

AVAILABLE
SOON!

1,020,205 SF
TOTAL

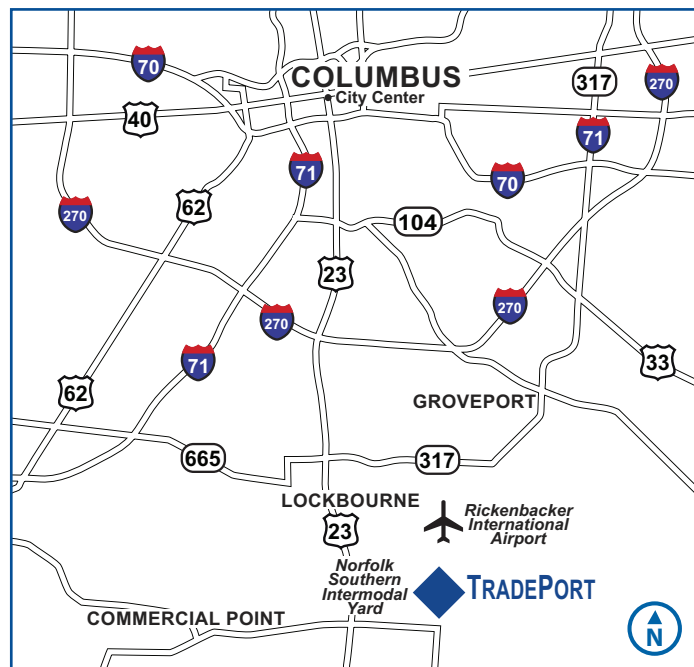
TRADEPORT 1

3780 Tradeport Ct | Lockbourne, OH 43137
(Columbus Metro)

1,020,205 SF

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

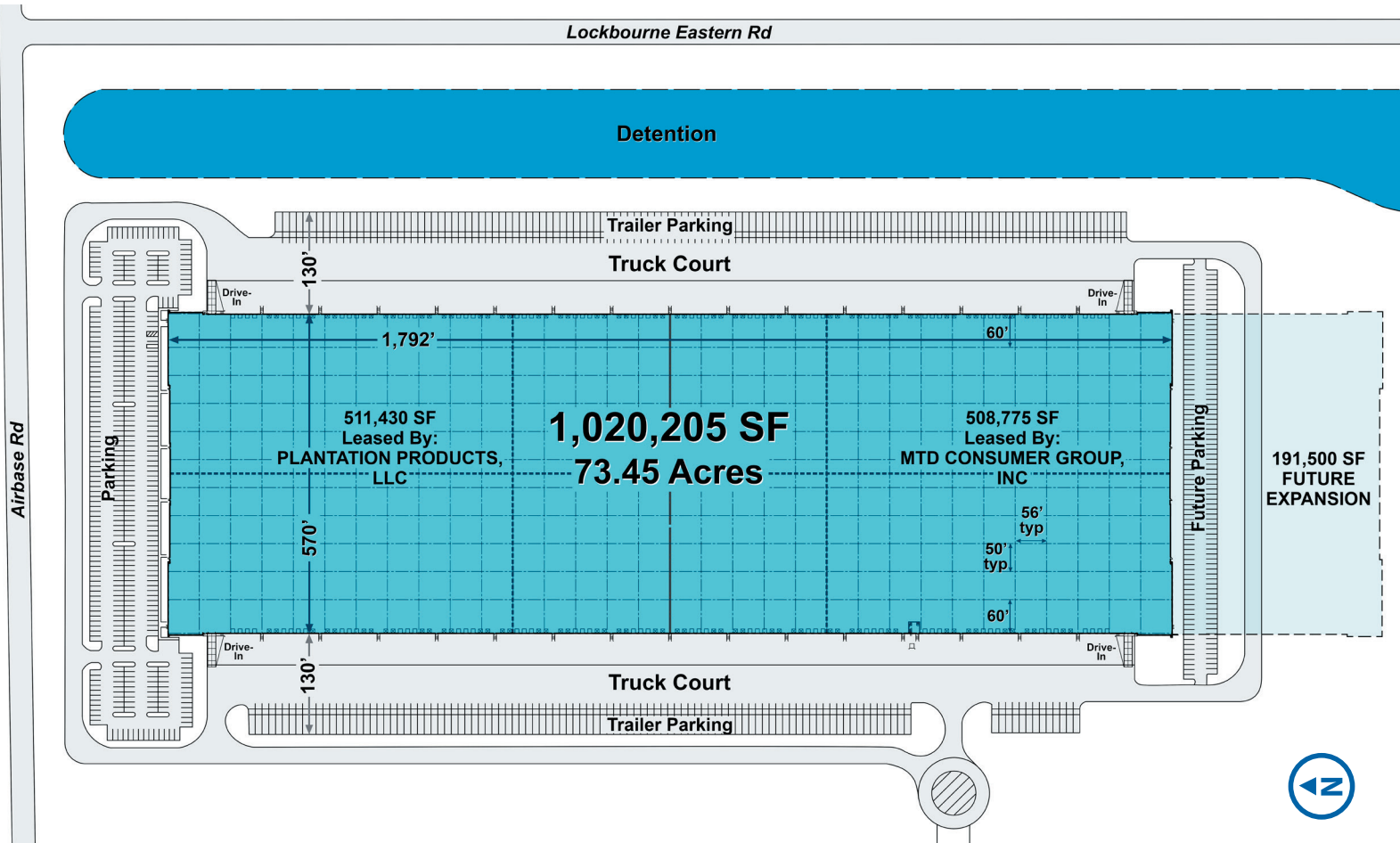


Owned By:

maple^{tree}

Managed By:

HILLWOOD
A PEROT COMPANY®



Building Features

- » 1,020,205 SF on 73.45 acres
- » 2,500 SF office
- » 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
- » 102 – 9' x 10' dock doors; expandable to 128 doors
- » All 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' depth truck courts
- » 400 – auto parking spaces; expandable to 800 spaces
- » 232 – trailer parking spaces
- » Two (2) 2,000 amp 277/480 volt, 3 -phase electrical services

