

SOUTHPARK PLACE



Property Features:

- Institutional Grade Industrial Park
- CRA Tax Abatement (15 Year, 100%) and Enterprise Zone Status
- Easy access to I-71 via Stringtown Road (Exit 100)
- 1.7 miles to I-71, 2.8 miles to I-270, 7.3 miles to I-70
- Within 1 Day Truck Drive of Columbus:
 - 47% of U.S. Consumers
 - 33% of Canadian Consumers
 - 44% of U.S. Manufacturing
 - 48% of U.S. Headquarters



BECKNELL
INDUSTRIAL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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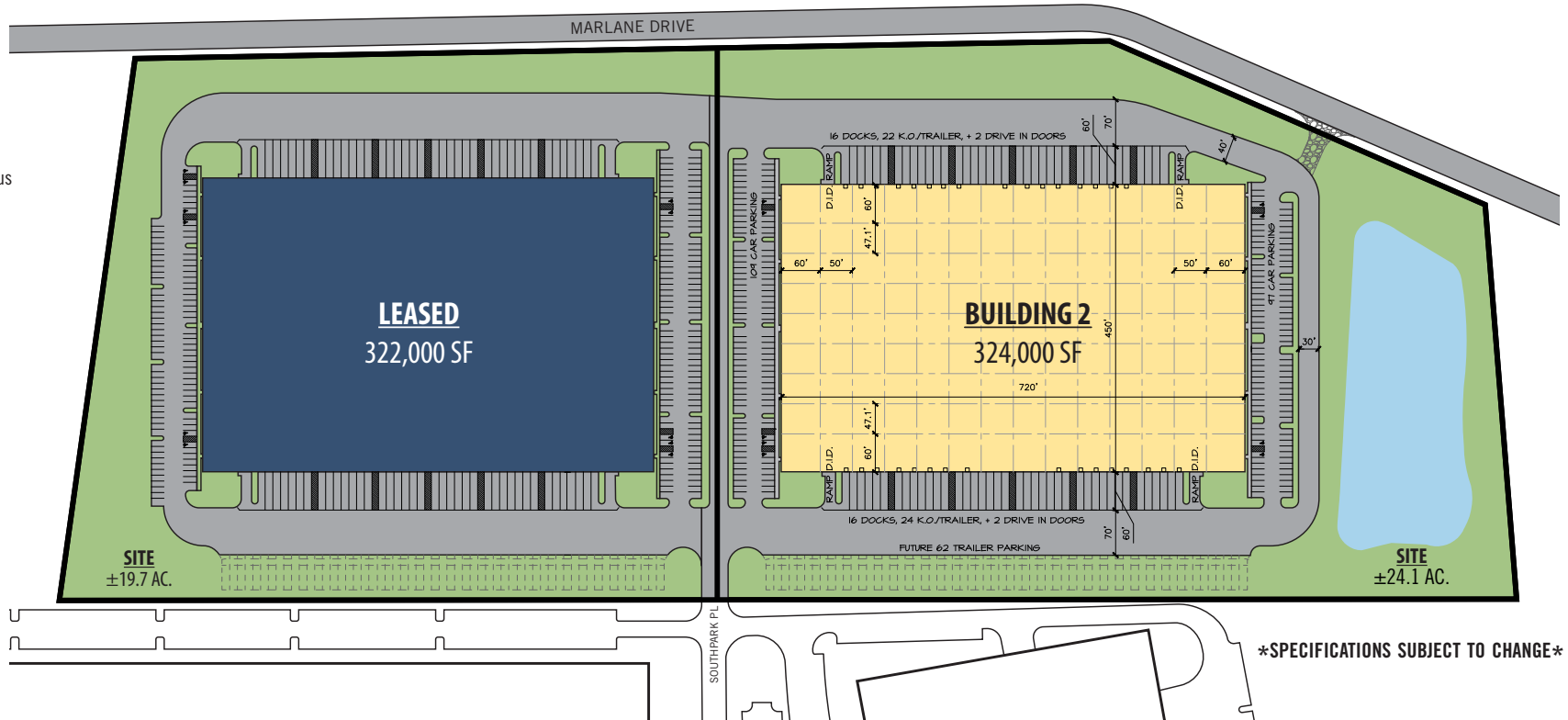
SITE UTILITIES

(All utilities available onsite)

Electric: American Electric Power

Gas: Columbia Gas

Water: Grove City / City of Columbus



BUILDING 2 SPECIFICATIONS (AVAILABLE JULY 2018)

