C5 I-70 LOGISTICS CENTER AT

WEST JEFFERSON

70 Enterprise Parkway, West Jefferson, Ohio 43162

CBRE

LEASING AGENT

CORE5 INDUSTRIAL PARTNERS

DEVELOPER

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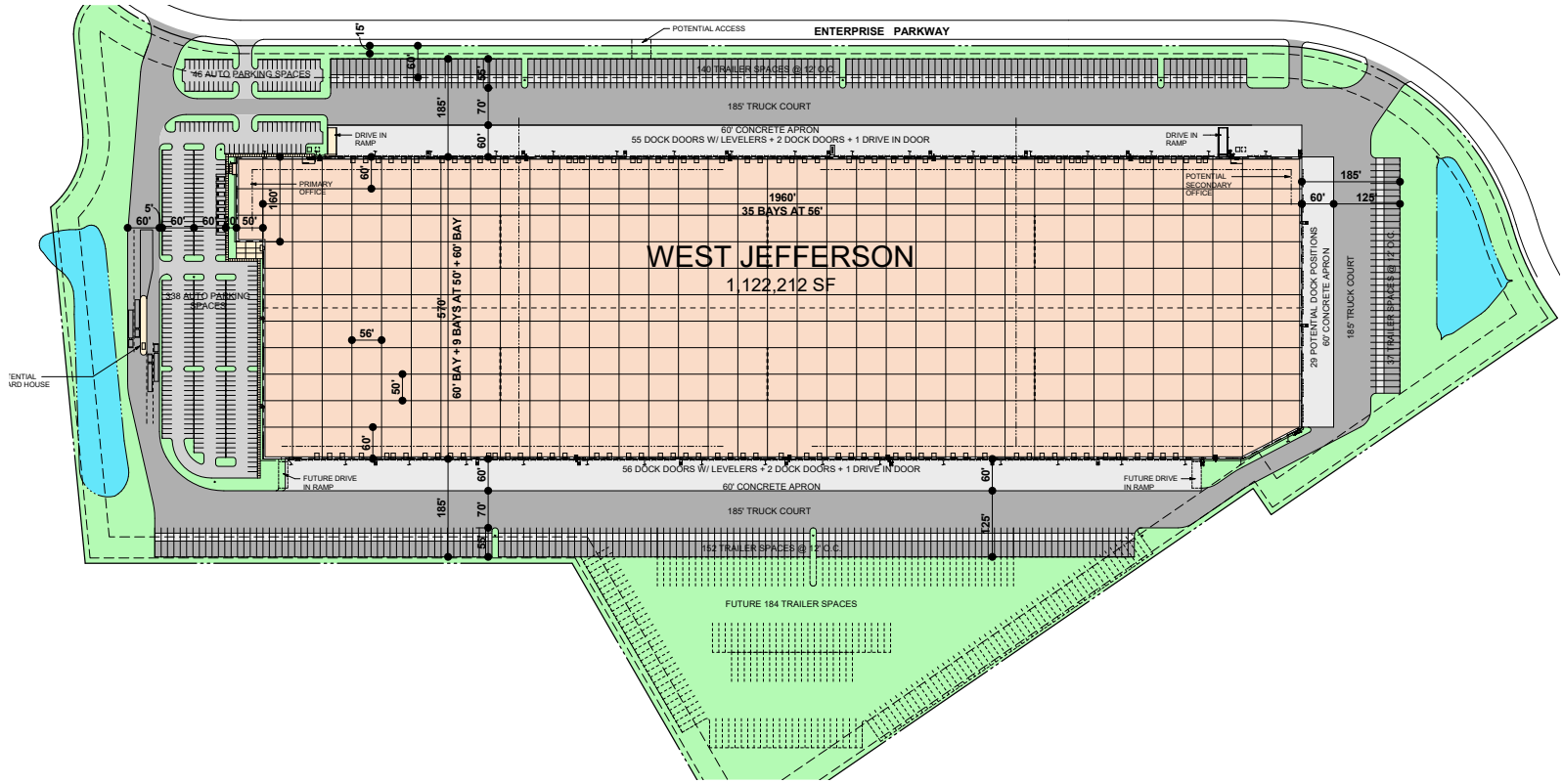
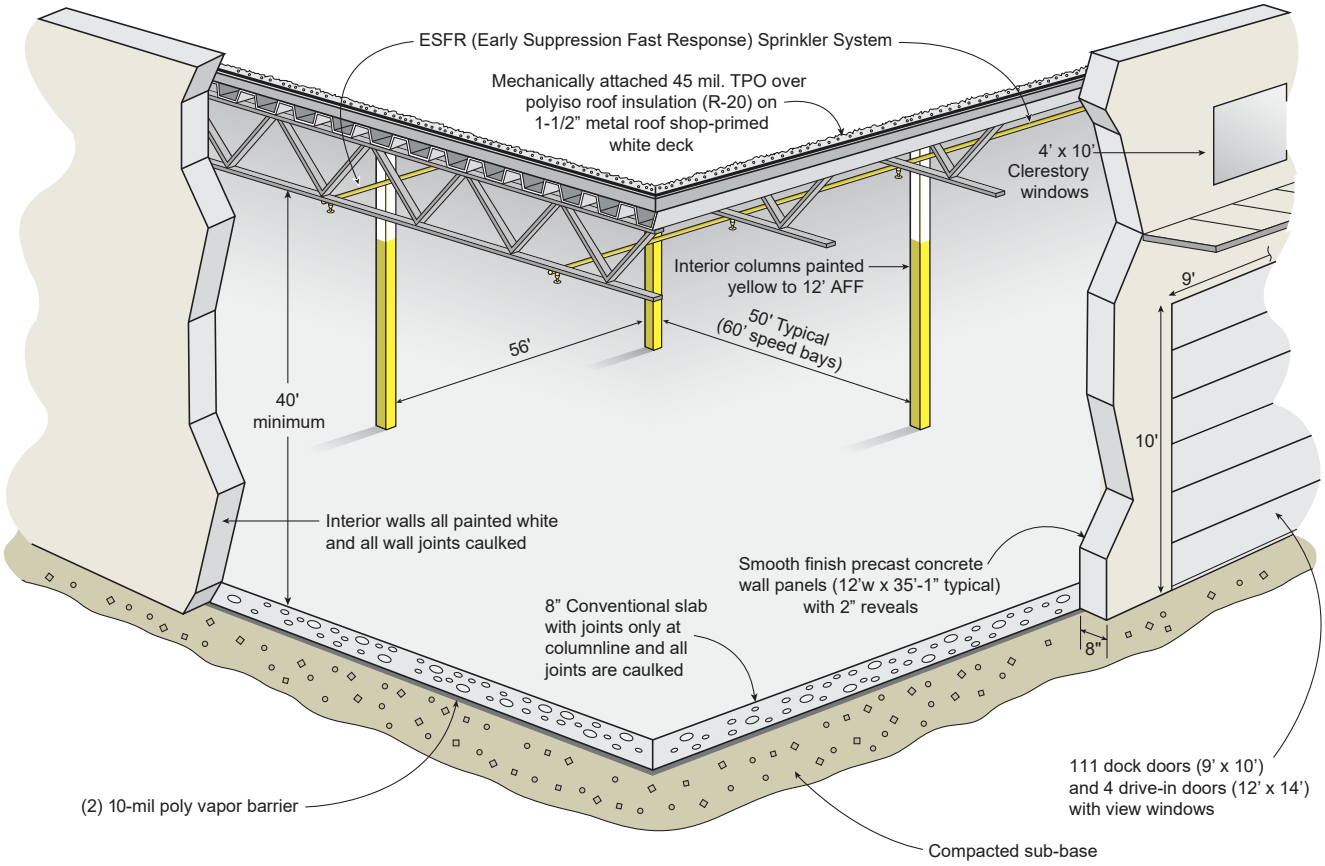
70 Enterprise Pkwy, West Jefferson, Ohio 43162

