

71

NORTH
COMMERCE
CENTER

283 Cardinal Dr.
Marengo, OH 43334

IMMEDIATE
OCCUPANCY

707,940 SF Available
(expandable to 1.2M SF)
Industrial space for lease

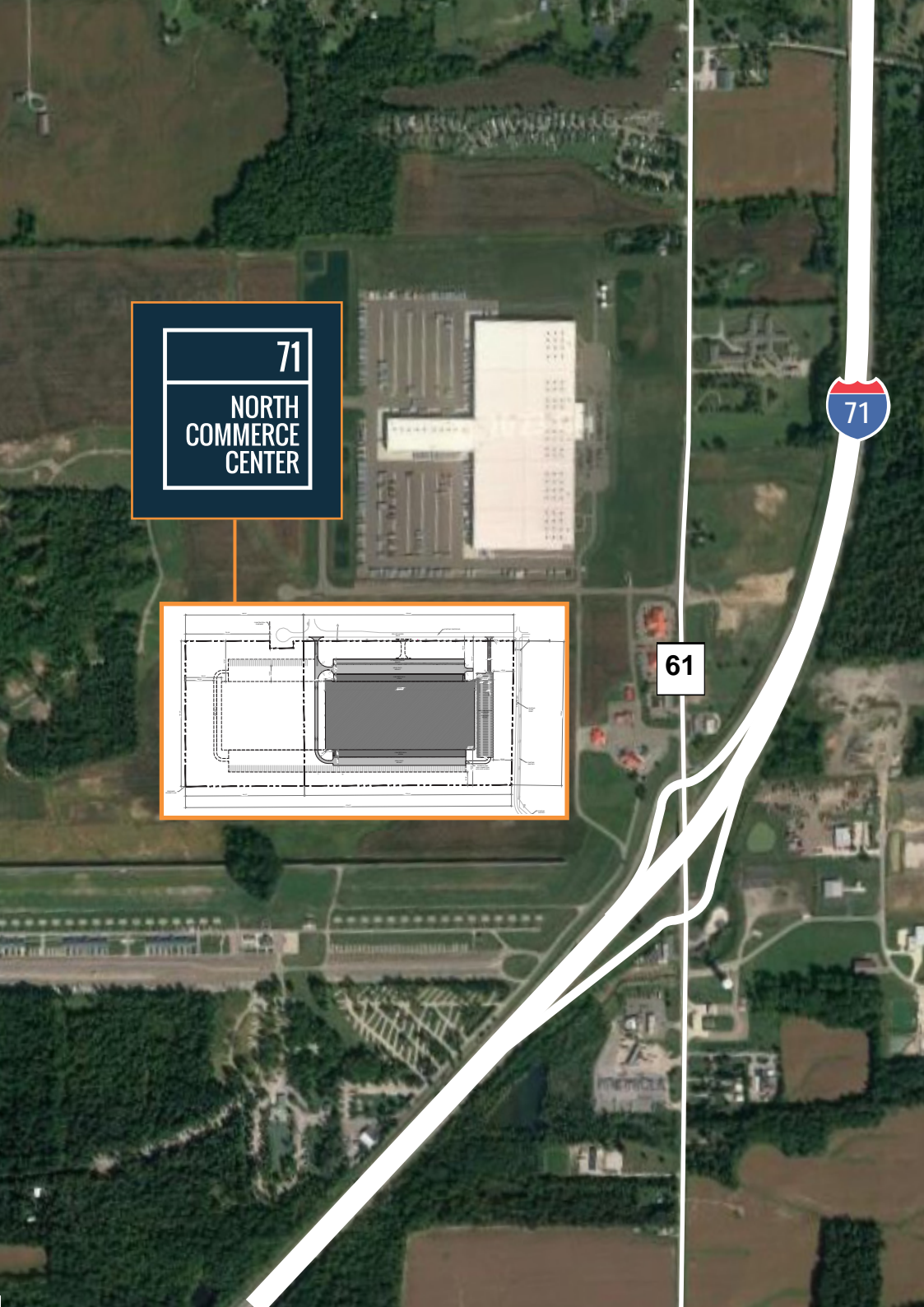




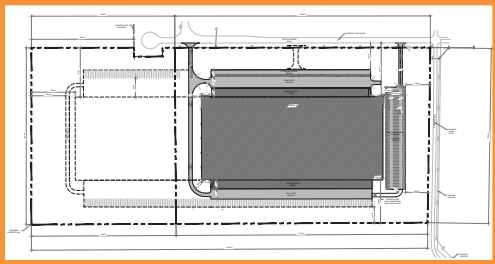
WELCOME TO 71 NORTH COMMERCE CENTER

Experience a newly constructed, Class A industrial facility close to major markets at 71 North Commerce Center. Businesses can utilize 707,940 square feet of industrial space that is expandable to 1,196,541 square feet if needed and comes with 2,500 square feet of spec office space. The cross-dock capable warehouse features 36-foot clear heights, 100 dock doors with view lights, two drive-in doors with lights and a concrete ramp, and 45 mil TPO roofing. That is in addition to 302 car parking spaces, 103 trailer spaces, an ESFR sprinkler system, and 400-amp, 277/480-volt, three-phase power that's expandable to 6,000 amps.

71 North Commerce Center also offers convenient commutes through a two-minute drive to I-71, a 19-minute drive to I-270, and a 30-minute drive to Downtown Columbus. The proximity to these transportation routes means drivers can reach half of the US population in less than a day's drive, and a host of nearby metros like Chicago, New York, Philadelphia, Charlotte, and Indianapolis are within a 10-hour drive. 71 North Commerce is primed to provide an expansive, Class A experience, a stone's throw from Columbus.



71
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61

THE SPECS

Building Size

707,940 SF
(Expandable to
1.2M SF)

Construction

Concrete Tilt Up
Walls/Cross Dock
Configuration

Tax Incentive

10-Year 50% Tax
Abatement.

Building Dimensions

1,248' x 567'

Interior Docks

100 Exterior
Dock Doors (20
mechanical dock
levelers)

Column Spacing

Dock Wall:
60' x 50' (Speed Bays)

