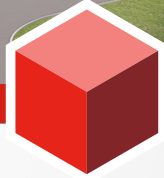


**250,020 SQ. FT.**  
**NOW UNDER CONSTRUCTION**  
AVAILABLE FOR PRELEASE



# 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**

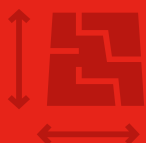
**EXCELLENT  
LABOR POOL**

**CBRE**

**CRG IS  
DEVELOPING  
THIS 155-ACRE  
BUSINESS PARK  
CENTRALLY  
LOCATED IN  
ETNA TOWNSHIP**

**CONSTRUCTION IS  
NOW UNDERWAY!**

**DELIVERING  
Q1 2024**



**BUILDING D**

**250,020 SQ. FT. SPECULATIVE  
CONSTRUCTION UNDERWAY**



**15-YEAR 100% TAX ABATEMENT**



**STRONG WORK FORCE**



**ABUNDANT AUTO & TRAILER  
PARKING/EXPANSION**



**EXCELLENT FREEWAY  
ACCESS TO I-70**



**SEVERAL NEARBY  
RESTAURANTS**





# BUILDING INFORMATION

SITE SIZE	13.77 Acres
BUILDING SIZE	250,020 SF
BUILDING DIMENSIONS	930' x 270'
CLEAR HEIGHT	36'
COLUMN SPACING	50' x 54' (60' speed bay)
CONFIGURATION	Rear Load
DOCK POSITIONS	(32) 9' x 10' w/ levelers (18) future dock doors
DRIVE-IN DOORS	(2) 12' x 14'
FIRE SUPPRESSION	ESFR
CAR PARKING	250
TRAILER PARKING	62



## 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

**19**  
MILES

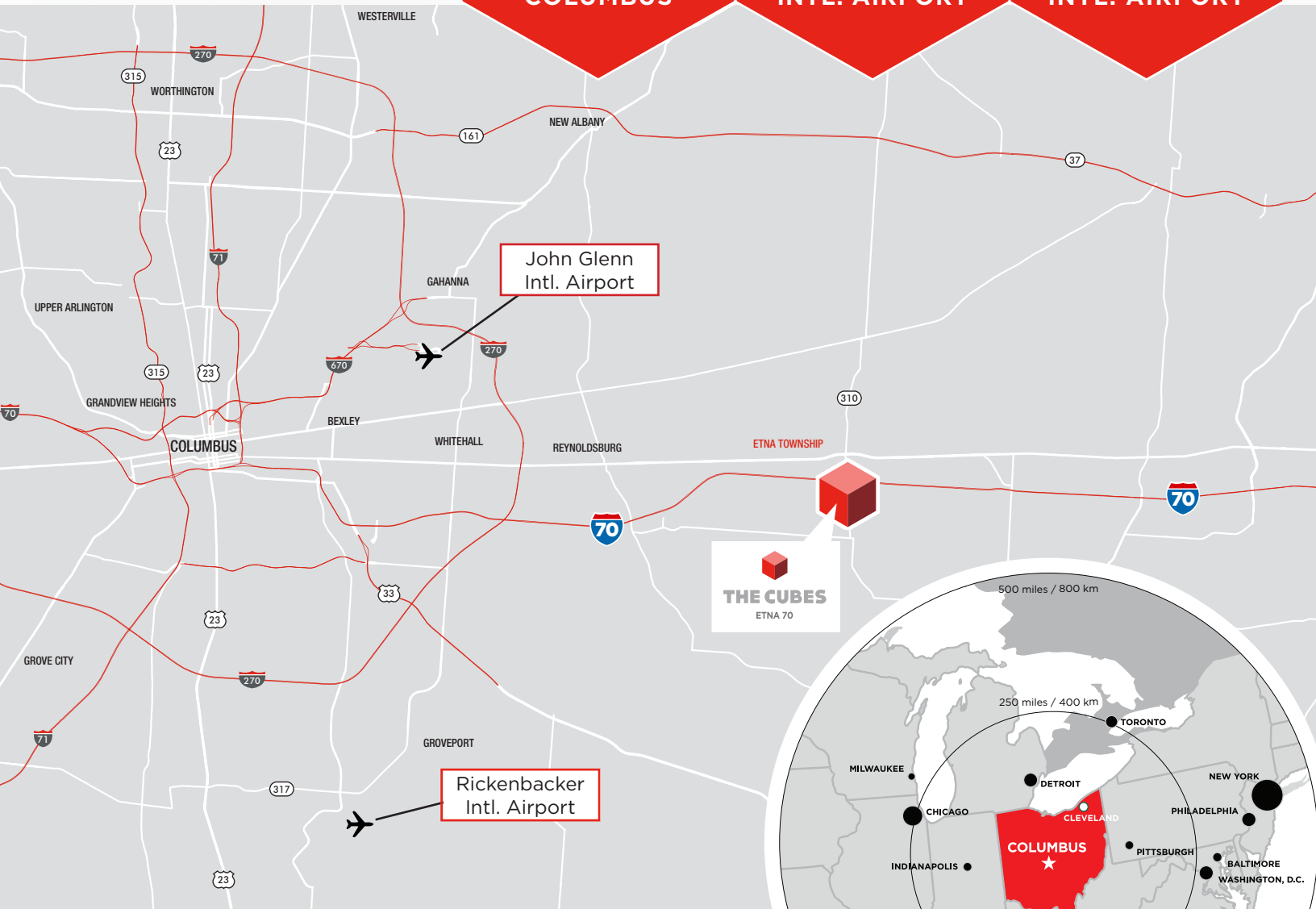
**DOWNTOWN  
COLUMBUS**

**18**  
MILES

**JOHN GLENN  
INTL. AIRPORT**

**20**  
MILES

**RICKENBACKER  
INTL. AIRPORT**



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**CBRE**

**CRG**

INTEGRATED  
REAL ESTATE  
SOLUTIONS

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