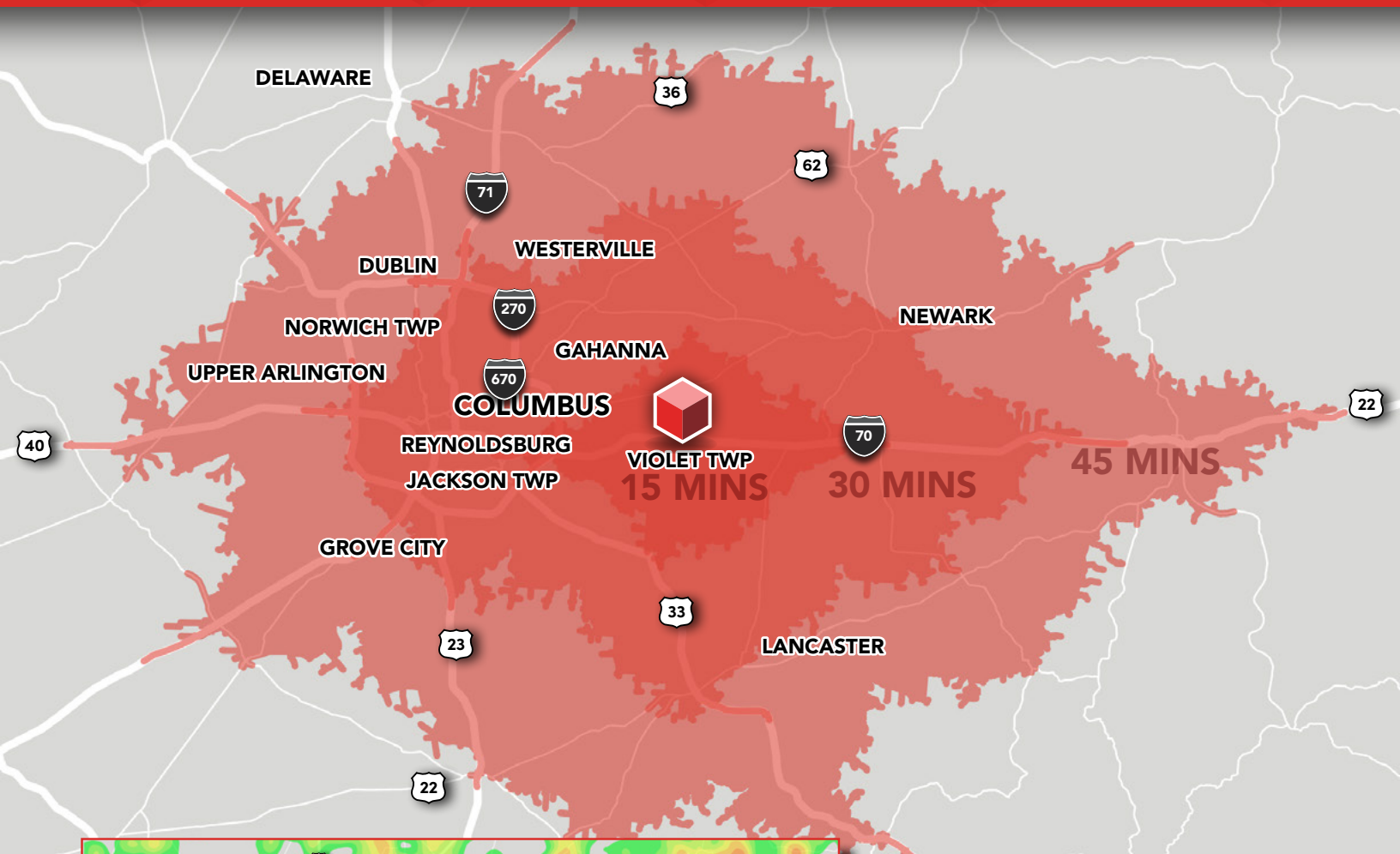
DOWNTOWN COLUMBUS | 19 MILES

JOHN GLENN INT'L AIRPORT | 18 MILES

RICKENBACKER INT'L AIRPORT | 20 MILES

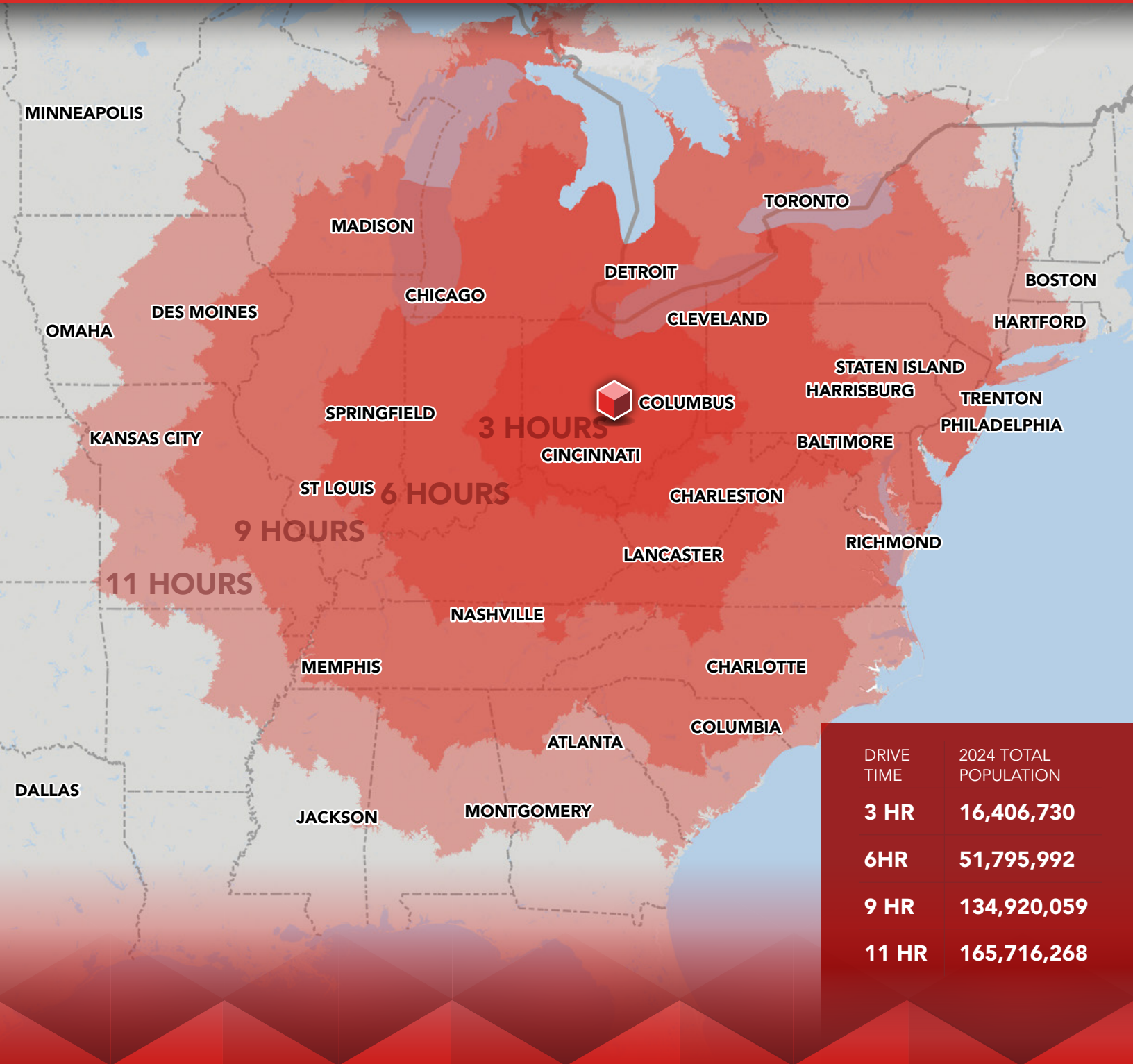


DEMOGRAPHICS + LABOR



DRIVE TIME	2024 TOTAL POPULATION
15 MIN	180,052
30 MIN	1,283,116
45 MIN	2,038,937

SINGLE-DAY POPULATION REACH



DRIVE TIME	2024 TOTAL POPULATION
3 HR	16,406,730
6HR	51,795,992
9 HR	134,920,059
11 HR	165,716,268



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