INVESTMENT OPPORTUNITY

SCHNEIDER NATIONAL
REGIONAL FACILITY

COLUMBUS, OH (OBETZ)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OFFERED AT: $5,799,000 | 6.00% CAP

BARR&BENNETT
NETLEASEDINVESTMENTS
A Lee & Associates Team

Actual Property

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LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES | BARR&BENNETT NET LEASED INVESTMENTS

-- OFFERING SUMMARY --

INVESTMENT HIGHLIGHTS	
Offering Price:	$5,799,000
Net Operating Income:	$348,000
Cap Rate:	6.00%
Lease Type:	Absolute Triple-Net (NNN)
LL Responsibilities:	None

PROPERTY OVERVIEW	
Address:	2177 Williams Rd Obetz (Columbus), OH 43207
Building Size:	19,941 SF
Land Size:	12.92 Acres
Ownership:	Fee Simple (Land, Building)
Year Built:	1995
APN:	153-000007, 153-0000677

Lee & Associates is pleased to exclusively offer for sale the fee simple interest (land & building) in an industrial warehouse facility located in Columbus (Obetz), Ohio (the "Property"). Originally built in 1995, the Property is currently leased by Schneider National Trucking and consists of a 19,941-square-foot industrial building that sits on two parcels totaling approximately 12.92 acres. This facility is one of 42 strategically located transportation facilities Schneider has in the U.S.

Schneider National Trucking (NYSE: SNDR), is a premier provider of trucking, intermodal and logistics services, offering one of the broadest portfolios in the industry. With nearly $5 billion in annual revenue, Schneider has been safely delivering superior customer experiences and investing in innovation for over 80 years.

Schneider has leased this location since July 2010, and recently exercised their first Option, extending their lease for another five years. The Absolute triple-net (NNN) lease features annual rent increases of 3% and includes two (2) additional 5-year options. The landlord has no maintenance responsibilities on the asset, providing an investor with a true passive investment grade credit income stream.

There is approximately 4.96 acres of vacant land adjacent to the subject property. The Seller has control of the site and has been in discussion with Schneider for future expansion. The site is permitted, approved and ready to go, with plans already drawn up for additional tractor and trailer parking.

The Tenant's operations at this site benefit from the expansive parking, streamlined truck staging & loading process, and full-circulation truck access. The property is conveniently located inside of the I-270 outerbelt with convenient freeway access via Alum Creek Drive. Additionally, it is strategically located in close proximity to two intermodal facilities, one of the world's only cargo dedicated airports and Columbus's largest industrial submarket.

The Property is located in Obetz, Ohio, an outer suburb of Columbus, approximately 7 miles south of the City. Columbus is the state capital and the most populous city in the state of Ohio. Columbus MSA is a thriving metropolitan area of 2.2 million people and is the fastest growing major metropolitan area in the Midwest as well as #1 in job and GDP growth. Columbus was ranked as one of the Top 10 Best Large Cities in the 2018 report issued by Relocate America, a real estate research firm. As the 14th largest city in the United States, Columbus is the capital of Ohio and the largest city in the state.

The metropolitan area is home to the Battelle Memorial Institute, the world's largest private research and development foundation; Chemical Abstracts Service, the world's largest clearinghouse of chemical information and Ohio State University, one of the largest universities in the United States.

-- INVESTMENT HIGHLIGHTS --

CORPORATE LEASE: SCHNEIDER NATIONAL TRUCKING (NYSE: SNDR) | PREMIER PROVIDER OF TRUCKING, INTERMODAL, LOGISTIC SERVICES | $4.7B ANNUAL REVENUES (2019)

- Leased to Schneider National Trucking (NYSE: SNDR)
- Premier provider of trucking, intermodal and logistics services
- Revenues of over $4.7B (2019)
- 190+ Locations Worldwide

SUCCESSFUL OPERATING HISTORY | LONG TERM ABSOLUTE NNN LEASE | ANNUAL RENT INCREASES | ZERO LANDLORD RESPONSIBILITIES

- Corporate lease guaranteed by Schneider Resources Inc.
- Tenant has operated at this location since July 2010
- Recent early 5-year lease extension reflects commitment to site
- The lease features annual rent increases of 3% through the Primary Term & Options
- Below market annual lease rate
- Absolute Triple-Net (NNN) lease requires no Landlord responsibilities

ONE OF 42 STRATEGIC FACILITIES FOR SCHNEIDER IN THE U.S. | LARGE SITE OFFERS FULL-CIRCULATION TRUCK ACCESS | EXPANSIVE PARKING | ADJACENT PARCEL AVAILABLE FOR EXPANSION

- Facility is one of 42 strategically located transportation facilities for Schneider in the U.S.
- Large 12.92-acre parcel
- Full-circulation truck access
- Expansive parking for 98 Trailers, 88 Tractors, and 111 Autos
- Future expansion available on adjacent 4.96-acre parcel

STRATEGIC LOCATION INSIDE I-270 OUTERBELT | FREEWAY ACCESS VIA ALUM CREEK DR (14,200 CPD) | CLOSE PROXIMITY TO RICKENBACKER AIRPORT, ONE OF WORLD'S TOP CARGO DEDICATED AIRPORTS, TWO INTERMODAL FACILITIES

- Property ideally located within the I-270 outerbelt surrounding Columbus
- Site offers convenient I-270 freeway access via Alum Creek Dr (14,200+ CPD)
- Just 5.7 miles from Rickenbacker Airport, one of the world's only cargo dedicated airports and home to intermodal shipping facilities

