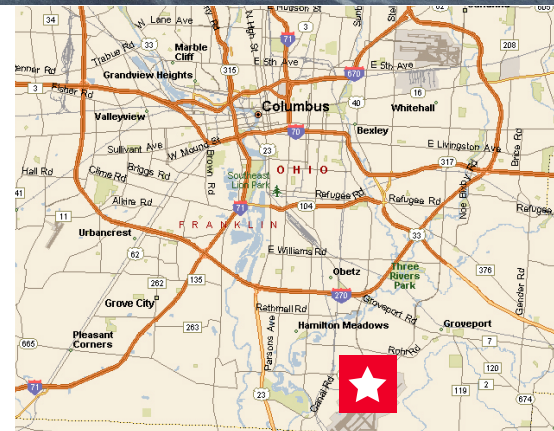




Suite A - 3,000 SF - \$8.00/SF NNN - 100% office
Suite B - 4,800 SF - \$4.50/SF NNN
Suite P - 1,800 SF - \$5.50/SF NNN

Property Highlights

- 67,200 SF building situated on 6.4 acres
- 21 exterior loading docks
- 138 parking spaces
- Precast concrete/metal construction EPDM roof
- 22' clear height
- Fully sprinklered, wet systems
- Excellent truck access to Alum Creek Drive and I-270
- Real estate tax abatement through 2015 tax year
- Located within a Foreign-Trade Zone (FTZ)
- Duty Deferment creates savings on customs and quotas
- US Customs and Border Protection approximately one mile away



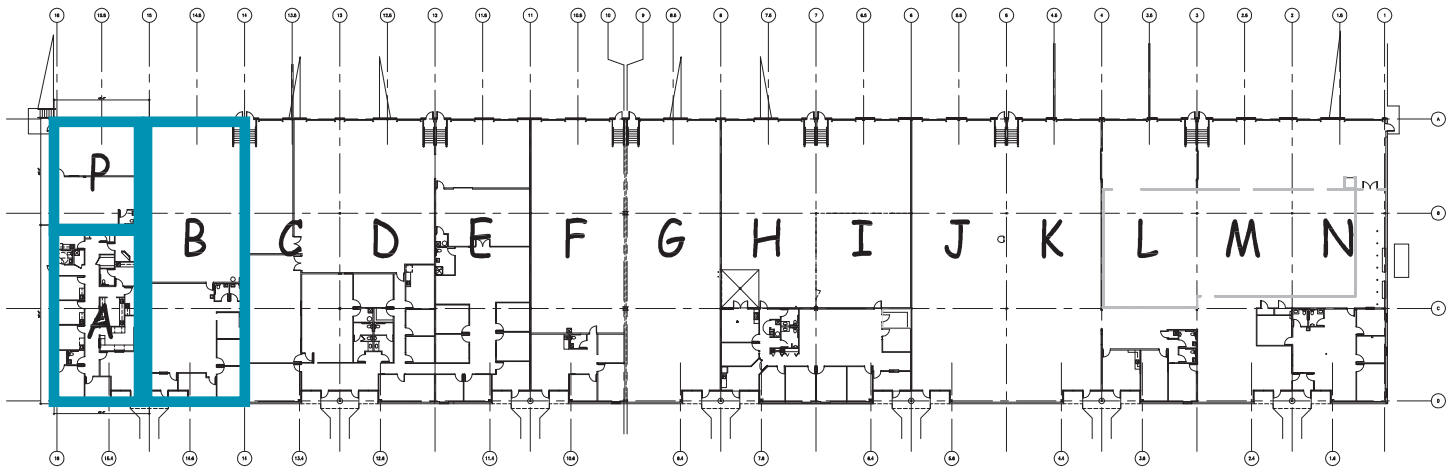
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Floor Plan

Air Cargo Terminal #1



Suite A Features:

- 3,000 total sq ft, 100 % office
- Natural gas fired roof top heating and cooling
- Sprinkler is full coverage wet system
- Easy access via I-270 and Alum Creek Drive
- Suite contains five private offices, conference room, laboratory room, three restrooms and a break room
- Prior to, office space was a medical suite
- Can be combined with Suite P to create 4,800 sq ft of officewarehouse space

Suite B Features:

- 4,800 total sq ft with 1,920 sq ft office
- Two dock doors (10' x 10')
- 22' clear warehouse
- Natural gas fired unit heaters in warehouse
- Roof top unit for office heating and cooling
- Sprinkler is full coverage wet system
- Located within Foreign Trade Zone 138
- Suite contains a reception area, three offices, a break-room, two restrooms and an open office area

Suite P Features:

- 1,800 total sq ft with 800 sq ft office
- Two dock doors (10' x 10')
- 22' clear warehouse
- Natural gas fired unit heaters in warehouse
- Forced air unit for office heating and cooling
- Sprinkler is full coverage wet system
- Located within Foreign Trade Zone 138
- Suite has a large open area that can accommodate workstations and a restroom