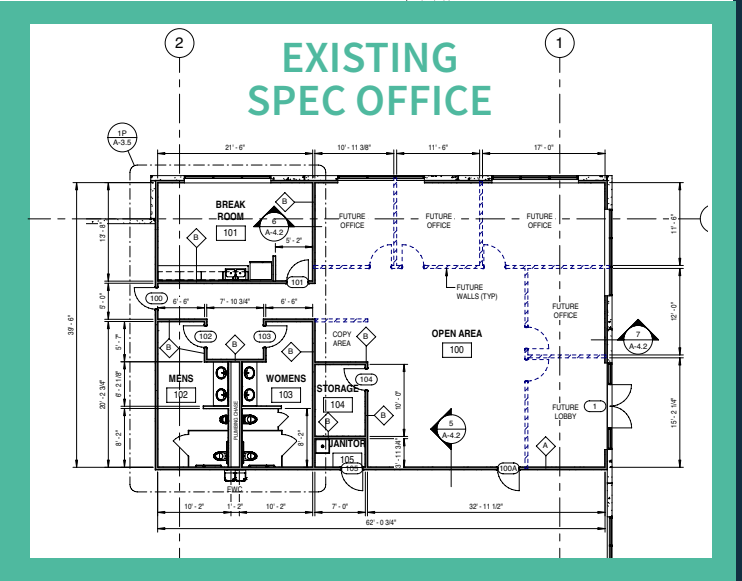
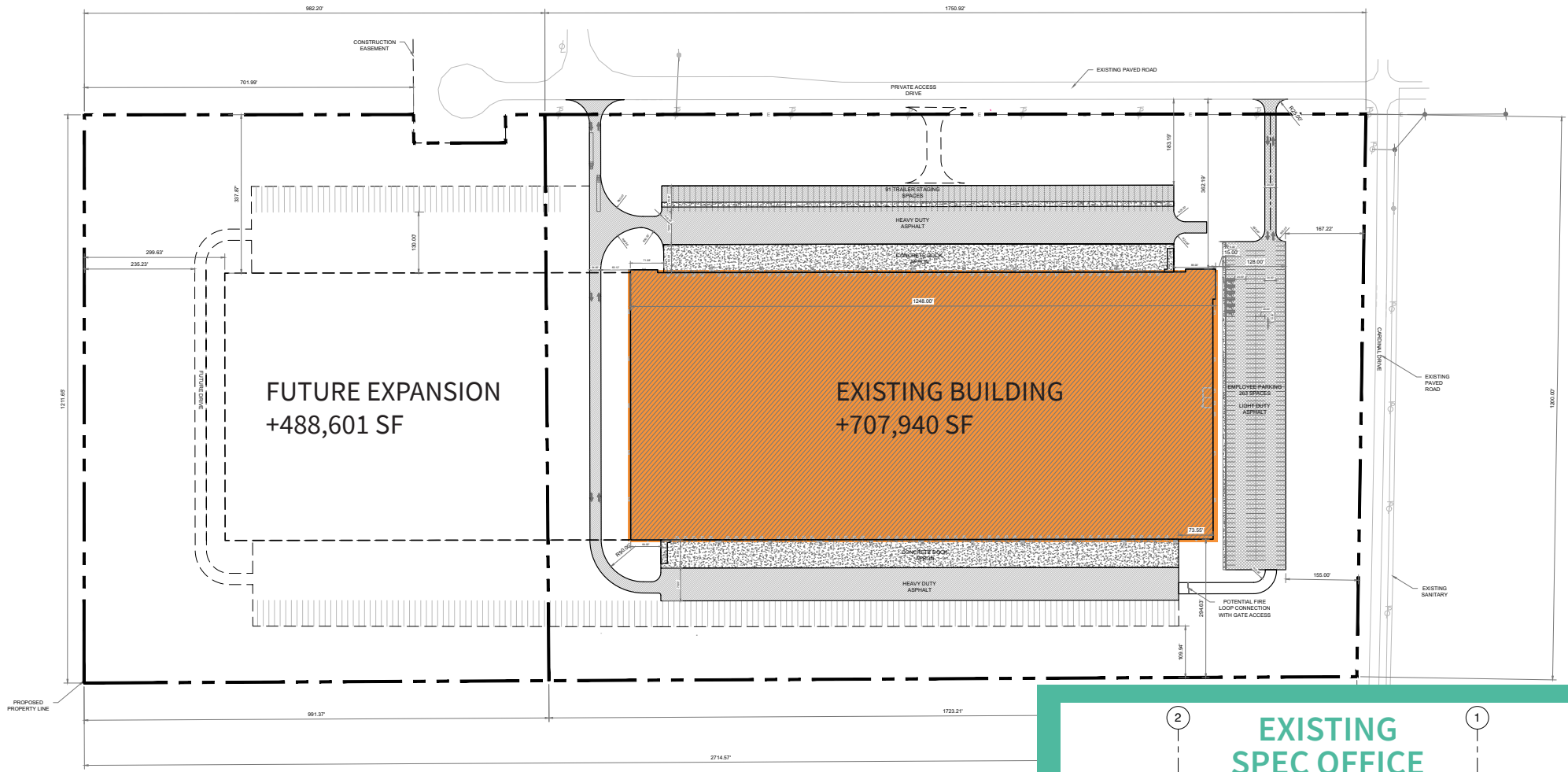
Interior Bays:
50' x 50'

Electricals

Expandable
to 6,000 Amps
480V 3Ph.

Trailer Parking Spaces

103 Existing /
170 Future



SITE PLAN

Proposed Building
62,500 Sq. Ft.

Future Expansion
338,580
Sq. Ft.

Future Expansion
338,580
Sq. Ft.

Future Expansion
338,580
Sq. Ft.

Proposed Building
250,000
Sq. Ft.

Proposed Building
707,942
Sq. Ft.

Proposed Building
707,942
Sq. Ft.

Proposed Building
707,942
Sq. Ft.

Existing Dollar
Tree Distribution
Inc. Building
Approximately
1,192,670 Sq. Ft.

County 218
Road

Cardinal Center Drive

State
Route
61

Proposed Building
250,000
Sq. Ft.

Future Expansion
488,601 Sq. Ft.

Proposed Building
707,942 Sq. Ft.

Future Expansion
488,601 Sq. Ft.

Existing Building
707,942 Sq. Ft.