COLUMBUS ONE OF BEST DISTRIBUTION CENTERS IN U.S. | ONE-DAY DRIVE FROM 46% OF THE U.S. | QUICK ACCESS TO DOWNTOWN COLUMBUS

- Columbus one of the best distribution locations in the country
- Property is within a one-day drive from 46% of the U.S. - Capable of reaching more Americans within 500 miles than any other major inland or coastal port
- Strong logistics & transportation network
- Major freeways offer exceptional transportation hub: I-71, I-70, I-270 and I-670
- Quick access to Downtown Columbus (5.7 Miles)

LOCATED IN COLUMBUS: CAPITAL CITY OF OHIO | LOW COST OF DOING BUSINESS | HOME TO WORLD'S LARGEST PRIVATE R&D FOUNDATION, LARGEST CHEMICAL CLEARINGHOUSE, AND THE OHIO STATE UNIVERSITY

- Columbus: Capital and most populous city in Ohio (POP: 898,553).
- Columbus ranks as one of the lowest in the nation for cost of doing business
- Fastest growing metropolitan area in the Midwest - 2.2 Million People
- Home to the Battelle Memorial Institute, the world's largest private research and development foundation; Chemical Abstracts Service, the world's largest clearinghouse of chemical information and Ohio State University, one of the largest universities in the United States.

-- LEASE SUMMARY --

LEASE INFORMATION	
TENANT:	Schneider Resources, Inc., a wholly owned subsidiary of Schneider National, Inc.
STOCK SYMBOL:	NYSE: SNDR
NET RENTABLE AREA:	19,941 SF (2 Buildings)
LOT SIZE:	12.92 Acres (2 Parcels)
RENT COMMENCEMENT:	December 1, 2020 (7th Amendment)
LEASE EXPIRATION:	November 30, 2025
BASE LEASE TERM:	5 Years
REMAINING TERM:	5 Years
RENEWAL OPTIONS:	(2) 5-Year Options
RENT INCREASES:	3% Annual Increases
LEASE TYPE:	Absolute Triple-Net (NNN)
LANDLORD RESPONSIBILITIES:	None
ANNUAL RENT:	$348,000

-- RENT SCHEDULE --

LEASE TERM				
TERM	**START DATE**	**END DATE**	**NOI/YR**	**NOI/MO**
Year 1	12/1/2020	11/30/2021	$348,000.00	$29,000.00
Year 2	12/1/2021	11/30/2022	$358,440.00	$29,870.00
Year 3	12/1/2022	11/30/2023	$369,193.20	$30,766.10
Year 4	12/1/2023	11/30/2024	$380,268.96	$31,689.08
Year 5	12/1/2024	11/30/2025	$391,677.12	$32,639.76
RENEWAL OPTIONS - (2) 5-Year Options				
Option 1	12/1/2025	11/30/2026	$403,427.43	$33,618.95
	12/1/2026	11/30/2027	$415,530.25	$34,627.52
	12/1/2027	11/30/2028	$427,996.15	$35,666.34
	12/1/2028	11/30/2029	$440,836.03	$36,736.33
	12/1/2029	11/30/2030	$454,061.11	$37,838.42
Option 2	12/1/2030	11/30/2031	$467,682.94	$38,973.58
	12/1/2031	11/30/2032	$481,713.43	$40,142.78
	12/1/2032	11/30/2033	$496,164.83	$41,347.07
	12/1/2033	11/30/2034	$511,049.77	$42,587.48
	12/1/2034	11/30/2035	$526,381.26	$43,865.10

-- LEASE ABSTRACT --

Triple-Net Lease/Property Taxes	Lessor and Lessee agree that this Lease is and shall be deemed to be a "Triple-Net" Lease and that, accordingly, during the term of this Lease or during the term of any renewal thereof, Lessee shall promptly pay Lessor when they become due as additional rent all taxes, assessments and other governmental charges in connection with the Premises, whether or not the amounts exceed the following estimates.
Insurance:	Lessee shall, at its expense, obtain, carry and keep in force a policy of comprehensive general liability and property damage insurance which shall be issued by an insurance carrier licensed in the State of Ohio, and reasonably acceptable to Lessor, against any liability or claim for personal injury, wrongful death, or property damage of the Premises, and which shall have coverage as follows: i. Comprehensive general liability insurance, including blanket contractual liability, on an occurrence basis for injury to or death of a person or persons and for damage to property occasioned by or arising out of the use or occupancy of the Premises by Lessee, and covering Lessee's indemnification obligations imposed by Section 17 of this Lease, the limits of such policy or policies to be in combined single limits amounts for both personal injury and property damage of not less than Two Million and No/I 00 Dollars ($2,000,000); and ii. All risk property insurance on the Premises including, without limitation, the Building, all improvements hereafter made thereto and all of Lessee's fixtures, equipment and personal property at the Premises including, without limitation, coverage for loss or damage by water, flood, subsidence and sprinkler damage; such insurance to be written with full replacement cost coverage.
Maintenance:	This being a Triple-Net Lease, all maintenance shall be the obligation of and shall be conducted at the expense of Lessee except that Lessor shall perform all maintenance and make all repairs and replacements to the structure elements of the buildings on the Premises including, the exterior walls, roof and foundation of the buildings on the Premises and Lessor shall have responsibility to perform all maintenance, repairs and replacements solely to the subsurface infiltration bed portion of the parking lot. Subject to the preceding sentence, Lessee shall keep and maintain the Premises (including landscaping, snow removal), and all other improvements thereon in the same good condition and repair as received by Lessee on Commencement Date, ordinary wear and tear excepted. The obligations of Lessee in accordance herewith include, but are not limited to exterior cleaning of snow and rubbish removal, the maintenance of any landscaping that may be installed by Lessor, windows, doors, heating, ventilating and air conditioning systems (including periodic servicing thereof), plumbing and electrical systems, and all light fixtures.
Utilities:	Lessee shall pay for all utilities, including, but being not limited to electric, gas, water, sewer, heating, cooling, lighting, telephone service and all other service and utilities supplied to the Premises. Lessor shall not be liable directly or indirectly for any damage or inconvenience caused by the lack of availability or interruption of the use of same.
Estoppel:	Lessee shall, upon request by Lessor, promptly execute an instrument certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified), and the dates to which the rent, additional rent for real estate truces and other charges have been paid, and stating whether or not to the best knowledge of the person who executes such instrument, Lessor is in default in performance of any covenant, agreement, term, provisions or condition contained in this Lease, and, if so, specifying each such default, it being intended that any such statement delivered pursuant hereto may be relied upon by any prospective purchaser or mortgagee thereof.

