

Centerpoint 7

100,000 Spec Warehouse
in Rickenbacker

2805 Bixby Rd
Obetz, OH 43125
www.cbre.com/properties

15 Year 100% Tax Abatement Available



Centerpoint 7

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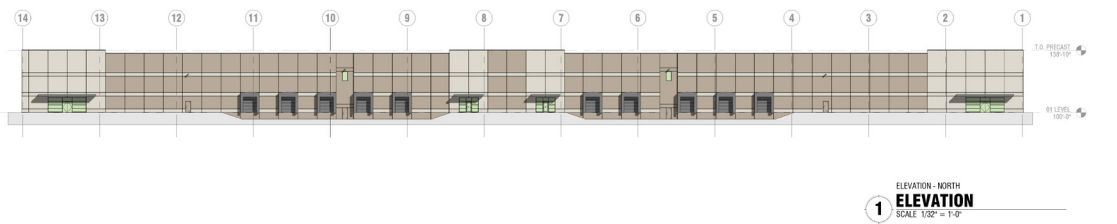
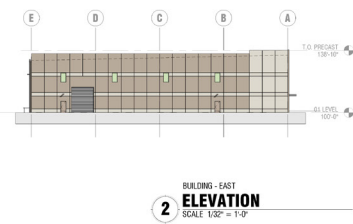
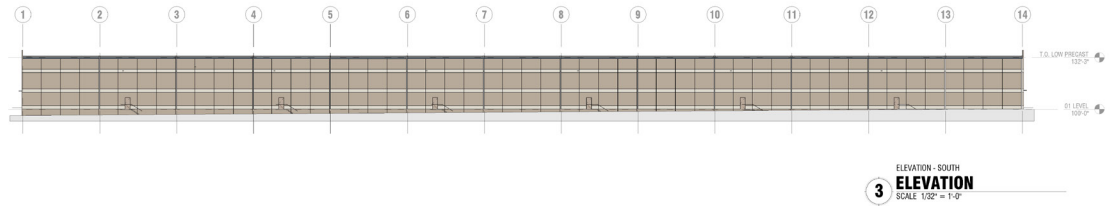
Conveniently located on the north side of the Rickenbacker submarket with close proximity to I-270, Centerpoint 7 offers a prime opportunity for Columbus industrial users. This 100,847 SF spec warehouse will sit on 8+ acres along Bixby Road just east of Alum Creek Drive.



Property Specifications

Municipality	City of Obetz, OH	Loading Configuration	Single Load (Front)
Total Building Size	100,847 SF	Truck Court	122' with 44' concrete dock apron
Building Dimensions	625.34' x 161.34' deep	Auto Parking	87 (Future 83 Additional)
Office Improvements	Build to Suit	Trailer Parking	8 at future dock locations
Site Size	8.23 acres	Dock Doors	10 (5 per Tenant, 9' x 10')
Zoning	Planned Industrial	Additional Dock Doors	Knock out panels for additional 10 dock doors (5 per tenant)
Exterior Walls	Structural Insulated Precast, Exterior Painted Interior Painted White, aluminum framed windows	Dock Equipment	40k lbs levelers, mechanically operated, swing arm trailer illumination lights, shelters, bumpers, track guards
Column Spacing	52' x 50' deep	Drive In Doors	2 (1 per tenant, 14' x 16')
Dock Wall Column Space	52' x 60' deep	Water / Sewer	Water - City of Columbus; Sewer - City of Obetz
Roof	R20 Mechanically Fastened Insulated Roof 45mil TPO Roof System Single sloped to rear of building	Electrical Service	277/480V 3 Phase, 2x 400A services (1 per tenant) with 2x 100A 120V low voltage panels (1 per tenant)
Roof Drainage	Exterior Roof drains / underground pipe to storm	Natural Gas	Columbia Gas
Floor	6 inches, FLAT floor rating	Plumbing	2" Domestic Water and 8" Fire Loop
Ceiling Height	28' minimum at first column	Telecom	Conduit from road to Demarc locations in utility room
Warehouse Lighting	Interior - LED 20fc @ 30" above finished floor with motion sensors Exterior - .5fc minimum	Signage	Monumental with tenant(s)
Heating	Direct fired units maintain at/above 55°F at 0°F outside, 1 summer ventilation air exchange per hour	Airport Access	Rickenbacker (LCK) 4.5 miles John Glenn Intl (CMH) 16.2 miles
Fire Suppression	ESFR Automatic sprinkler system with fire pump	Logistical Access	US 270 via Groveport Rd / Alum Creek Dr