Cardinal
Center
South
Drive

Interstate

MASTER PLANNED INDUSTRIAL PARK

EXISTING TREES

0 50 100 Feet

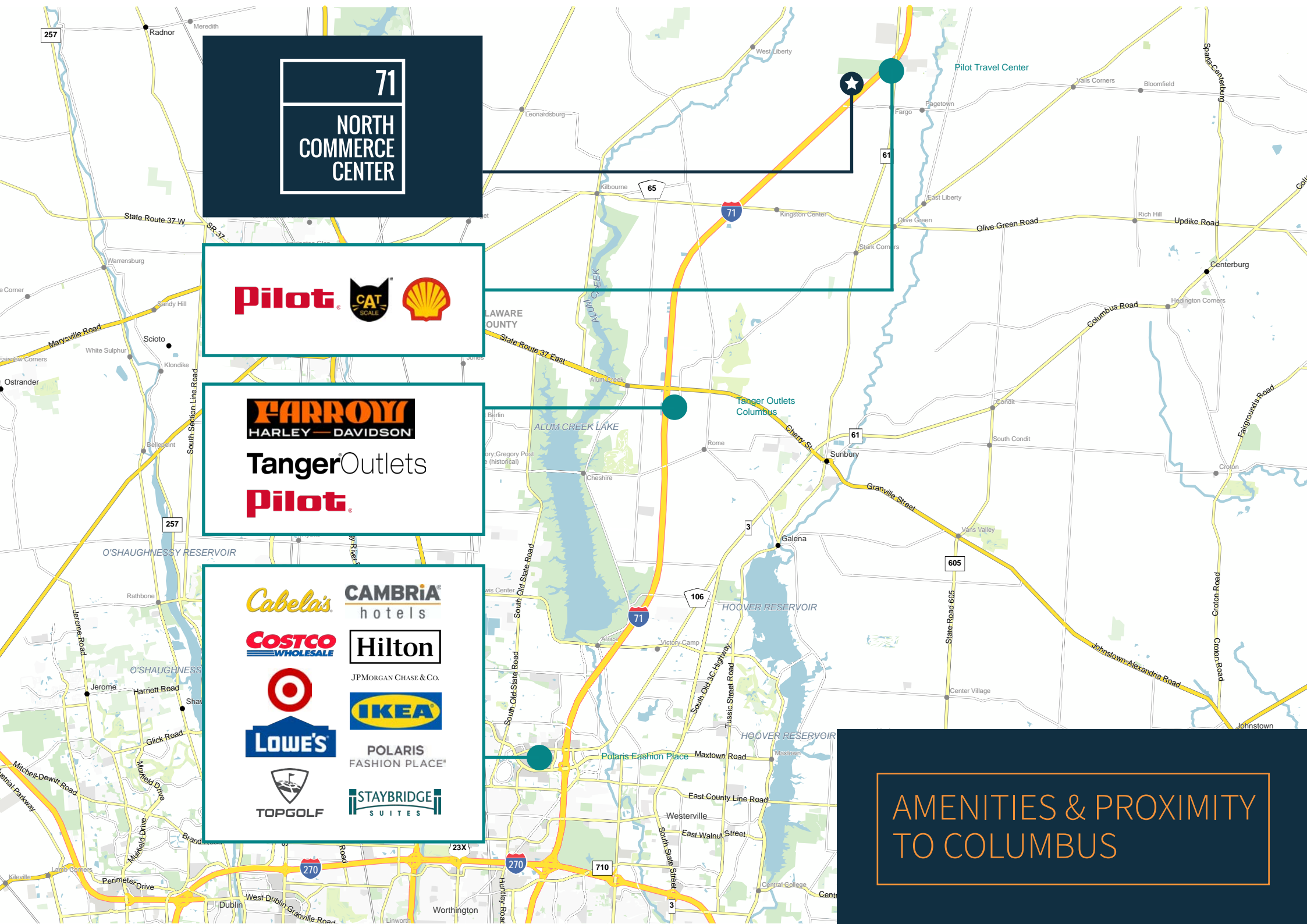
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Pilot  