-- ABOUT SCHNEIDER NATIONAL --

COMPANY OVERVIEW	
Company:	Schneider National, Inc.
Founded:	1935
Stock Symbol:	NYSE: SNDR
Sales Revenue (2019)	$4.7 Billion
Net Income (2019):	$220.2 Milliion
Employees:	15,650
Headquarters:	Green Bay, WI
Website:	www.schneider.com

Schneider National, Inc. (NYSE: SNDR) is a leading transportation and logistics services company providing a broad portfolio of premier truckload, interodal, and logistics solutions and operating one of the largest for-hire trucking fleets in North America. The Company has developed a differentiated business model that is difficult to replicate due to its scale, breadth of complementary service offerings, and proprietary technology platform. Its highly flexible and balanced business combines asset-based truckload services with asset-light intermodal and non-asset logistics offerings, enabling the Company to serve customers' diverse transportation needs. Founded in 1935, the company is headquartered in Green Bay, Wisconsin.

The company employs over 15,650 associates in over 190 countries worldwide, and manages approximately $2 billiion third-party freight per year across a network of over 34,000 qualified carriers. In 2019, the company reported annual revenues of nearly $5 billion.

The company's service offerings included one-way, dedicated, team, bulk, intermodal, dray, brokerage, cross dock, warehousing, and supply chain management. Their operations can be categorized into the following segments:

- **Truckload** - freight transported and delivered with standard and specialty equipment by company-employed drivers in company trucks and by owner-operators.
- **Intermodal** - door-to-door container on flat car service by a combination of rail and over-the-road transportation, in association with rail carrier partners.
- **Logistics** - non-asset freight brokerage, supply chain, and import/export services.

The company recently announced 3Q2020 results, which reflected revenue growth and increasing market demand. The company reported **increased volume in its Truckload and Intermodal segments**, and saw **20% growth in its Logistics segment**. "During the third quarter, recovery of freight volumes accelerated and demand in nearly all geographic markets exceeded capacity," said Mark Rourke, Chief Executive Officer and President of Schneider. (View release here).

Schneider has been named a Top Company for Women to Work and has been recognized as a Top 10 Military Friendly Employer.

SCHNEIDER RECEIVES TARGET'S MIDDLE MILE AWARD FOR BEST TRANSPORTATION INNOVATOR

Working with Schneider brings more benefits than moving freight from point A to B - Schneider looks for innovative solutions, services and expertise to give their clients more control over their supply chain and keep them moving forward. Recently, one of the country's largest retailers, Target, awarded Schneider the **"2020 Target Middle Mile Award for Best Transportation Innovator"**. With their out-of-the-box thinking, Schneider led two major initiatives that helped Target improve its shipping and stay in touch with their deliveries.

View Press Release Here

-- About Schneider National --

Schneider has led the transportation, logistics, and supply chain industry since 1935.

INNOVATION & AWARD-WINNING SERVICE

BIG INNOVATION 2020 | OFFICIAL FREIGHTTECH 25 2020 | CIO100 AWARDS

- Winner of the 2020 BIG Innovation Award.
- Winner in the 2020 Forbes CIO 100 Innovation Awards.
- Winner in the 2020 FreightTech25 Tech Award
- Recognized as a leader in EDI (electronic data interchange) across the transportation industry.
- One of the first carriers to implement ELDs (electronic logging devices) across our entire fleet.

SCHNEIDER BY THE NUMBERS

9.6 million freight miles (loaded) per day

85+ years in the business

Nearly **$5 billion** annual revenue (2019)

190+ facilities worldwide

Manages **$2 billion** third-party freight per year

14,900 customers across their portfolio

90.35% ROI for Supply Chain Management customers in 2019

34,000+ qualified carriers and growing

15,650 associates worldwide

-- COVID-19 & FREIGHT VOLUME --

Typically, spending on services makes up more than half of all economic activity (services include health care, education and financial services), but as a result of the pandemic, consumer spending on services in the third quarter was down by 5.78% or $551 billion lower than the same period in 2019, while spending on goods was up $301 billion or 6.2% q/q.

