

# Prologis Intermodal 1

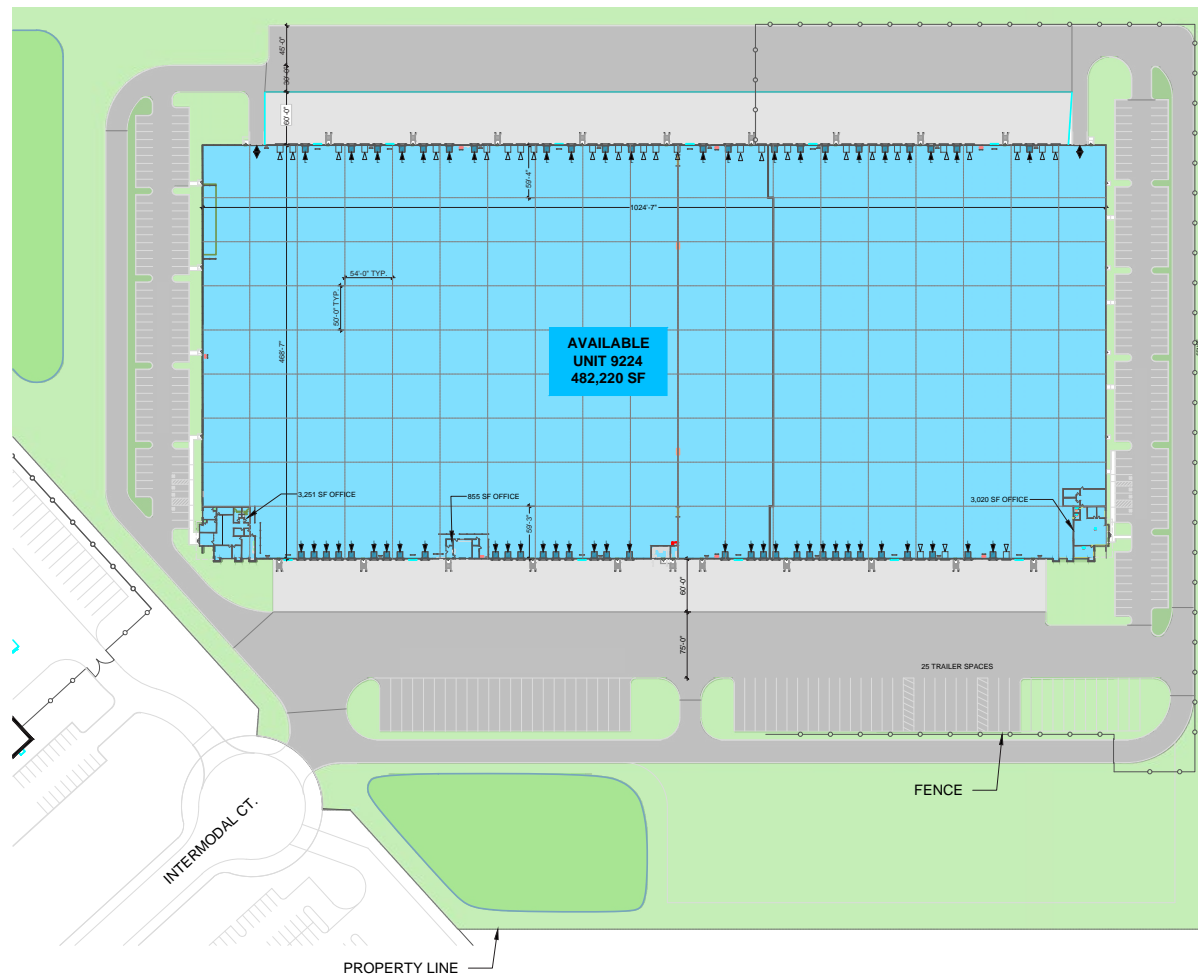
9224 INTERMODAL COURT | COLUMBUS, OH 43217



INDUSTRIAL SPACE FOR LEASE

482,220 SF





### LEGEND

- ▲ DOCK DOOR
- ◆ DRIVE-IN DOCK DOOR
- ▲ DOCK DOOR WITH LEVELER
- LEASED
- LAND

# Property Features

Industry-leading features to empower your business.

