

# 303,850 SF

Industrial Space For Lease



## Prologis Intermodal 1



9224 Intermodal Court  
Columbus, Ohio 43217 USA

### LOCATION

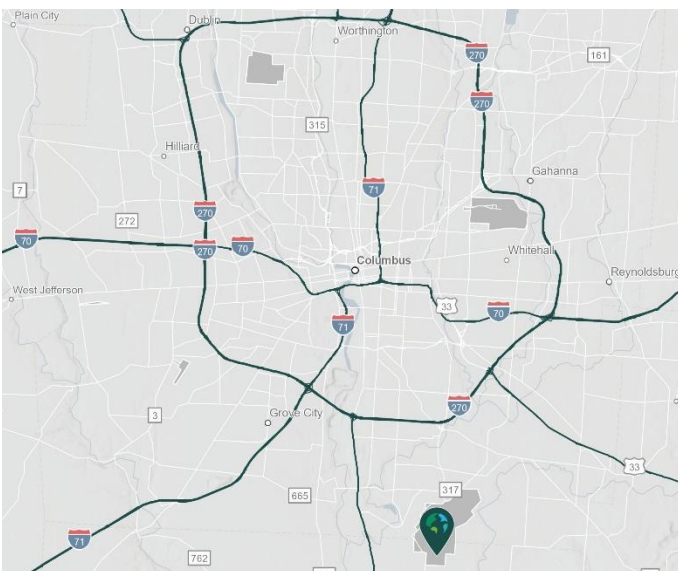
- Located in the desirable Rickenbacker (Southeast) Submarket
- Close proximity to the Norfolk Southern intermodal yard
- One-day truck drive to over 50% of the U.S. and Canadian population

### FACILITY

- 303,850 SF available
- 3,251 SF main office & 855 SF shipping office
- 27 Dock Doors with levelers
- 7 Dock Doors without levelers
- Ability to add up to 16 dock doors
- 1 Drive-in
- 32' clear height
- 50'x54' Column spacing w/60' speed bay
- ESFR fire protection system
- 92 Car Parking
- LED lighting with motion sensors
- Approximately 48 trailers spots with the ability to add 23 more
- 15-year, 100% real estate tax abatement
- Foreign-Trade Zone
- Located in Loaded-to-Capacity Zone

### ADVANTAGES AND AMENITIES

- Class A maintained facility
- Fixed Gross Rent available with Prologis Clear Lease
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials.

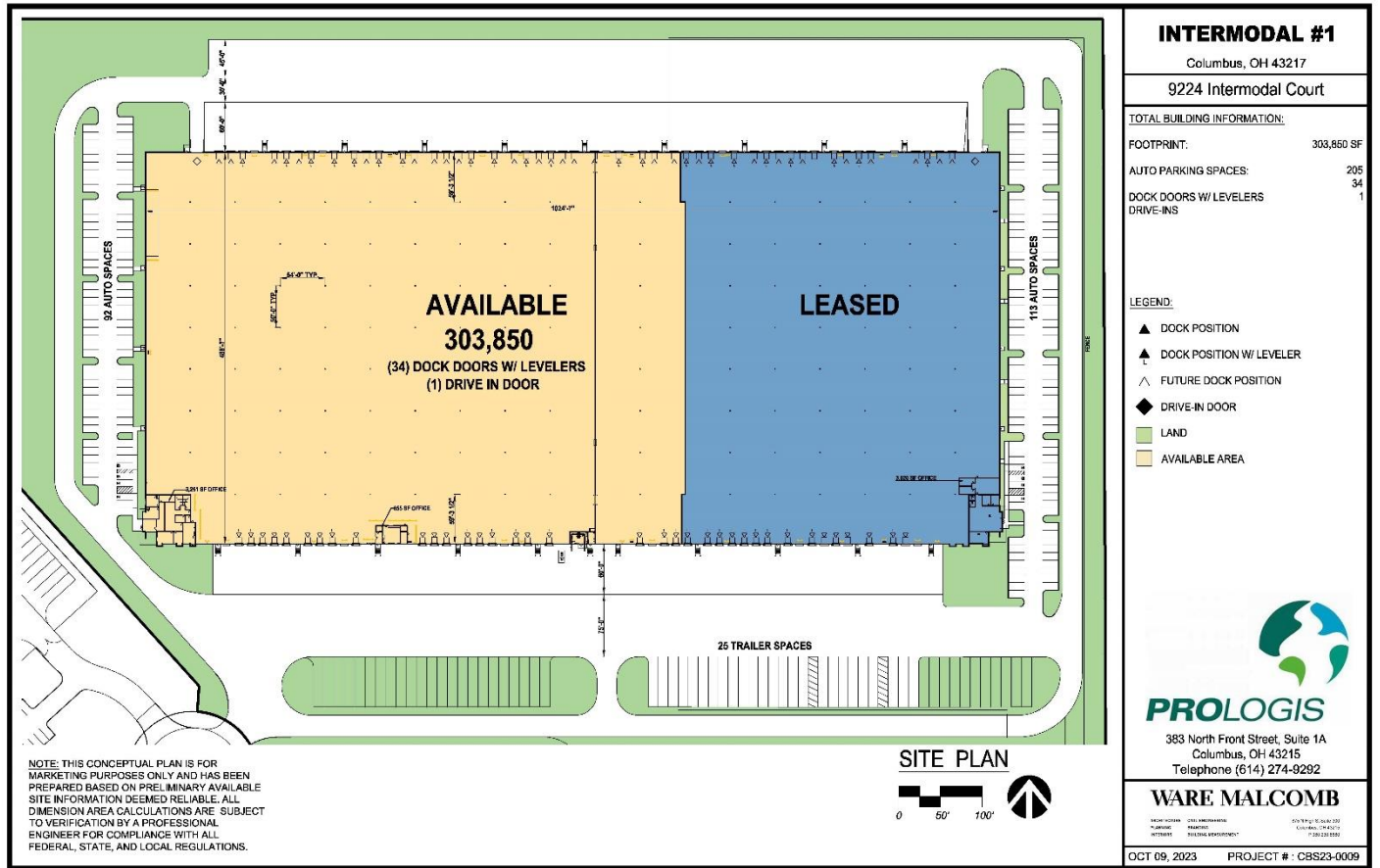


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