According to the Bureau of Economic Analysis, **this has resulted in carriers having more freight to haul this year** for certain commodities, such as fast-moving consumer goods that need constant replenishment and onoff expenditures on:

- motor vehicles (up 11.42% q/q)
- furniture (up 12% q/q)
- recreational goods (up 16% q/q).

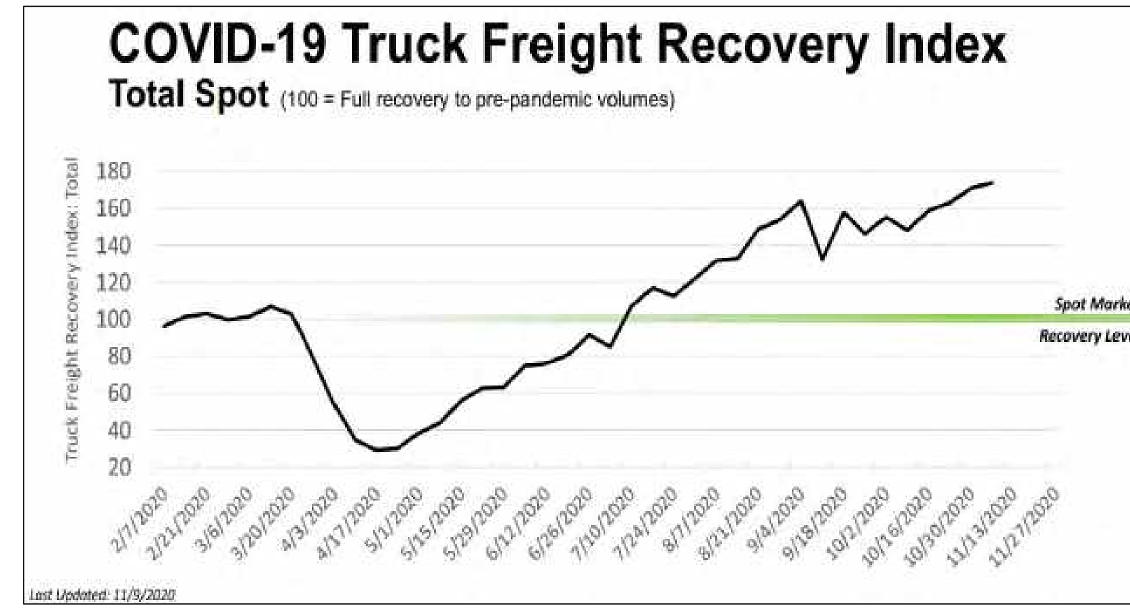
In the non-durable good sectors:

- food and beverage expenditures were up 9% q/q
- clothing and footwear was down by 9% q/q

VIEW LATEST TRANSPORTATION UPDATE

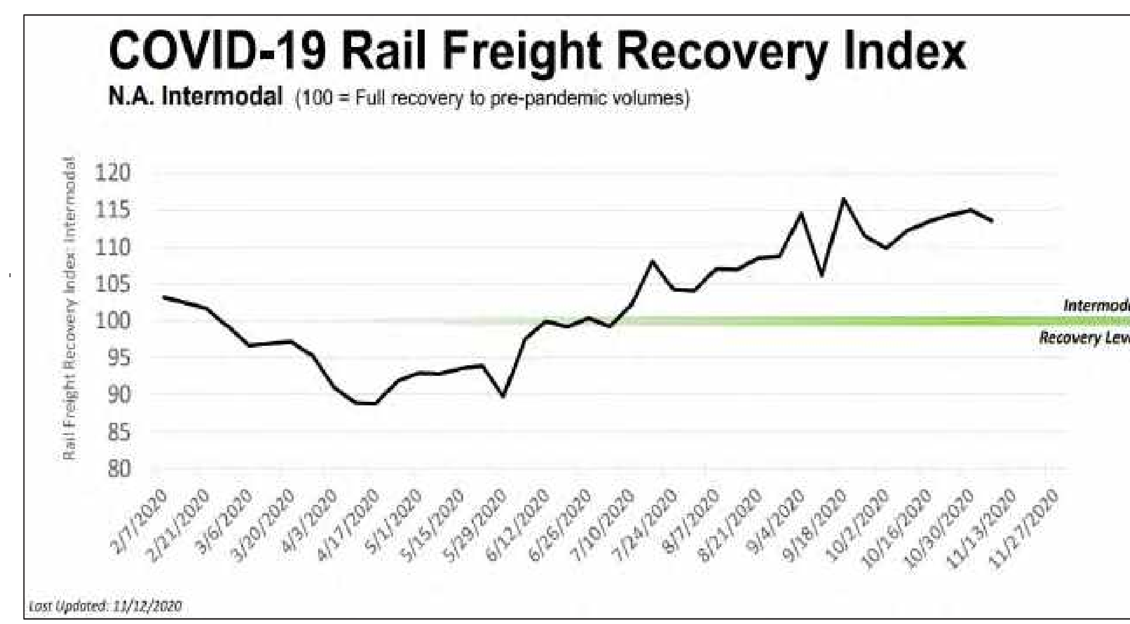
The current rise in COVID-19 cases would suggest the current freight volume imbalance at the commodity and lane level is likely to continue well into 2021 as consumers dig in for the long-haul.

Seasonally adjusted freight activity has moved higher for the fourth straight week and surpassed the prior week's post-pandemic high reading.