Site Plan



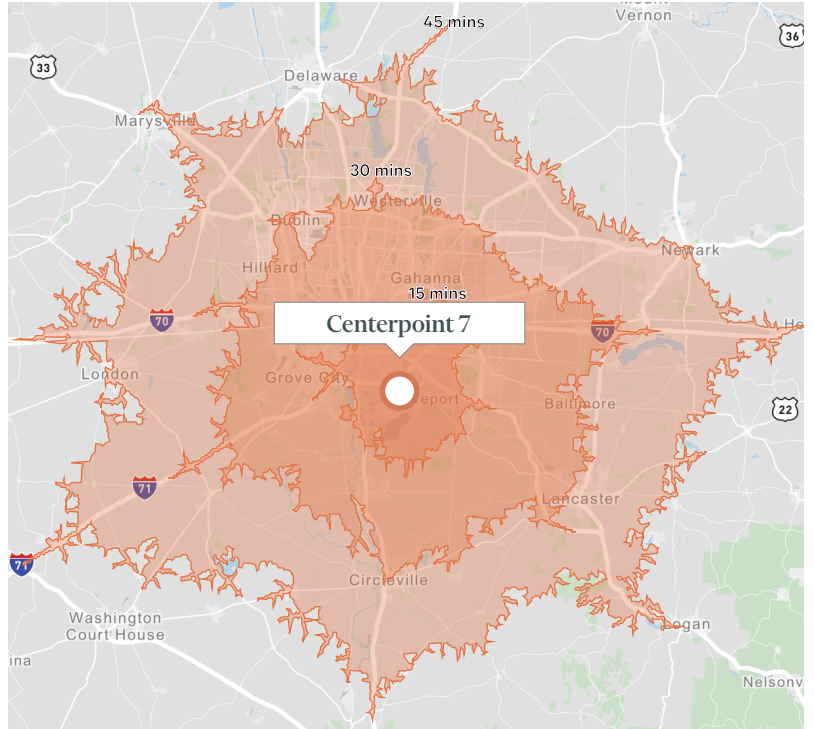
Centerpoint 7

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Demographics & Labor

100K+ Manufacturing & Transportation Employees within 30 Minutes

Driving Distance	15 Minutes	30 Minutes	45 Minutes
2022 Population	274,671	1,505,288	2,004,643
Employed Population	132,586	777,624	1,023,156
Manufacturing Employees	10,400	57,561	83,965
Transportation & Warehousing Employees	13,666	49,278	59,897



