



# C5 GATEWAY LOGISTICS CENTER

## BUILDING THREE

1050 Gateway Drive, West Jefferson, Ohio 43162

**747,520 SF Available for Lease Q1 2023**

**CBRE**

LEASING AGENT



DEVELOPER

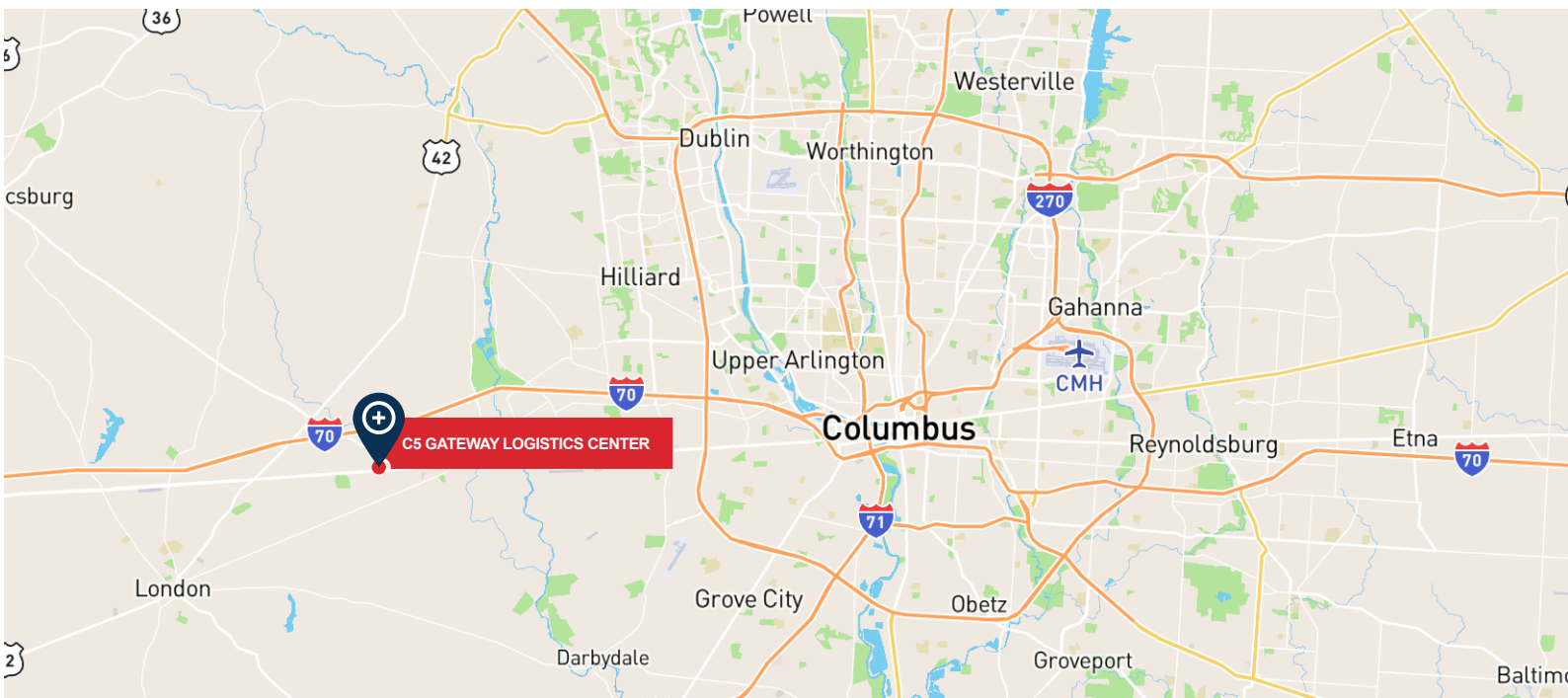
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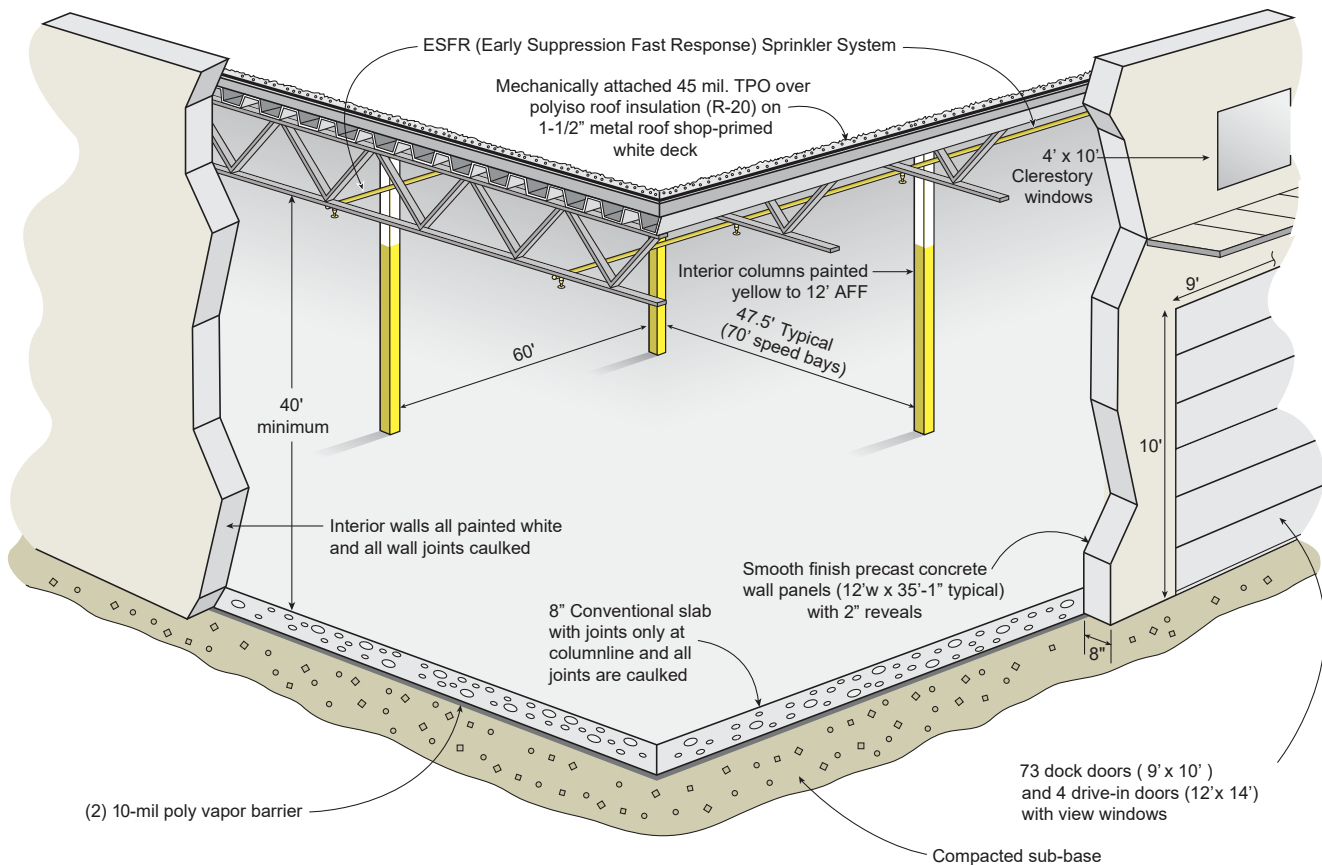
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C5 Gateway Logistics Center at West Jefferson South Building 3 is Located less than 3/4 mile from Interstate 70 and off of SR 29 just west of Columbus. This masterplanned logistics park will have 3 buildings between 579,000 SF and 1.2 million SF, and is situated within a 10-hour drive of 46% of the US population and manufacturing capacity. It 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.