Source: Truckstop.com Spot Market Insights
Analysis by FTR | Transportation Intelligence
11/2/20

Intermodal traffic maintains a much stronger upward trajectory, though inconsistent.



Source: AAR, FTR
Analysis by FTR | Transportation Intelligence
11/12/20

-- BUILDING DESCRIPTION --

Total Building Size:	Two buildings totaling 19,941 SF
Construction Date:	1995
Construction Type:	Each building consists of brick and steel construction
Description of Improvements:	Main Building - 3,200 SF of Office, 1,600 SF of lounge, 5,200 SF of Warehouse Shop/Maintenance Building - 200 SF of Office, 9,741 SF of Shop/Maintenance Area
Roof:	Standing seam metal
HVAC:	Infrared Heat in Shop
Doors:	(4) 12' x 14' overhead doors
Parking Spaces:	98 trailer spaces (12'x53') 88 tractor spaces (10.5'x30') 111 auto parking spaces (9'x19')

-- SITE OVERVIEW --

This facility is one of 42 strategically located transportation facilities Schneider has in the US.

PROPERTY SIZE

The property included two buildings totaling approximately 19,941 square feet of rentable area situated on two parcels totaling 12.92 acres. The improvements include office space, kitchen/breakroom, laundry facilities, and maintenance shop. The Property has a well-designed parking and driveway layout, inclusive of full-circulation. Additionally, there is approximately 4.96 acres of vacant land adjacent to the Property, which has been permitted for future expansion (see more details below).

FULL SERVICE TRUCK STOP

Schneider offers a nationwide facility network - full-service truck stops exclusively for Schneider drivers. Sites feature VIP concierge services like arranging hotels, and free amenities like showers, laundry, maintenance, cafeterias, exercise equipment, ATMs, drop boxes, WiFi, and more. This facility is one of 42 strategically located transportation facilities Schneider has in the U.S. (view full list of facilities here).

PROPERTY LAYOUT

The main building on the property was constructed in 1995 and is a roughly 10,000 SF brick and metal building that consists of an approximately 3,200 SF main office, 1,600 SF driver's lounge and 5,200 SF of warehouse space with three dock high doors and one overhead door.

Additionally, there is a 9,941 SF truck maintenance facility with flow through design allowing truck cabs to easily pull through the facility after being worked on. The maintenance facility has radiant heat throughout, air drops and floor drains in place. The overhead doors are 14' high x 12' wide.

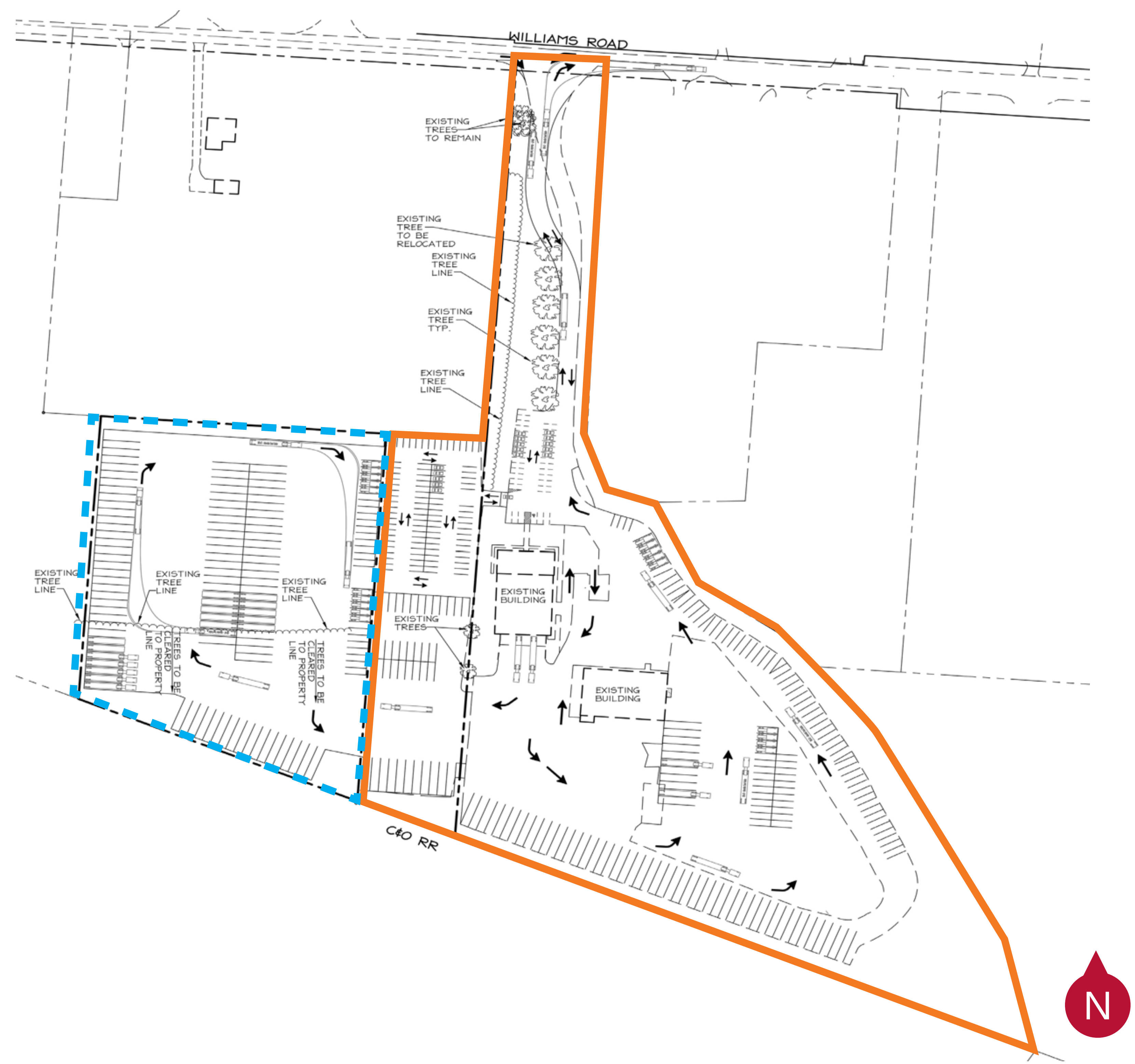
The site is completely fenced, secured and lit with power along the entire perimeter of main parking areas. The existing site can accommodate parking for 98 trailers, 88 tractors and 111 auto parking spaces.