Population



2,510,109

50 Mile Radius



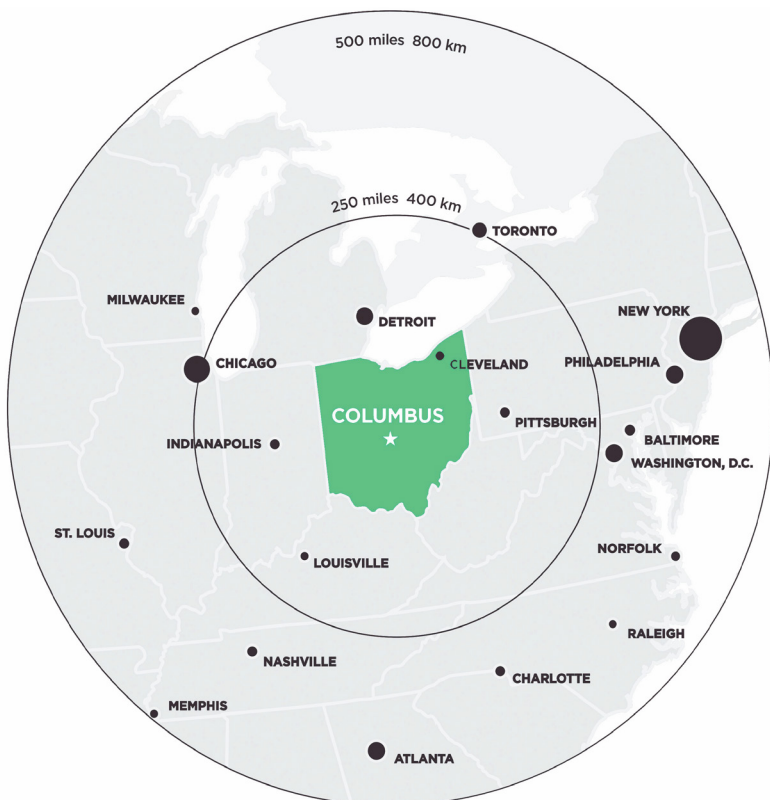
34,949,002

250 Mile Radius

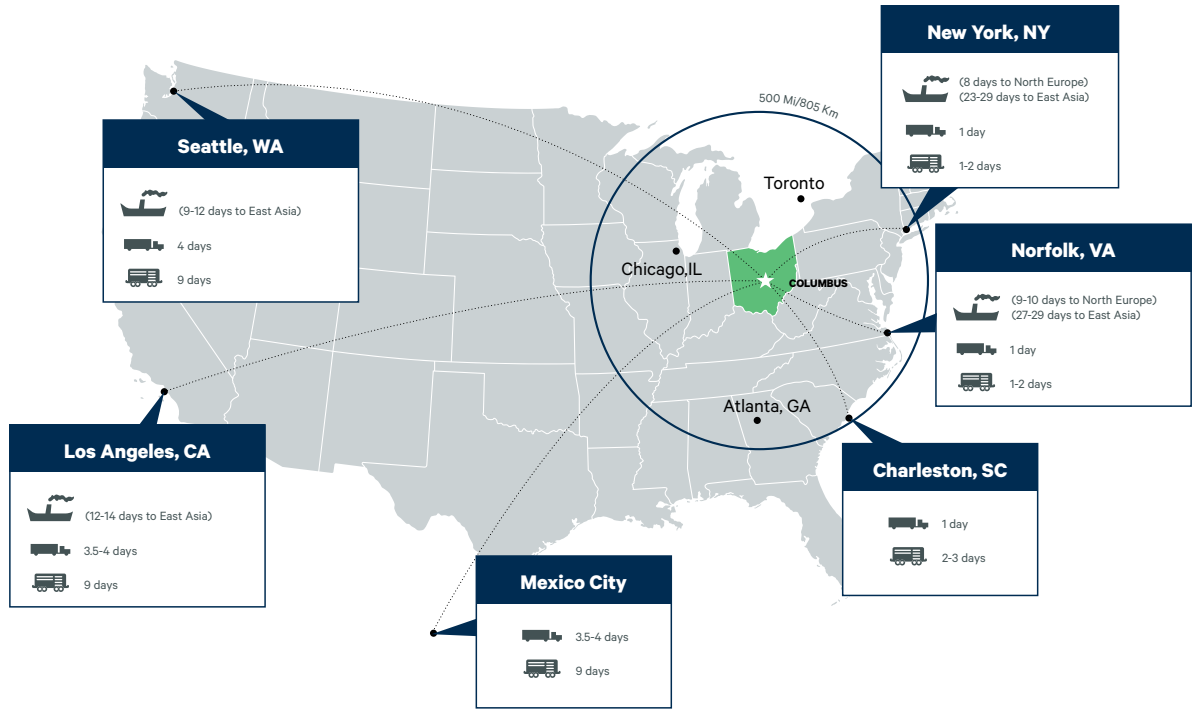


140,172,976

500 Mile Radius



Columbus Market Access



Corporate Neighbors



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For Lease



Location Access

1.7

Miles to I-270

7.9

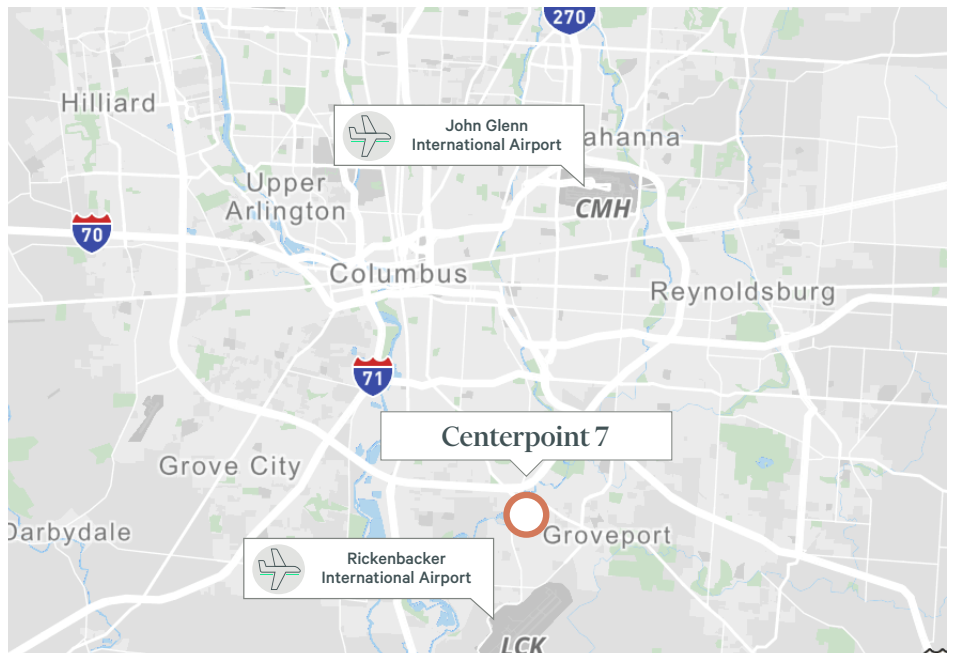
Miles to I-70

4.5

Miles to Rickenbacker International Airport

8.1

Miles to I-71



Contact Us

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