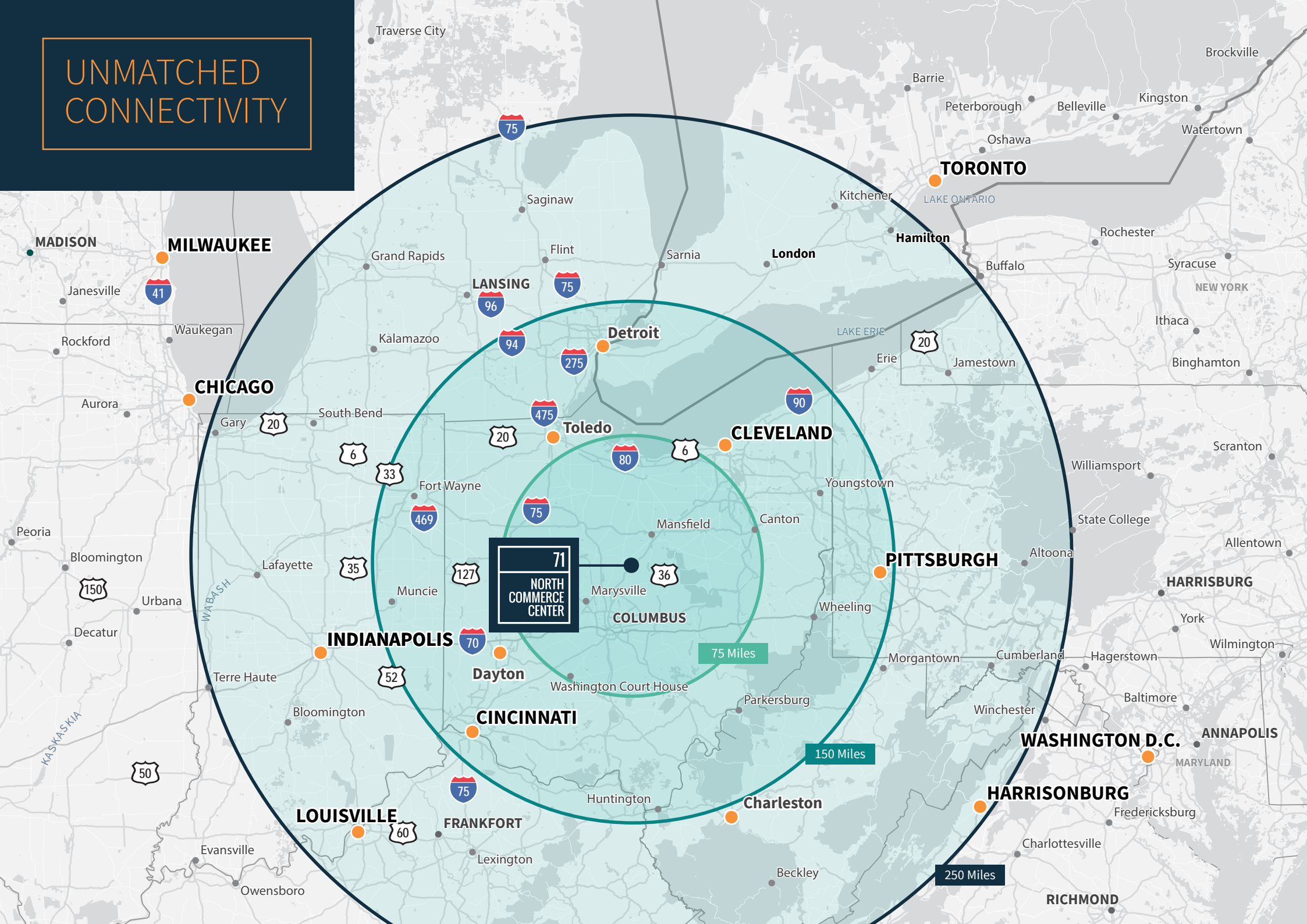
FARROW
HARLEY — DAVIDSON
TangerOutlets
Pilot

