

CROSBY COURT 140 DUBLIN, OHIO



25,117 SF INDUSTRIAL FOR LEASE

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6777 CROSBY COURT, DUBLIN, OHIO

LEE & ASSOCIATES



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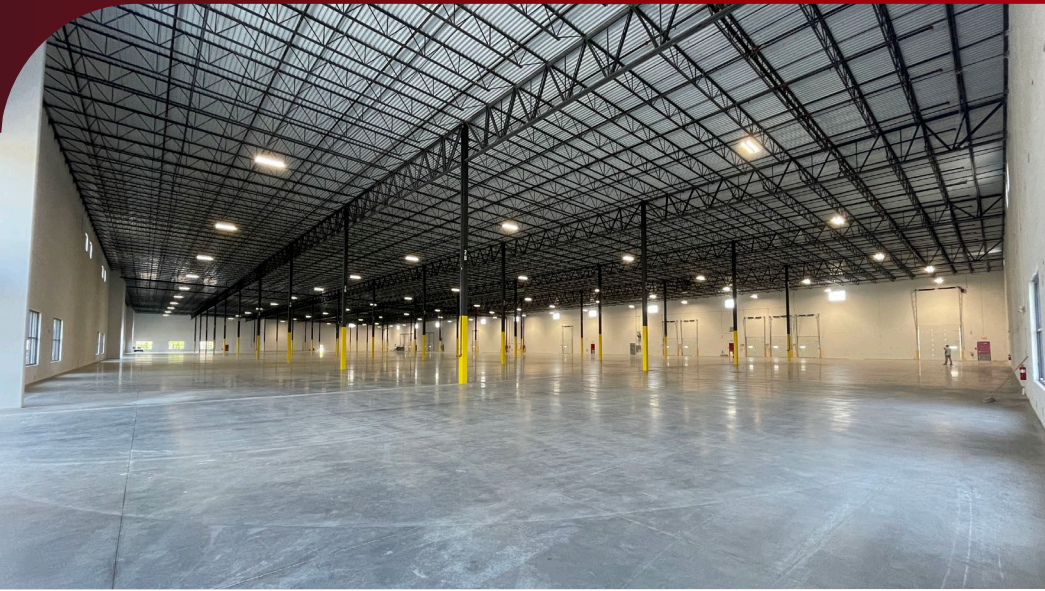
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VanTrust

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	1.0 miles 2 minutes
	3.7 miles 5 minutes
	5.7 miles 6 minutes
	12.1 miles 12 minutes
	10.4 miles 11 minutes
	12.4 miles 12 minutes
	17.4 miles 18 minutes
	23.8 miles 22 minutes
	30.4 miles 29 minutes

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25,117 SF AVAILABLE



1 Dock Door



30 Auto Spaces



32' Clear Height



50' X 47'6" Columns



250' Building Depth



9.34 Acres Total

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Municipality	City of Dublin, OH
Total Building	140,244 SF
Building Dimensions	250' deep X 560'
Office Improvements	Build To Suit
Site Size	9.34 acres
Available	25,117 SF
Zoning	ID-3 - Innovation District
Exterior Walls	Load Bearing Insulated Precast Concrete Panel Interior painted white, aluminum framed windows
Column Spacing	50' wide X 47'6" deep, end bays 55' wide
Dock Wall Column Space	60' deep
Bay Size	12,500 SF (50' X 250')
Roof (20 year warranty)	45 mil TPO Roof System with metal roof deck
Roof Drainage	Exterior roof drains / underground pipe to storm
Floor	7" non-reinforced concrete
Ceiling Height	32' minimum at the first interior column
Warehouse Lighting	LED with motion sensors
Heating	Direct gas fired MUA units
Fire Suppression	ESFR
Loading Configuration	Single Load (Rear)
Truck Court	130' depth / 60' concrete pad
Dock Doors	(1 Available) 9' wide X 10' high
Additional Dock Doors	Knock out panels for additional 3 dock doors

Dock Equipment	40,000 lb levelers, vision windows, seals, bumpers track guards, 110 V quad outlet, LED dock light
Drive In Door	Potential to add
Auto Parking Building Total	171 spaces (8 handicap accessible)
Trailer Parking	Spaces at dock wall
Bicycle Parking	Available at building
Electric Service	277/480V 3 Phase, 600 AMP
Water / Sewer	City of Columbus
Natural Gas	Columbia Gas
Plumbing	3" Domestic water and 10" Fire Loop
Telecom	Various providers, D Mark location at utility room
Parcel ID Franklin County	275 - 000008 - 00
Signage	Building / Monument / Suite
Airport Access	Ohio State University Airport (OSU) 9.8 Miles John Glenn Intl (CMH) 25.6 Miles Rickenbacker (LCK) 30.7 Miles
Logistical Access	US 33 via OH 161 1.0 Miles to US 33 3.7 Miles to I-270 Columbus Outerbelt 12.1 Miles to I-70 West Side via I-270 12.4 Miles to I-71 North Side via I-270 20.8 Miles to I-71 South Side via I-270
Corporate Neighbors	Amazon Web Services, Ohio University, Nestle, OSU Wexner Medical, Jerome Innovation District

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Where the future is tested in the Columbus Region

WELCOME TO ONE OF TECH'S FASTEST GROWING HOTSPOTS.

Spanning three municipalities in one of the fastest-growing metros in the United States, The Beta District is an innovative region that provides a competitive edge to businesses and project teams alike.

The Beta District is located in the Columbus Region, which is home to some of the world's most recognizable brands and is one of the fastest-growing tech hubs in the country. In addition to being the 14th largest city in the U.S., Columbus is known for its friendly and open atmosphere. Whether you need talent, capital, or collaboration — you'll find it here.

THE BETA DISTRICT IS IDEAL FOR

 AG-TECH	 ADVANCED AIR MOBILITY
 TRANSPORTATION	 TECHNOLOGY
 SMART CITIES	 HEALTHCARE
 LOGISTICS & DISTRIBUTION	 INSURANCE
 FINANCE	 AUTOMOTIVE MANUFACTURING



WHERE THE FUTURE OF TRANSPORTATION IS PROVEN.

The 33 Smart Mobility Corridor is a prime location for the testing of connected vehicle technology.

Along the corridor lies rapidly growing, top-rated, and internationally-recognized suburban and exurban communities. It is here where you will find one of the largest concentrations of advanced manufacturing, logistics, and automotive integrators in the Midwest.



A LIVING LAB WITHIN THE BETA DISTRICT

- 35-miles of freeway traveled by 56,000+ vehicles per day from vehicles
- Testing in all four weather seasons
- Testing in rural, exurban, suburban, and urban land-use scenarios
- 432 strands of roadside fiber installed with high ability to expand
- 63 roadside units installed
- Developing an online repository for collected data
- 29 connected intersections in Marysville
- 16 connected vehicle intersections in Dublin, including a multi-lane roundabout
- Testing low-altitude air traffic management system to ensure unmanned aircraft can operate safely.
- Three data centers in Dublin

WHERE THE LEADING INNOVATORS PLAY, TOGETHER.

The Beta District is home to thousands of companies, one of the world's largest research universities, globally recognized names in R&D, and award-winning technology companies.



A REGION THAT GIVES YOU A COMPETITIVE ADVANTAGE

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DUBLIN, OHIO BUSINESS DISTRICTS



BUSINESS DISTRICTS



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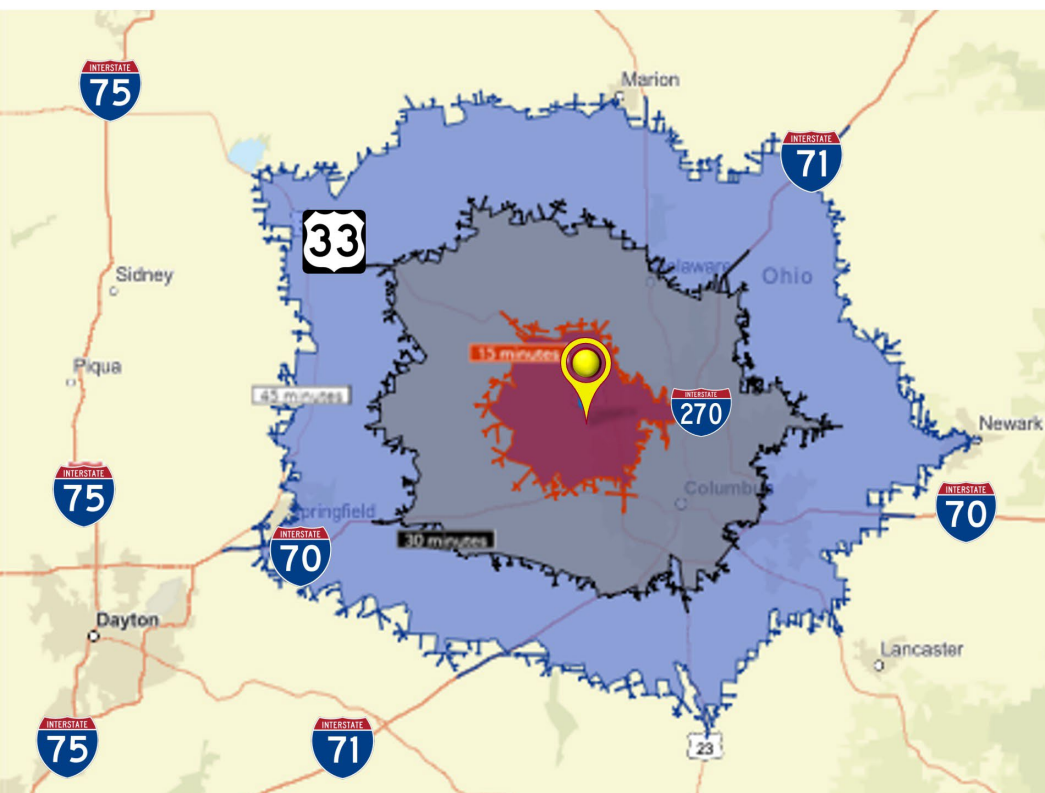
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75,000+