- Building Size 324,000 SF
- Building Dimensions: 720' x 450'
- Office: Build-to-Suit
- Land: Situated on ±24.1 acres
- Construction: Pre-cast Concrete
- Flooring: 7" unreinforced concrete
- Clear Height: 32'
- Electrical: 1,600 AMP, 277/480 Volt 3 Phase
- ESFR sprinkler system
- Roof: 45 mil white TPO
- T5 lighting with motion sensor
- Cross-docked Distribution Facility
- Bay Spacing: 50' x 47.1'; 60' speed bay
- Exterior Docks: 32 (9' x 10') (Expandable)
- Knockouts: 46
- Drive-in Doors: Four (4) 12' x 14'
- Dock Package: dock seals/bumpers/lights, vision panel and 35,000 lb. airbag leveler
- Truck Court: 130'
- Car/Trailer Parking: 206/62

THE COLUMBUS ADVANTAGE

Located in the center of Ohio, the Columbus Region is expanding at an exciting rate and boasts some of the best business resources available. The Columbus Region is home to an extremely capable, educated workforce growing at a rate substantially above the national average.

Key Transportation:

According to Three Scale Research in June 2013, the Columbus Region is the most favorable business location with accessibility to the American market. The Columbus region offers a greater access to the United States and Canadian market than any other metro, major cities and logistic hubs. Within the 10-hour drive from the Columbus region is 47 percent of the U.S. population, 44 percent of the U.S. manufacturing capacity, 48 percent of all U.S. headquarters operations and 34 percent of the Canadian population. Along with the interstate highway system and the multiple rail terminals, Columbus's Rickenbacker International Airport is one of our nation's largest and only cargo-dedicated airports. Also in Columbus is the John Glenn Columbus International Airport which has more than 140 daily flights to more than 30 destination airports that help connect Columbus to the global world.

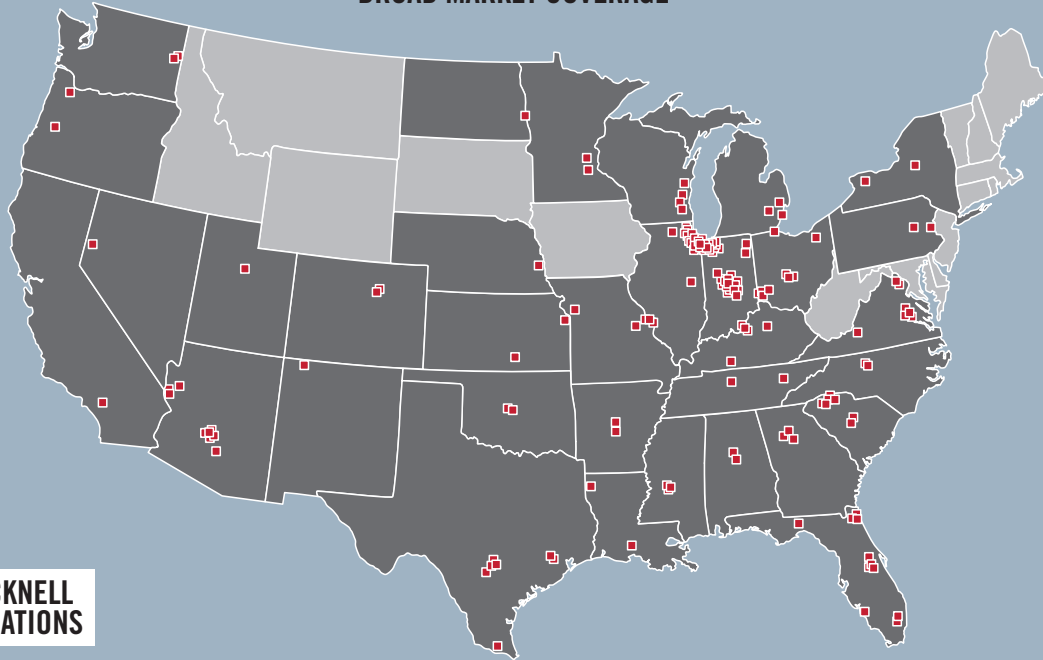
Economic Strength and Educational Talent:

The Columbus Region has a diversified economy where no single major industry sector represents more than 18 percent of employment and includes more than 450 internationally owned companies. The Columbus region has an extremely talented growing educational workplace with access to many development educational tools and more than 60 universities. In 2015, Ohio was ranked 2nd for economic development projects in Site Selection magazine.



Source: The Columbus Region

BROAD MARKET COVERAGE



BECKNELL
LOCATIONS

REPRESENTATIVE CLIENTS:



Drivetrain



MATTRESSFIRM



ABOUT BECKNELL

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns interest in nearly 20 million sq ft of industrial properties representing in excess of \$1.3 billion
- Long-term owners—not merchant builders
- Portfolio Characteristics
 - 152 industrial properties
 - Located in 32 states
 - 96% leased (in-service)
 - Average building age 14 years
- Services provided
 - Site Selection/Site Design
 - Architecture/Building & Interior Design
 - Engineering
 - Construction
 - Property Management
- Access to capital
 - No financing contingencies
 - \$100 million unsecured line of credit