±872,158 SF Masterplanned Industrial Park in Canal Winchester, Ohio

**Building 1:** ±436,079 SF  
5999 Bixby Road,  
Canal Winchester, OH, 43110

**Building 2:** ±436,079 SF  
6111 Bixby Road,  
Canal Winchester, OH, 43110

CONTACT  
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Shelby Gumpf  
614.430.5041 • shelby.gumpf@cbre.com
SITE ADVANTAGES

**STRATEGICALLY LOCATED** with immediate access to highway 33, minutes from I-270 and I-70

**TAX ABATEMENT** 15 Year, 100%

**STATE-OF-THE-ART, CLASS A** distribution center with generous build out package & aggressive tax abatement

**NEWER INDUSTRIAL LOCATION** with an abundant labor pool of 1.4 million people within a 30 minute drive-time

ABOUT THE DEVELOPERS

**NORTHPOINT DEVELOPMENT**
Highly experienced landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed over 75 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors

**HILLWOOD**
Hillwood is a developer with a 30-year history of delivering long-term results for customers, partners, and investors. The firm has developed or acquired over 199.3 million SF of industrial across 23 states and five countries for over 575 tenants.
### Building 1
#### Site Plan & Specs

<table>
<thead>
<tr>
<th>Description</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Area</td>
<td>±436,079 SF</td>
</tr>
<tr>
<td>Building Dimensions</td>
<td>520’ x 840’</td>
</tr>
<tr>
<td>Clear Height</td>
<td>36’</td>
</tr>
<tr>
<td>Column Spacing</td>
<td>50’ Wide x 56’ Depth</td>
</tr>
<tr>
<td></td>
<td>60’ Wide x 56’ Depth</td>
</tr>
<tr>
<td>Dock Doors</td>
<td>42 Doors</td>
</tr>
<tr>
<td>Speed Bay Size</td>
<td>56’ Wide x 60’ Depth</td>
</tr>
<tr>
<td>Truck Court</td>
<td>185’ Depth</td>
</tr>
<tr>
<td>Trailer Parking</td>
<td>37 Trailers</td>
</tr>
<tr>
<td>Car Parking</td>
<td>290 Cars</td>
</tr>
<tr>
<td>Construction</td>
<td>Precast Wall Panels</td>
</tr>
<tr>
<td>Configuration</td>
<td>Cross Dock</td>
</tr>
<tr>
<td>Floor</td>
<td>7” Non-Reinforced</td>
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<tr>
<td></td>
<td>Concrete 4000 PSI</td>
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<tr>
<td>Electrical</td>
<td>4000 AMP</td>
</tr>
<tr>
<td>Lighting</td>
<td>LED with Sensors</td>
</tr>
<tr>
<td>HVAC</td>
<td>50° F at -0° F, 0.25 ACH</td>
</tr>
</tbody>
</table>

![Site Map]
±436,079 SQUARE FEET
±42 DOCK DOORS
±48 FUTURE DOCK
±4 DRIVE INS
±342 CAR PARKING
±80 TRAILER PARKING

**Building Area**
436,079 SF

**Building Dimensions**
520’ x 840’

**Clear Height**
36’

**Column Spacing**
50’ Wide x 56’ Depth
60’ Wide x 56’ Depth

**Dock Doors**
42 Doors

**Speed Bay Size**
56’ Wide x 60’ Depth

**Truck Court**
185’ Depth

**Trailer Parking**
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A Joint Venture Development By: