

**1,074,840 SQ. FT.**  
**UNDER CONSTRUCTION**  
AVAILABLE FOR PRELEASE



# THE CUBES

ETNA 70

**THE FUTURE OF INDUSTRIAL SPACE<sup>3</sup>**

**CUTTING-EDGE  
SUSTAINABILITY**

**ACCESS TO MAJOR  
TRANSPORTATION**

**STATE-OF-THE-ART  
DESIGN PRACTICES &  
CONSTRUCTION**

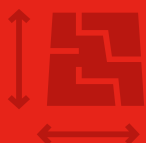
**CLASS A MODERN  
INDUSTRIAL SPECS**

**EXCELLENT  
LABOR POOL**

**CBRE**

# CONSTRUCTION IS UNDERWAY

- DELIVERING SECOND QUARTER 2022
- AVAILABLE FOR PRELEASE



## **BUILDING E**

**1,074,840 SQ. FT. SPECULATIVE  
CONSTRUCTION UNDERWAY**



**15-YEAR 100% TAX ABATEMENT**



**STRONG WORK FORCE**



**ABUNDANT AUTO & TRAILER  
PARKING/EXPANSION**



**UNMATCHED FREEWAY  
VISIBILITY & ACCESS TO I-70**



## **BUILDING F (FUTURE)**

**387,450 SQ. FT. BUILD-TO-SUIT  
SITE AVAILABLE**



# CONSTRUCTION UPDATES

MARCH 2022







# BUILDING INFORMATION

SQUARE FOOTAGE	<b>1,074,840 SF at delivery</b> Potential Expanded Size: 1,231,880 SF	CAR PARKING	<b>298</b> West Lot, <b>122</b> East Lot 4.25" Thick (2.25" base + 2" topping) over 10" of granular base
ACREAGE	63.093 Acres	ROOF	Type: 45-mil single-ply mechanically fastened TPO roof with R-30 roof insulation and a 15-year warranty
DIMENSIONS	2067' w x 520' d		Metal roof deck (22 gauge) shall be per the SDI requirements. White factory primed deck is included. Drainage: Interior roof drains with underground pipes to storm system
CONSTRUCTION TYPE	Insulated, Load Bearing, Tilt-up concrete, architectural wall panels with aluminum framed windows and curtain wall		
CLEAR HEIGHT	40' Measured from inside the first column line from the dock wall		
COLUMN SPACING	56' w x 50' d with 60' d speed bays on both loading walls	FIRE LOOP	10.00" Fire main
DOCKS	108 (9' x 10') Overhead Doors with vision lights. Building design can accommodate 228 total docks	ELECTRICAL	One 4000 amp 277/480 V, panel on center wall
DOCK EQUIPMENT	"Z" guard track protection, Dock Lights, Dock Seals, 40,000 lb. Mech. Dock Levelers w/ Bumpers, access to 110 (V) Quad outlet	GAS	Service to center wall
DOCK CONFIGURATION	Cross Dock	D MARK	Located on center wall, 4.00" conduit
DRIVE-INS	(4) 12' x 14' Drive-In Doors with vision lights 60' long concrete ramps	LANDSCAPING	Irrigation provided
TRUCK COURT DEPTH	185'	INTERIOR FLOOR SLAB	7.00" 4000 PSI non-reinforced concrete installed over 4.00" compacted granular base Floor flatness will be FF45 & FL35, Saw cut control joints, 1 coat of Ashford formula hardner
TRAILER PARKING	Site design can accommodate <b>509</b> total trailer parking	FIRE SUPRESSION	ESFR
CONCRETE PAVEMENT TRUCK APRONS TRAILER STORAGE DRIVE LANES	7.50" thick, non reinforced concrete over 4.00" granular base. 4000 PSI concrete at 28 days  6.00" concrete curb and 12.00" concrete gutter	LIGHTING	25 FC lighting using LED hi bay fixtures on motion sensor in warehouse with 10' adjustable whips
		WAREHOUSE HEAT	Heating equipment shall include direct fired, roof mounted, make up air units controlled using local, column-mounted thermostats. At -10 degrees F outside, system will hold at or above 60 degrees F inside