#### Available Space

482,220 SF

#### Office SF

3,251 SF  
3,020 SF  
855 SF

#### Dock Doors

54 w/ levelers  
(28 future)

#### Drive-in Doors

2

#### Clear Height

32'

#### Trailer Parking Spaces

25 (34 future)

#### Car Parking Spaces

208

#### Column Spacing

50' x 54'  
60' speed bay

#### Electrical Service

1,200 amps, 480/277 volt

#### Sprinkler

ESFR

#### Lighting

LED motion sensor

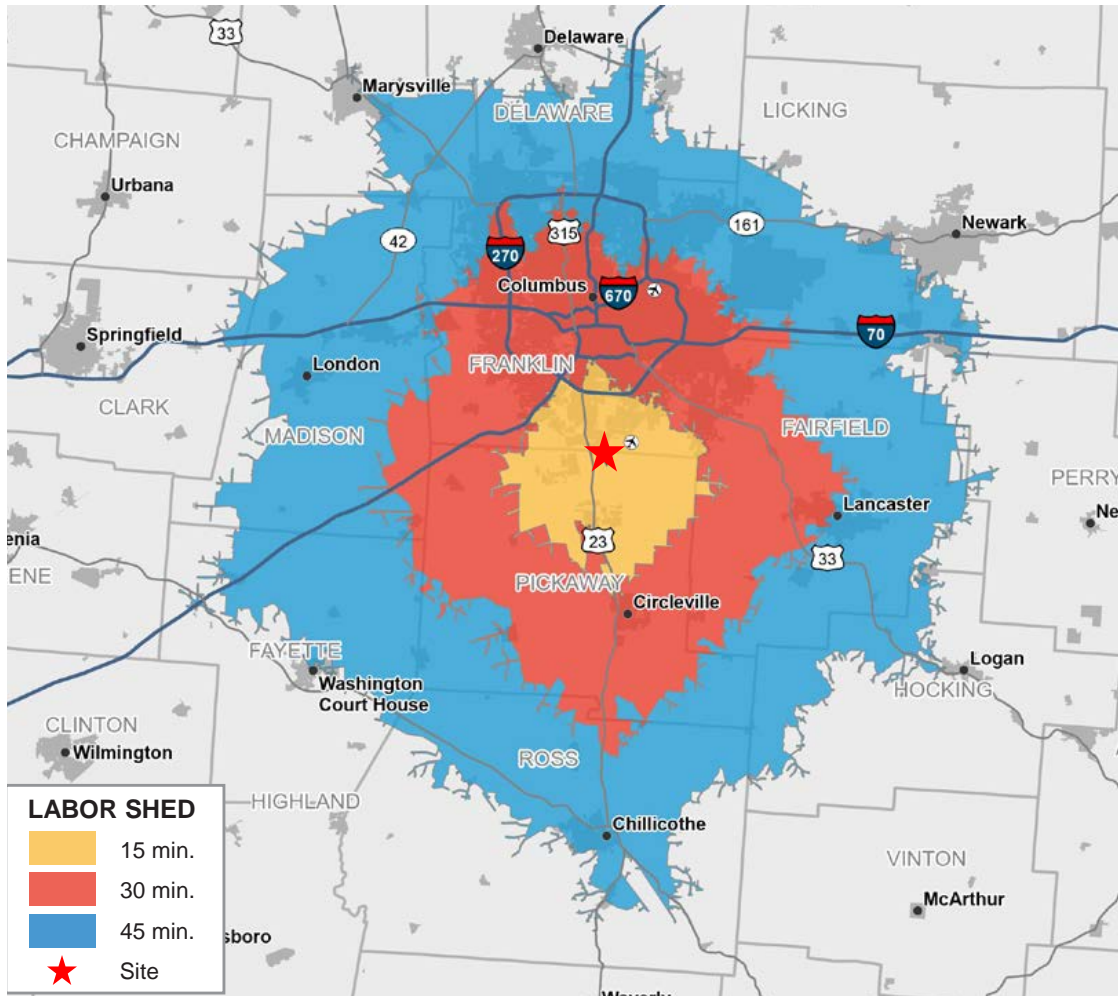
# Access Everywhere

Move the materials and goods you need with access to prominent transportation.