 **CAMBRIA** hotels
 **Hilton**
JPMORGAN CHASE & CO.
 **POLARIS**
FASHION PLACE
  

AMENITIES & PROXIMITY
TO COLUMBUS

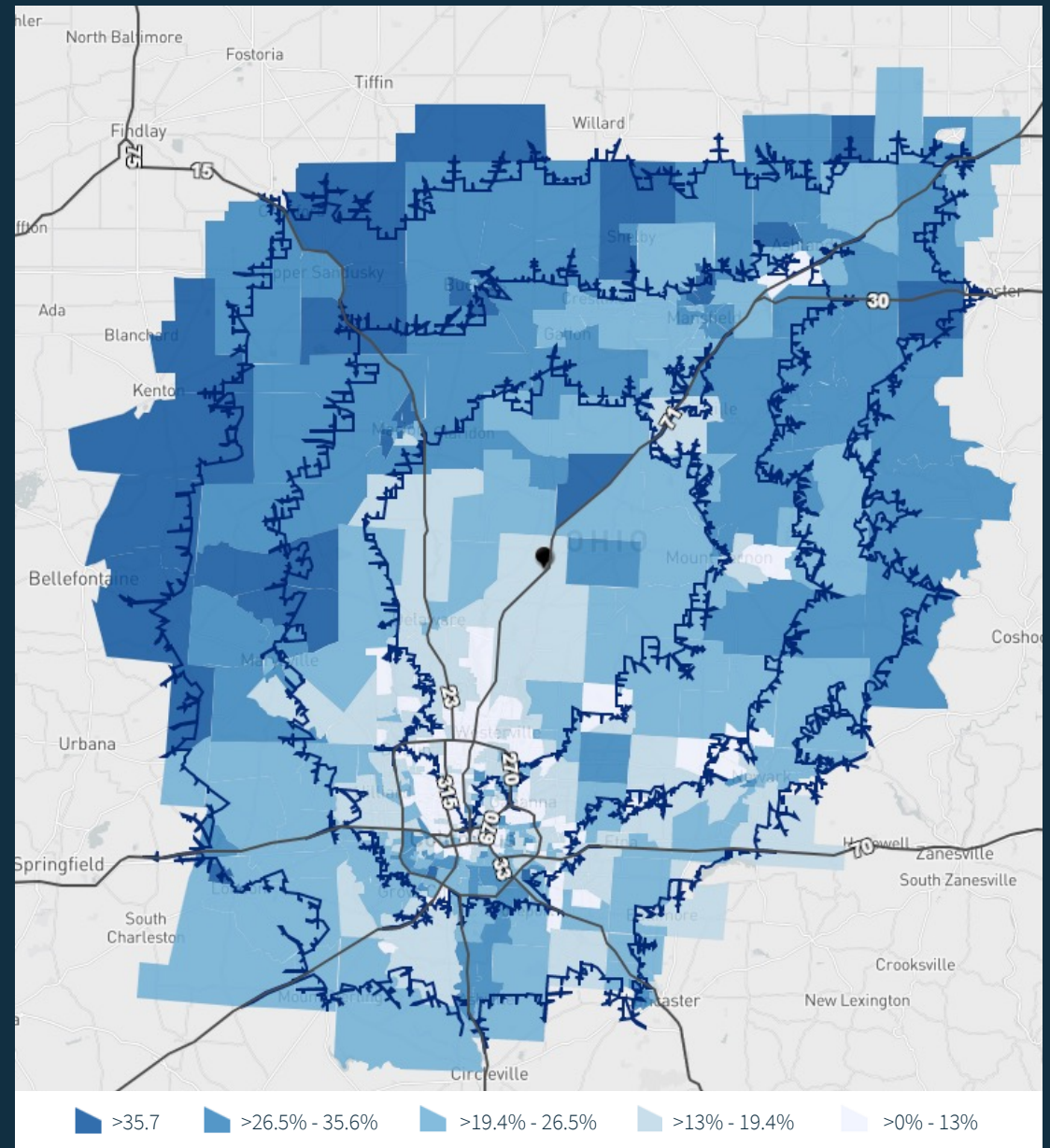


UNMATCHED CONNECTIVITY



LABOR ADVANTAGE

Demographics	30 Mins Drive Time	45 Mins Drive Time	60 Mins Drive Time
Total Population	598,587	1,871,874	2,351,921
2022-2027 Population: Compound Annual Growth	0.56%	0.49%	0.44%
Civilian Population Age 16+ in Labor Force	325,767	974,646	1,216,937
Unemployment Rate	573,306	1,954,313	2,379,668
Total Daytime Population	288,059	1,025,330	1,213,579
Daytime Population: Workers	285,247	928,983	1,166,089
Daytime Population: Residents	2.4%	3.0%	2.9%
Total Households	238,560	749,502	928,948
Median Age	37.5	36.9	37.5
Median Household Income	\$79,104	\$70,133	\$70,683
Industrial Workforce	30 Mins Drive Time	45 Mins Drive Time	60 Mins Drive Time
Industrial Workforce	48,070	163,713	216,960
Industrial Workforce % of Total Labor Force	15.13%	17.32%	18.36%
Industry: Transportation/Warehousing	372	1,255	1,618
Occupation: Transportation/Material Moving	20,597	74,599	98,060



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CONTACT

Dan Wendorf
+1 614 460 4407
dan.wendorf@jll.com

Brian Marsh
+1 614 460 4421
brian.marsh@jll.com

Steve Kuhr
+1 614 460 4409
steve.kuhr@jll.com

Nick Tomasone
+ 1 614 460 4482
nicholas.tomasone@jll.com

283 Cardinal Dr,
Marengo, OH 43334

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