PARKING

The property features abundant parking. There are approximately 98 trailer spaces (12'x53'), 88 tractor spaces (10.5'x30'), and 111 auto parking spaces (9'x19').

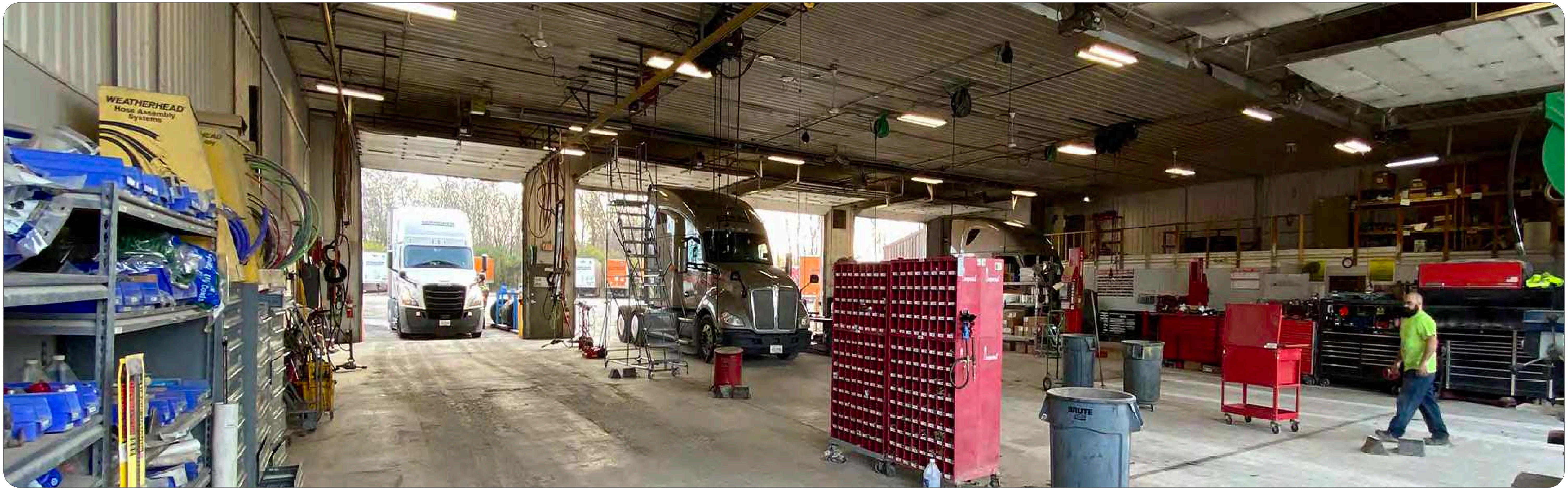
FUTURE EXPANSION ON ADJACENT PARCEL

There is approximately 4.96 acres of vacant land adjacent to the subject property. The Seller has control of the site and has been in discussion with Schneider for future expansion. The site is permitted, approved and ready to go, with plans tentatively drawn up for additional tractor and trailer parking.

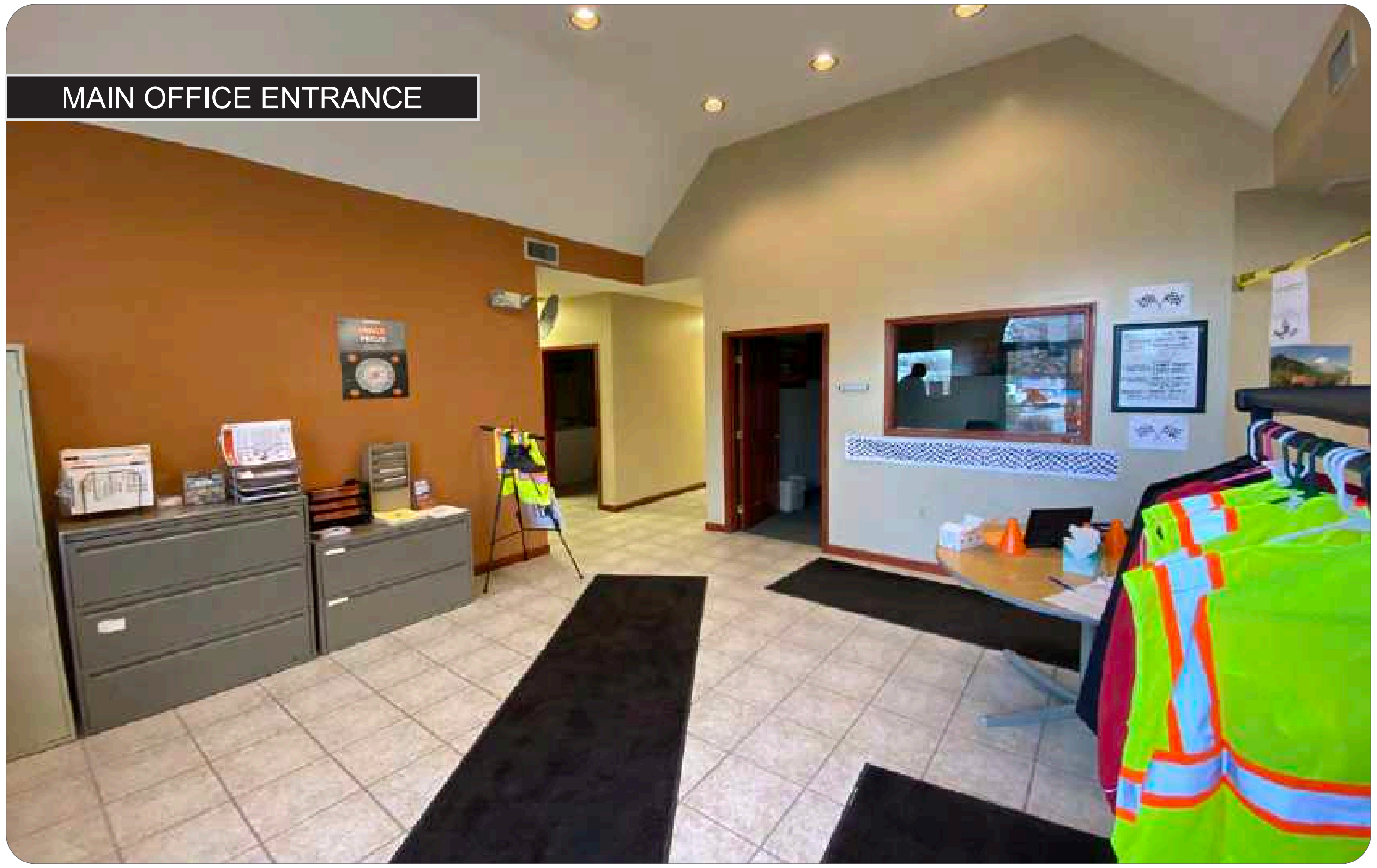


-- EXTERIOR PROPERTY PHOTOS --

-- WAREHOUSE / VEHICLE MAINTENANCE SHOP --

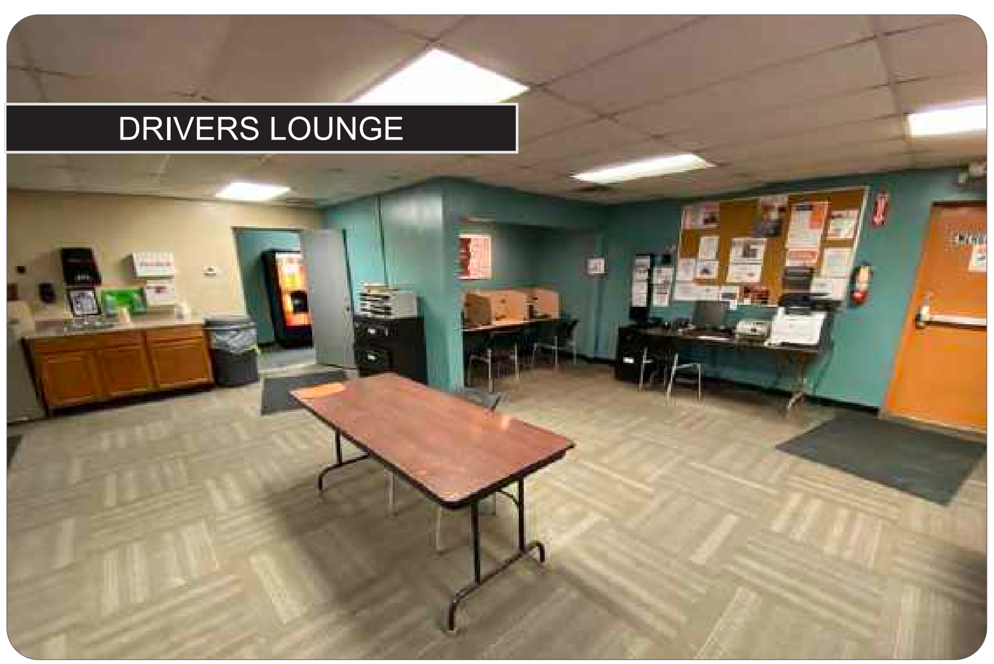


-- MAIN BUILDING INTERIOR --



MAIN OFFICE ENTRANCE

TRAINING / INTERVIEW ROOM



DRIVERS LOUNGE

KITCHEN / BREAKROOM

CONFERENCE ROOM

-- MARKET HIGHLIGHTS --

MARKET HIGHLIGHTS

> The Columbus industrial market is comprised of **315 million SF** of rentable product.

> Over **two thirds of total inventory** is warehouse/distribution facilities.

> Nearly **$741 million logistics investments** have changed hands YTD, representing 5.6% turnover.