**CRG IS DEVELOPING  
THIS 155-ACRE LAND  
SITE CENTRALLY  
LOCATED IN ETNA  
TOWNSHIP**

**UNDER  
CONSTRUCTION**

**DELIVERING  
Q2 2022**

## LOCATION

### SR 310 & I-70

*Interchange with frontage and highway visibility along I-70*

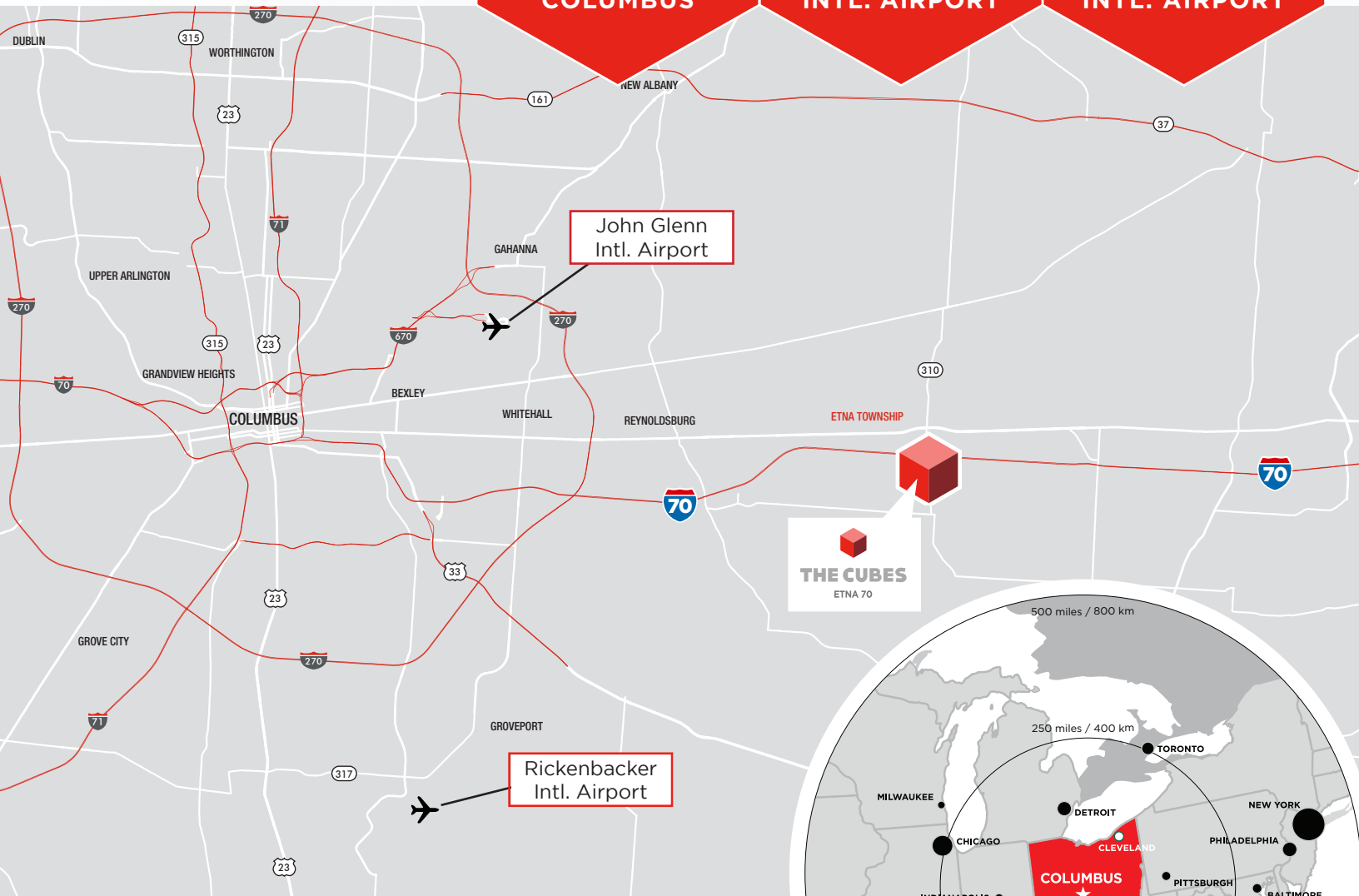
### WORKFORCE

*The area has an excellent pool of warehouse, manufacturing, and transportation workers*

**20**  
MINUTES  
**DOWNTOWN  
COLUMBUS**

**15**  
MINUTES  
**JOHN GLENN  
INTL. AIRPORT**

**20**  
MINUTES  
**RICKENBACKER  
INTL. AIRPORT**



### JEFF LYONS

Executive Vice President  
T +1 614 430 5012  
jeff.lyons@cbre.com

**CBRE**

**CRG** | INTEGRATED  
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