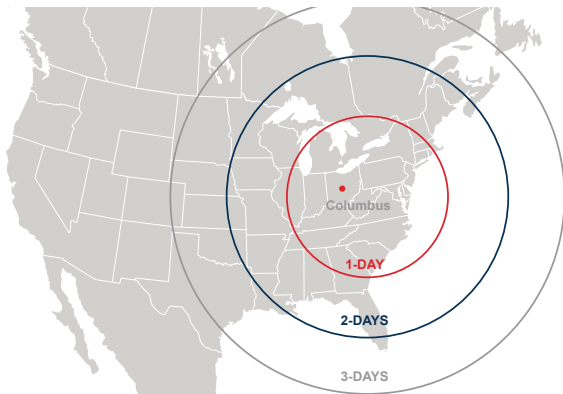
## BUILDING SPECIFICATIONS

<b>Square Footage</b>	747,520 SF (1,400' x 520')
<b>Site Area</b>	64.21 acres
<b>Configuration</b>	Crossdock with loading on sidewall possible
<b>Column Spacing</b>	60' wide x 47.5' deep, with 70' deep loading bays (31,200± SF bays)
<b>Clear Height</b>	40' clear
<b>Dock High Doors</b>	73 – insulated dock high doors with levelers (2 doors without levelers); 70-96 additional doors possible (26 along 3rd wall)
<b>Drive-In Doors</b>	2 – 12' x 14' ramped, drive-in doors
<b>Truck Court Depth</b>	130' deep with 60' concrete apron
<b>Auto Parking</b>	379 auto spaces
<b>Trailer Storage</b>	172 spaces
<b>Electrical</b>	Two x 3000 amp, 277/480 volt, 3 phase
<b>Sprinkler</b>	ESFR sprinkler system
<b>Customizable</b>	Specifications can be modified based on tenant requirements

## LABOR HEAT MAP



## DAYS TRUCK DRIVE TO/FROM COLUMBUS



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