

514,490 SF  
TOTAL



## TRADEPORT 2

3538 Tradeport Ct | Lockbourne, OH 43137

(Columbus Metro)

514,490 SF Total

### Area Amenities

- » Excellent access to US-23, I-270, I-71 and I-70
- » 15-year, 100% real estate tax abatement
- » Adjacent to the Rickenbacker International Airport
- » Directly across from the Norfolk Southern Intermodal Yard
- » Within 1-day truck drive to 47% of U.S. population and 33% of Canadian population

A Joint Venture Project:

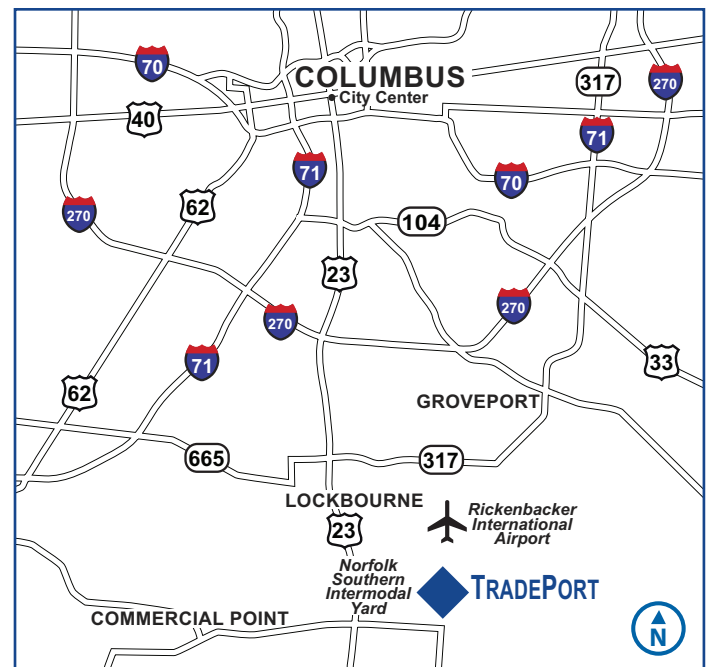


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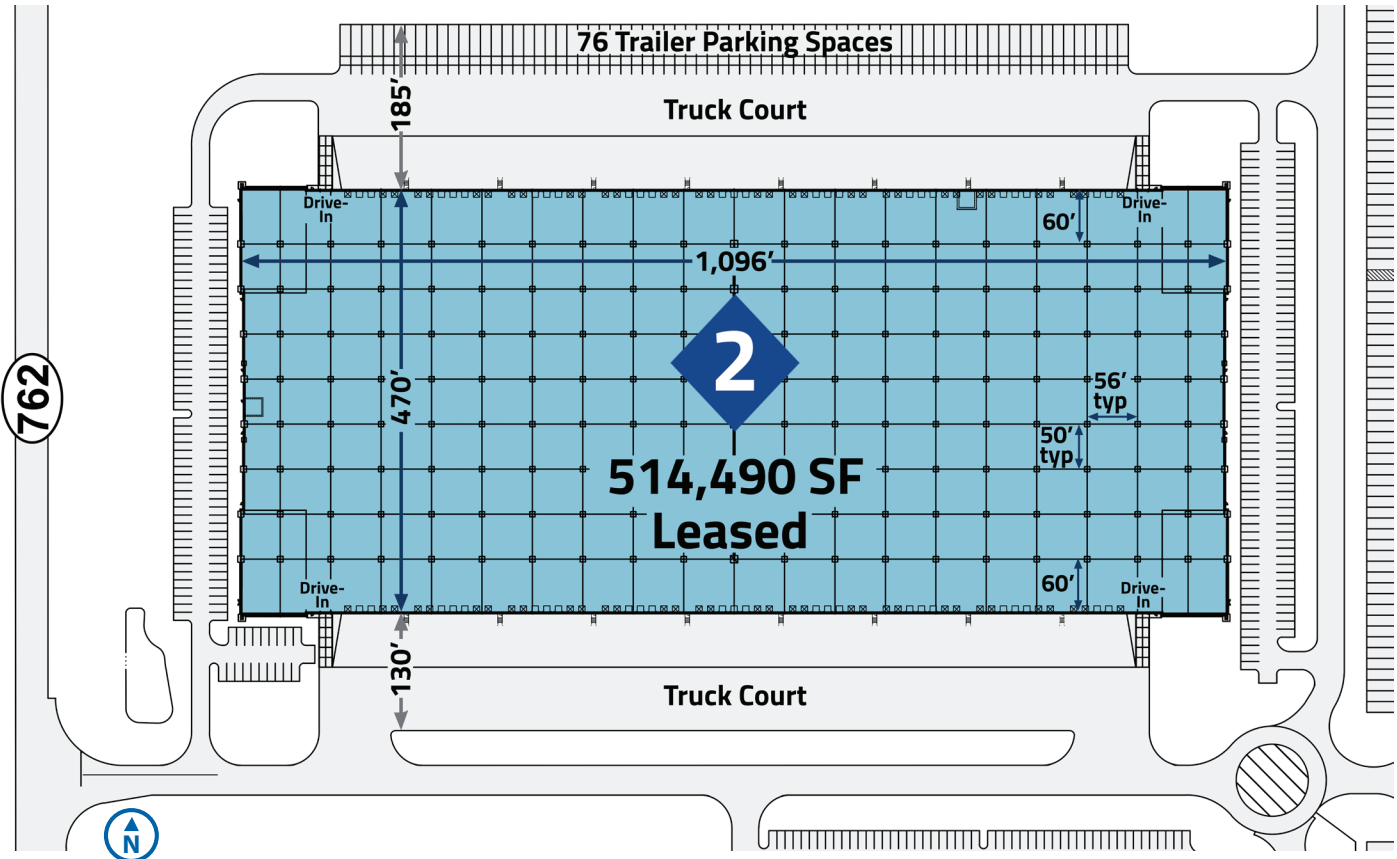


For Leasing Information:



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## Building Features

- » 514,490 SF total
- » 36' clear height
- » ESFR fire protection system
- » LED lighting
- » Tilt-up concrete panels
- » 45 mil TPO membrane roof (15 year warranty)
- » 56' wide x 50' deep ; 56' x 60' staging bays
- » 64 – 9' x 10' dock doors; expandable to 112 doors
- » Dock doors with 45,000 lb capacity levelers, (6' x 8') and bumpers, seals, lights and track guards
- » 4 – 12' x 14' drive in doors
- » 130' and 185' depth truck courts
- » 309 – auto parking spaces
- » 76 – trailer parking spaces

