

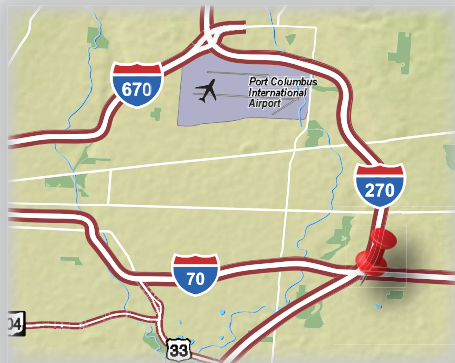
Hub@I-70/270

5225 Scarborough Blvd, Columbus, OH



USE: Flexible Uses
AVAILABLE: Up to 250,000 SF

- Prime visibility along I-270 and I-70; immediate access to I-70
 - 80,000 ADT on I-270
 - 129,000 ADT on I-70
- 15 minutes from Columbus Airport; 19 minutes from Rickenbacker Airport
- 17 minutes from downtown Columbus
- Access via Scarborough Blvd
- Rail served
- Zoned manufacturing; variety of uses permitted
- 10 year 75% tax abatement from City of Columbus
- 151,000 SF regional fulfillment center for Interstate Batteries under construction



Columbus Submarket



Land Development | Investment | Redevelopment | Construction Management

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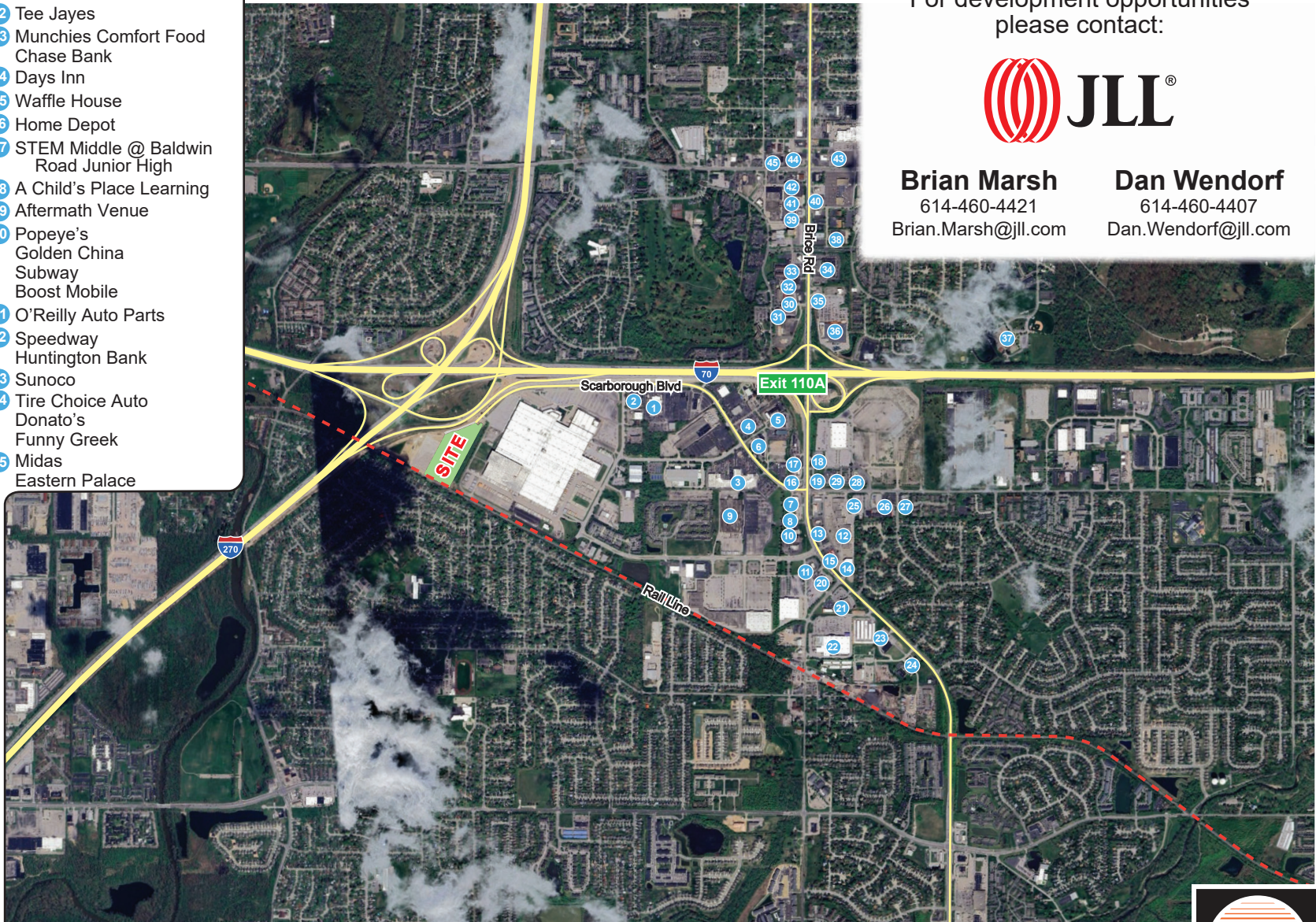
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Area Amenities

- | | |
|-------------------------------|-----------------------------|
| 1 Toyota Dealership | 32 Tee Jayes |
| 2 Fiat Dealership | 33 Munchies Comfort Food |
| 3 Honda Dealership | Chase Bank |
| 4 Acura Dealership | 34 Days Inn |
| 5 Motel 6 | 35 Waffle House |
| Comfort Suites | 36 Home Depot |
| 6 Hertz | 37 STEM Middle @ Baldwin |
| 7 Walgreens | Road Junior High |
| 8 Waffle House | 38 A Child's Place Learning |
| 9 Goodwill Retail Store | 39 Aftermath Venue |
| 10 CNG Gas | 40 Popeye's |
| 11 Applebee's | Golden China |
| 12 Michael's | Subway |
| FedEx | Boost Mobile |
| Family Dollar | 41 O'Reilly Auto Parts |
| Subway | 42 Speedway |
| 13 Firestone Tire | Huntington Bank |
| Arby's | 43 Sunoco |
| 14 Ashley Furniture | 44 Tire Choice Auto |
| 15 Asian Star | Donato's |
| 16 KFC | Funny Greek |
| Meineke | 45 Midas |
| 17 Fine Line Auto Body Shop | Eastern Palace |
| 18 Starbucks Coffee | |
| Cricket Wireless | |
| Hibachi Go | |
| 19 BP | |
| 20 Speedway | |
| 21 American Freight Furniture | |
| 22 Lowe's | |
| 23 Advance Auto Parts | |
| Nana's Patties & Things | |
| 24 KinderCare | |
| 25 GFS | |
| Jiffy Lube | |
| 26 Enterprise | |
| 27 UDF | |
| 28 McDonald's | |
| 29 Boston Market | |
| Taco Bell | |
| Chipotle | |
| 30 Tim Horton's | |
| 31 Red Roof Inn | |
| La Quinta | |
| Extended Stay America | |



For development opportunities
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