C5 I-70 Logistics Center at West Jefferson is located in West Jefferson, Ohio less than mile from Interstate 70, and within close proximity to interstates 270, 71 and 75. The John Glenn International Airport (passenger) and Rickenbacker International Airport (air cargo) are both easily accessible, and Norfolk Southern and CSX have major intermodal rail operations in the area. The Central Ohio location is within a 10-hour truck drive of 46% of the U.S. population and manufacturing base, and is ideally situated for domestic and international business trades requiring local, regional and national distribution. The region also offers a robust and skilled logistics workforce, and has the 2nd lowest effective tax rate for new distribution centers.

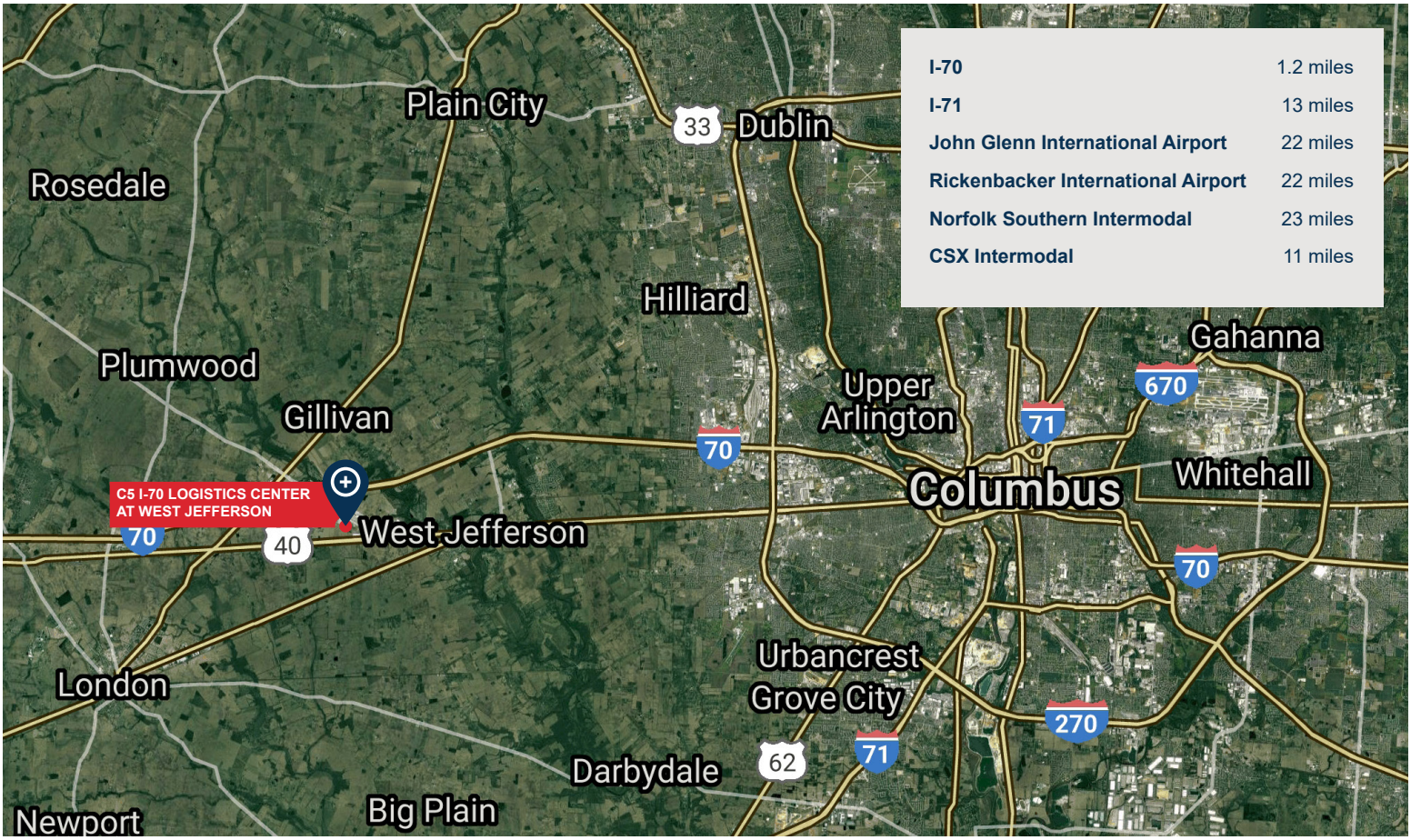
Site Plan



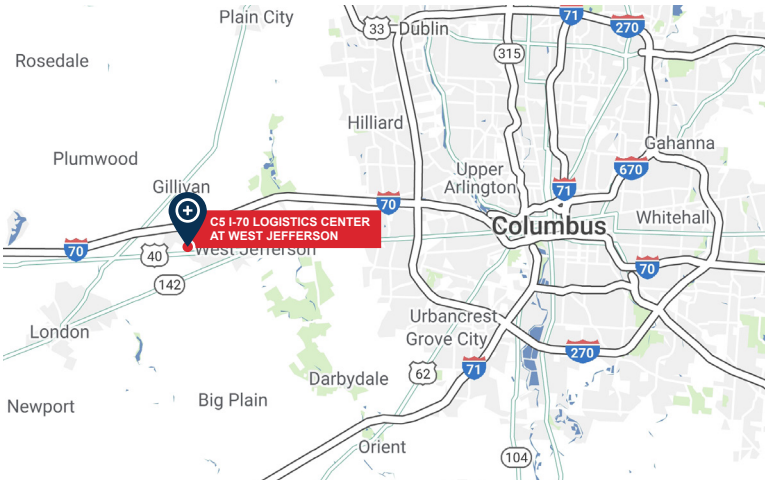


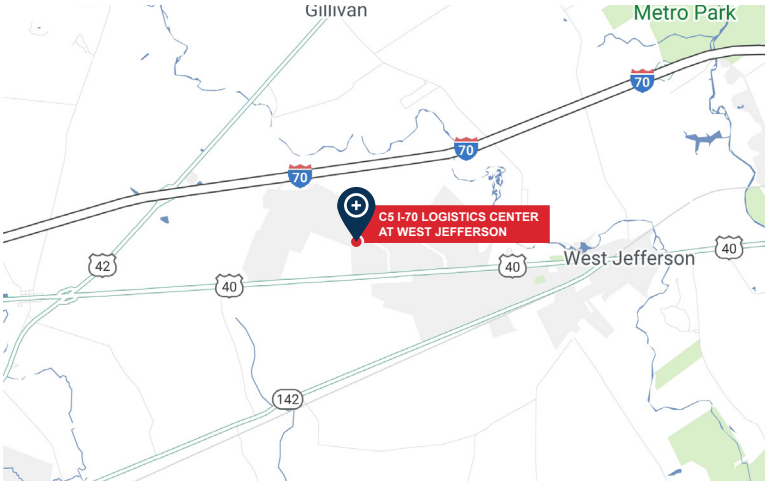
BUILDING SPECIFICATIONS