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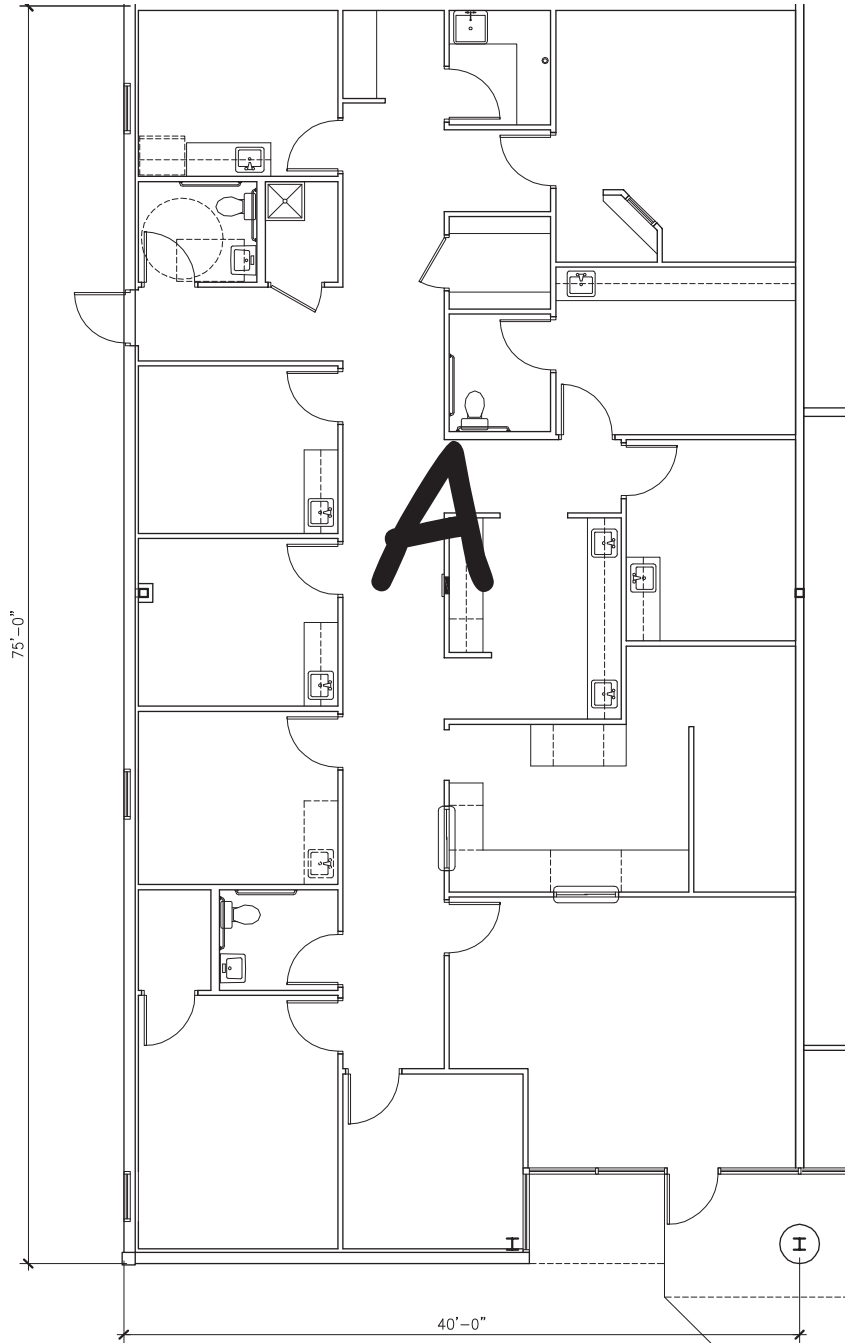


**CUSHMAN &
WAKEFIELD**

FOR LEASE

Air Cargo Terminal 1, Rickenbacker International Airport
7200 Alum Creek Drive, Columbus, OH 43217