- ✓ Located in the desirable Rickenbacker (Southeast) Submarket
- ✓ Close proximity to the Norfolk Southern Intermodal
- ✓ One-day truck drive to over 50% of the U.S. and Canadian population



# Talent + Consumer Access



Commute Shed: Rickenbacker Area

## Access to Talent

15 MILES

30 MILES

45 MILES

71,556

Population

1,098,543

Population

1,927,371

Population

36,261

Total Labor Force

577,629

Total Labor Force

1,006,588

Total Labor Force

1,783

Production Workers

27,947

Production Workers

46,510

Production Workers

3,900

Transportation/  
Material Moving Workers

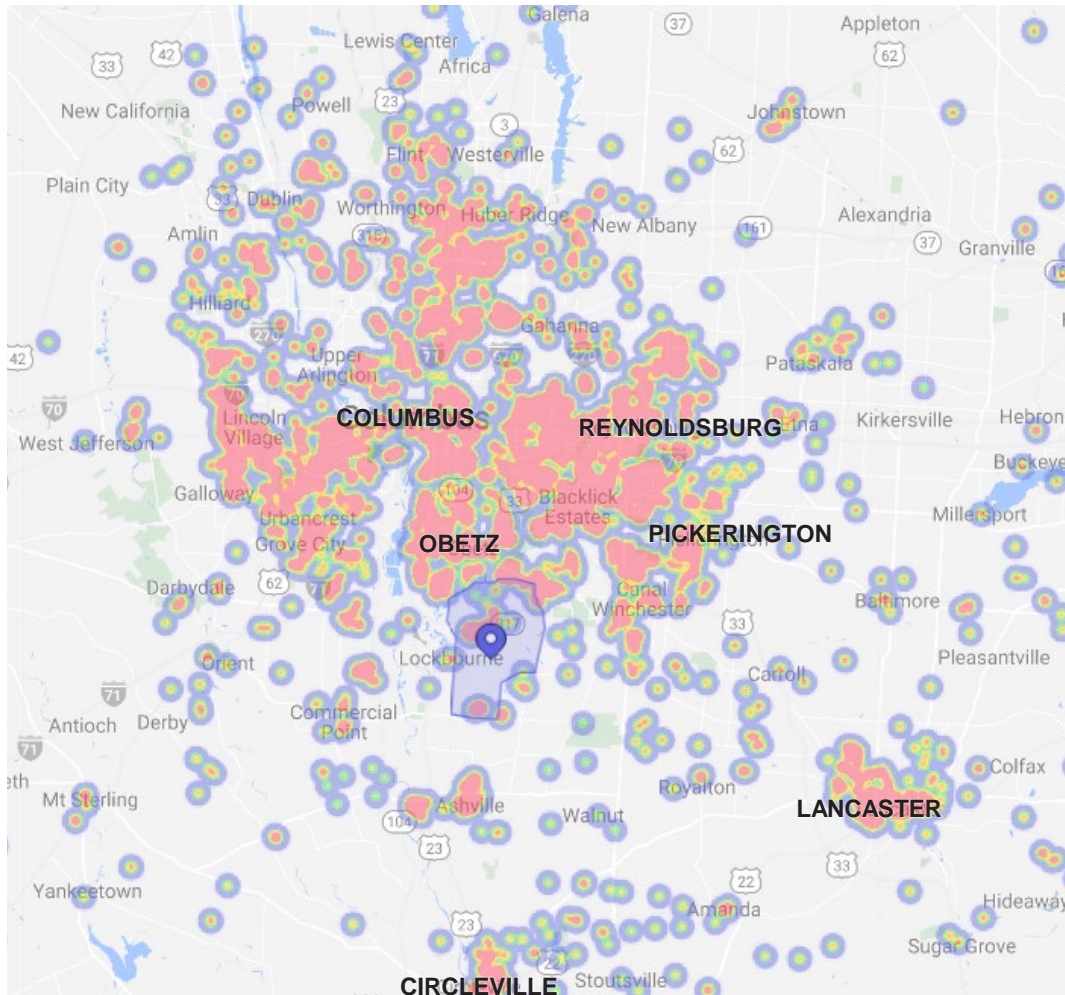
55,299

Transportation/  
Material Moving Workers

84,751

Transportation/  
Material Moving Workers

# Talent + Consumer Access



Commute Shed: Rickenbacker Area



45% of the Rickenbacker area labor force commutes less than 10 miles from their place of employment.



30 miles captures more than 3/4 of employee home locations.



Within a 30-minute drive of the Rickenbacker area, there are over 477,629 residents employed.

# of Visitors



# Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse with one strategic, single-source partner.



## Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse Design & Optimization
- Move In/Move Out
- Materials Handling Equipment & Storage
- Integrated Project Management

## Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

## Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

## Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

# Partner with Prologis

Clear,  
Simple,  
Service.



## You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in Columbus is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

**At Prologis, we deliver on our promises  
so you can deliver on yours.**

# Prologis Intermodal 1



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## 9224 Intermodal Court Columbus, Ohio 43217

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.



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