Square Footage	1,122,212 SF (570' x 1,960')
Site Area	64.117 acres
Configuration	Crossdock with loading on sidewall possible
Column Spacing	56' wide x 50' deep, with 60' loading bays (31,920± SF bays)
Clear Height	40' clear minimum from 1st column in
Dock High Doors	111 – 9' x 10' insulated dock high doors with the ability to add 29 additional
Drive-In Doors	4 – 12' x 14' ramped, drive-in doors
Truck Court Depth	185' deep with 60' concrete apron
Auto Parking	384 auto spaces
Trailer Storage	329 spaces, expandable to 513 spaces
Electrical	277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system

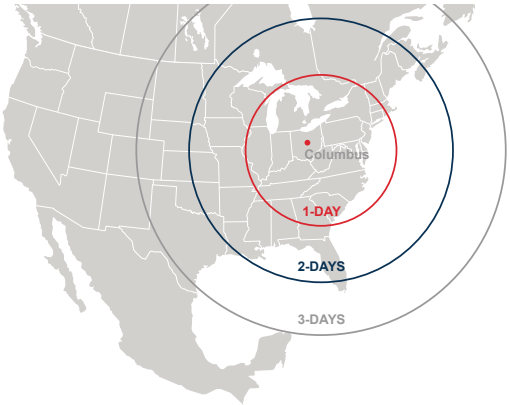


I-70	1.2 miles
I-71	13 miles
John Glenn International Airport	22 miles
Rickenbacker International Airport	22 miles
Norfolk Southern Intermodal	23 miles
CSX Intermodal	11 miles





DAYS TRUCK DRIVE TO/FROM COLUMBUS



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