Floor Plan

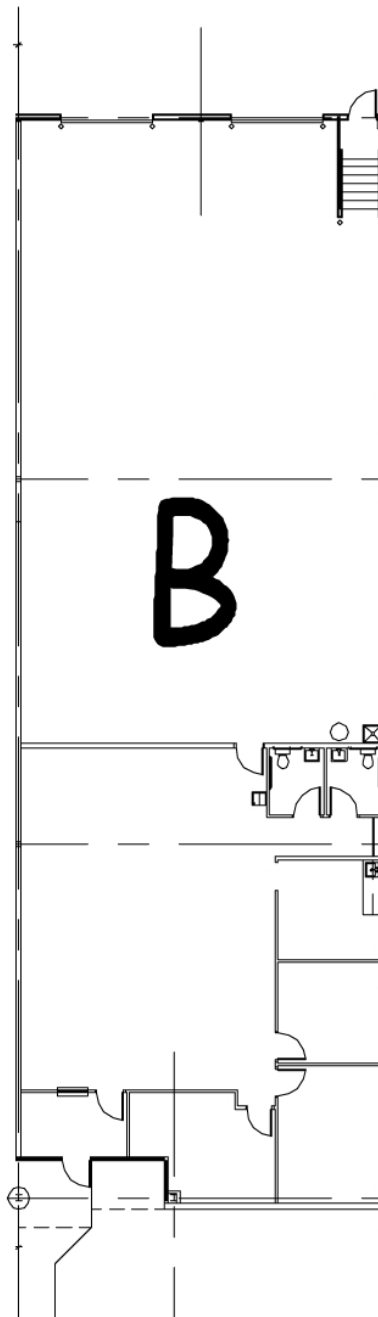


Suite A - 3,000 SF of office space

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Floor Plan



Suite B - 4,800 SF of office space

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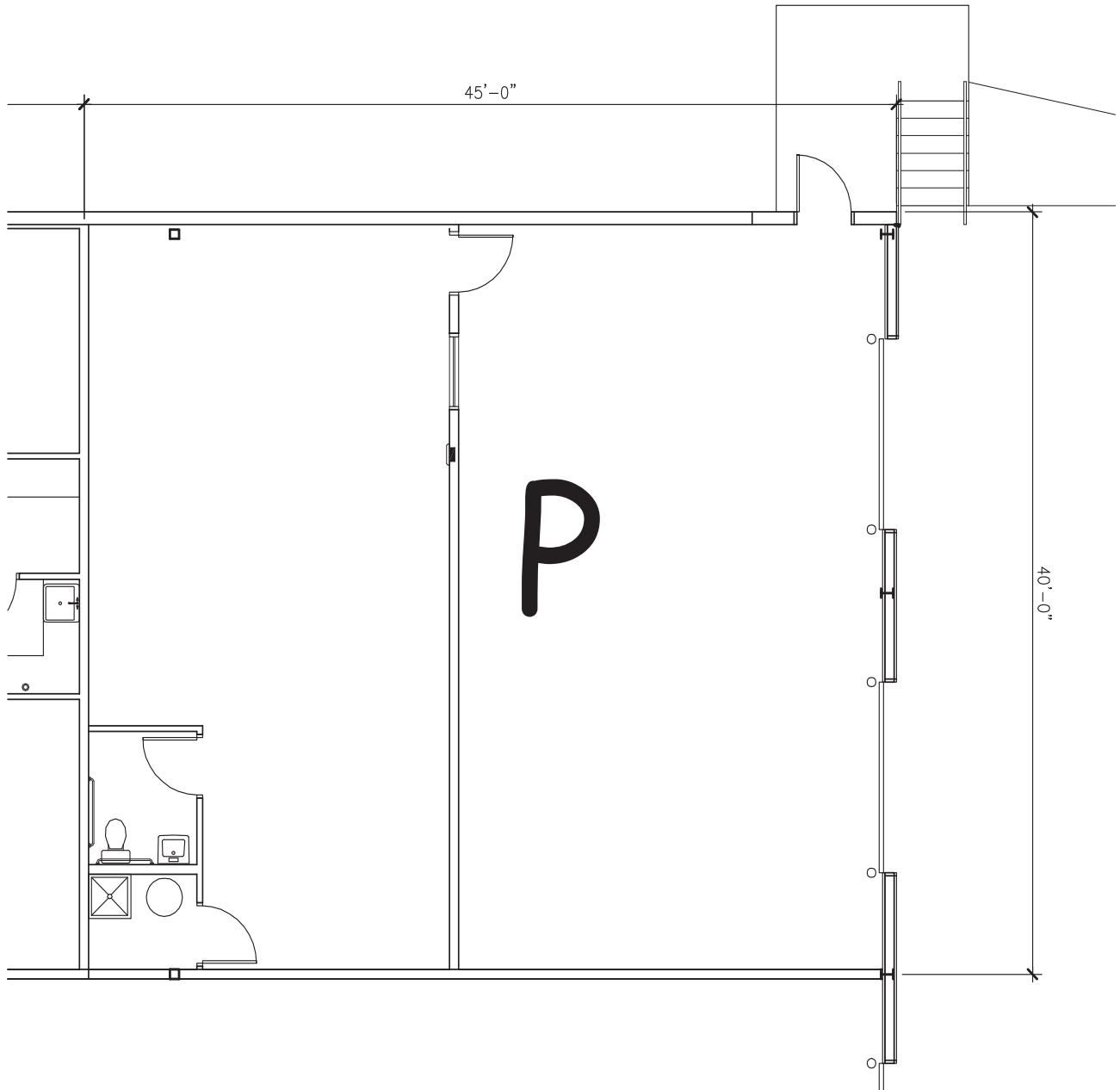


**CUSHMAN &
WAKEFIELD**

FOR LEASE

Air Cargo Terminal 1, Rickenbacker International Airport
7200 Alum Creek Drive, Columbus, OH 43217

Floor Plan



Suite P - 1,800 SF of office space

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