TRANSPORTATION AND PRODUCTION RELATED
WORKERS WITHIN 30 MINUTES



Within 15 Minutes of 6777 Crosby Ct, Dublin



227,516
Population



128,102
Employed



2,999
Transportation &
Warehousing Workers



10,089
Production
Workers

Within 30 Minutes of 6777 Crosby Ct, Dublin



1,428,626
Population



848,252
Employed



24,413
Transportation &
Warehousing Workers



51,092
Production
Workers

Within 45 Minutes of 6777 Crosby Ct, Dublin



1,960,340
Population



1,027,362
Employed



29,801
Transportation &
Warehousing Workers



68,396
Production
Workers

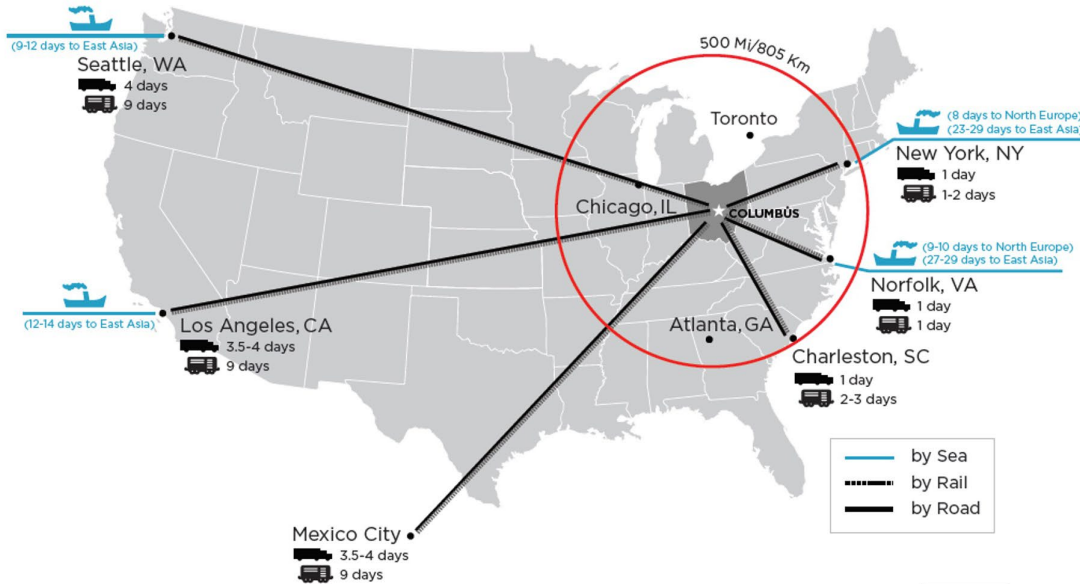
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1 Day Truck Drive:

- 48 % US Population
- 33 % Canadian Population
- 44 % US Manufacturing
- 48 % US Headquarters

Population



2,599,353

50 Mile Radius



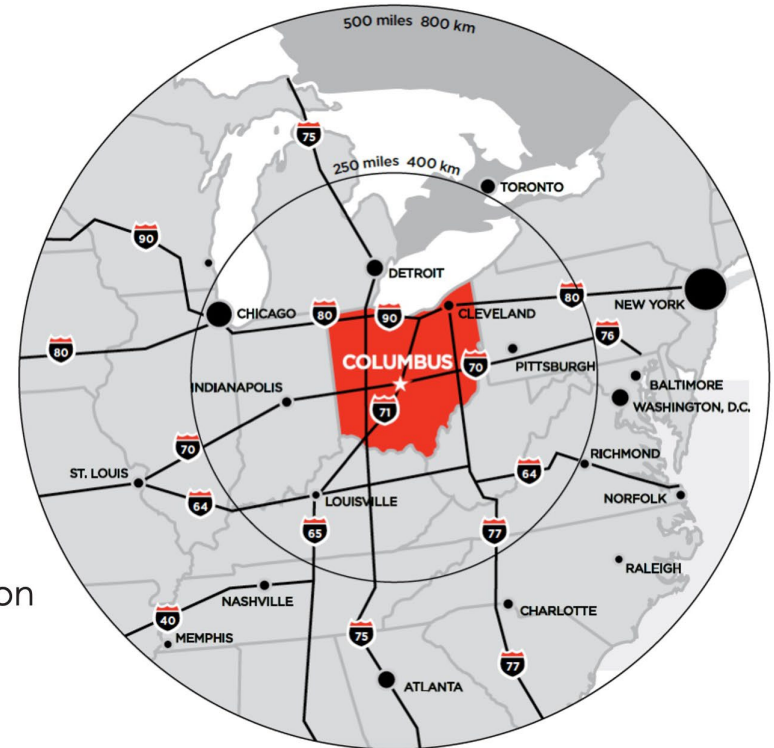
33,729,958

250 Mile Radius



138,988,255

500 Mile Radius



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