



# For Lease

## Spiegel II - 147,715 SF Available

- New construction immediately available for lease in the heart of Rickenbacker
- Property has in place 10-year 75% tax abatement
- Great access to I-270, I-71 & I-70 via Alum Creek
- Within close proximity to Rickenbacker Airport and Norfolk Southern Intermodal Yard
- Asking Rate: \$4.50/ SF NNN

**6380-6480 Adelaide Court  
Groveport OH 43125**

Steve Kuhr  
+1 614 460 4409  
[steve.kuhr@am.jll.com](mailto:steve.kuhr@am.jll.com)

Nick Tomasone  
+1 614 460 4482  
[nick.tomasone@am.jll.com](mailto:nick.tomasone@am.jll.com)



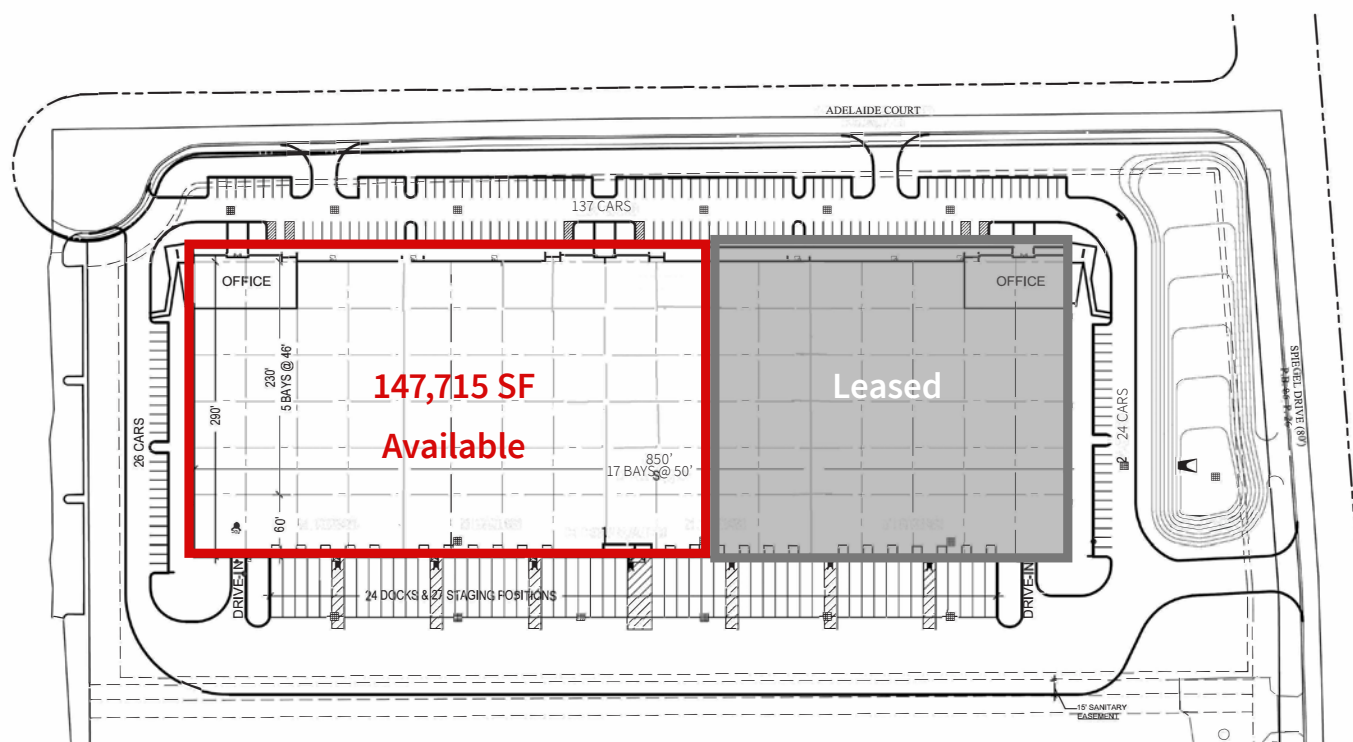


## Building Features

Total Building Size	250,685 SF
SF Available	147,715 SF
Office Size	2,900 SF
Asking Rate	\$4.50/SF NNN
2019 Est. OPEX	\$.90/SF
Tax Abatement	10-Year 75% real estate tax abatement
Divisible	50,000 – 147,715 SF
Land Acres	16.16
Zoning	M-Manufacturing City of Columbus
Year Built	2018
Vacancy Dimensions	290' W x 500' L
Column Spacing	50'x46'; 50'x60' speed bays
SF per Bay	14,500 SF (50'x290')
Clear Height	32'
Loading	Rear loaded warehouse
Dock Doors	13 doors (9'x10') equipped with 35,000 Lb mechanical leveler, seals and lights
Drive In Doors	1 – 12'x14'
Fire Suppression System	ESFR
Interior Lighting	High Bay LED, 30 FC



## Building Aerial





## Location

