

A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

I-70 LOGISTICS CENTER

WEST JEFFERSON, OH



100% LEASED TO INVESTMENT GRADE TENANT • LONG TERM LEASE • NEW CONSTRUCTION • ESTABLISHED INDUSTRIAL PARK

THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive adviser in the sale of **I-70 Logistics Center** (the "Property"), a state-of-the-art facility in West Jefferson, OH. Situated in Columbus's premier Park 70 at West Jefferson, the 1,122,212 square foot facility is 100% leased to Home Depot, Inc. (NYSE: HD).

Investors are provided with the opportunity to acquire a new Class A logistics space, fully leased to an investment grade tenant with 8.4 years of term remaining, located in one of the most sought-after industrial parks in Columbus. The location benefits from immediate access to I-70 and I-270, providing quick and easy transport to major cities within the Midwest.

PROPERTY SNAPSHOT



1,122,212 SF
PROPERTY SIZE



100%
LEASED



2021
YEAR BUILT



40'
CLEAR HEIGHT



8.4 YEARS
WALT



±\$5.4M
YEAR 1 NOI



PROPERTY AERIAL



Future
Drive-In
Ramp



Drive-In
Door

ACCESS POINT

Drive-In
Door



140 Trailer
Spaces

55 Dock Doors

ENTERPRISE PARKWAY

Drive-In
Door

ACCESS POINT

152 Trailer
Spaces

56 Dock Doors

Future
Drive-In
Ramp

Drive-In
Door

29 Potential Dock Positions

37 Trailer
Spaces

Future 184
Trailer Spaces





CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

CENTRAL

Jim Carpenter
Mike Tenteris
Adam Tyler
Elizabeth Given

MOUNTAIN WEST

Will Strong
Kirk Kuller
Micki Strain
Molly Hunt

WEST

Jeff Chiate
Rick Ellison
Bryce Aberg
Mike Adey
Brad Brandenburg

FLORIDA

Mike Davis
Rick Brugge
Rick Colon
Dominic Montazemi

SOUTHWEST

Jim Carpenter
Jud Clements
Robby Rieke
Taylor Starnes
Madeleine Supplee

NORTHEAST

Gary Gabriel
Gerry Blinebury
Kyle Schmidt
Jon Carpenter
Graham Savage

SOUTHEAST

Stewart Calhoun
Casey Masters
Ryan Bellows
Drew Stanford

DEBT TEAM

Rob Rubano
John Alascio
Brian Share
TJ Sullivan

Click below for more information and insights from our National Industrial Advisory Group

www.cushmanwakefield.com/iag