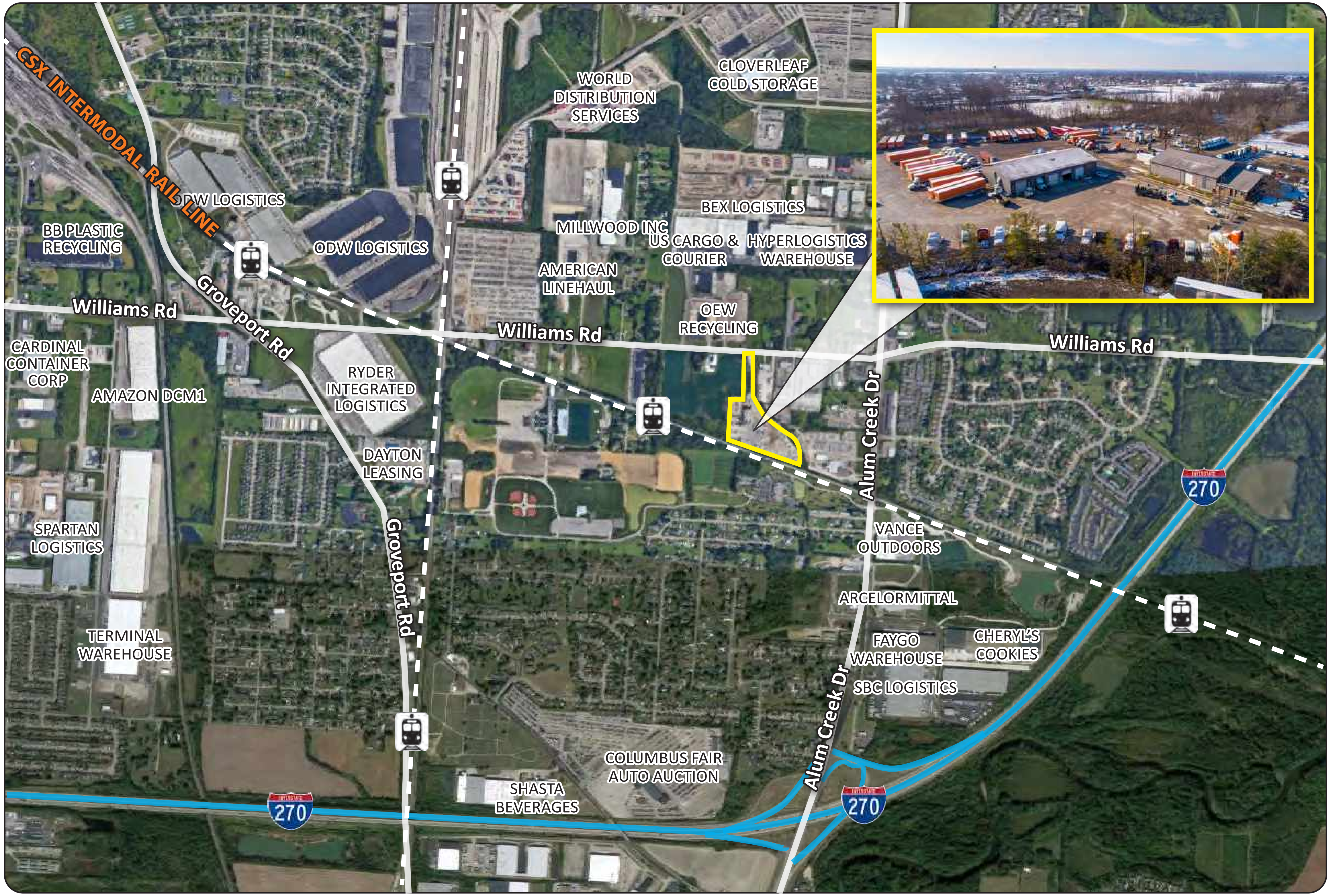
> According to CoStar Property Report, **the overall vacancy rate** YTD is 7.3%.

> Forbes ranked Columbus #28 on its 2019 **"Best Places for Business and Careers"** list.

Image Credit: ://blog.nimasensor.com/2019/02/04/gluten-free-iowa-city-a-nimatested-dining-guide/

-- SURROUNDING AREA MAP --

-- OVERHEAD MAP --



-- COLUMBUS OVERVIEW --

THE CITY OF COLUMBUS

Columbus is the state capital and the most populous city in the U.S. state of Ohio. With a population estimated at 898,553 in 2019, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest after Chicago, and the third-most populous state capital. It is the core city of the Columbus, OH Metropolitan Statistical Area, which encompasses ten counties. With a 2019 estimated population of 2,122,271, it is the largest metropolitan area entirely in Ohio.

Columbus is gaining nationwide recognition for its booming downtown, historic neighborhoods, arts and sporting districts, open attitude and a noticeably affordable quality of life, boasting a cost of living that is 10 percent below the national average.

Columbus boasts a wide array of entertainment, sports, dining, nightlife and shopping, and is home to a vibrant arts scene. Ohio's Capital City ranks in at No. 47 on The New York Times list of "52 Places to go in 2019." Between the green and floral Franklin Park Conservatory, creative food venues, unusual art and good old ball games, residents have plenty of choices for energetic entertainment in the city. Additionally, the city has invested $20 million to develop a growing system of bike and fitness trails that connect the suburbs and river trails to downtown's $44 million riverfront park system restoration. The area offers a variety of housing options ranging from the restored historic German Village, the Short North district, downtown condominiums, and new neighborhoods.

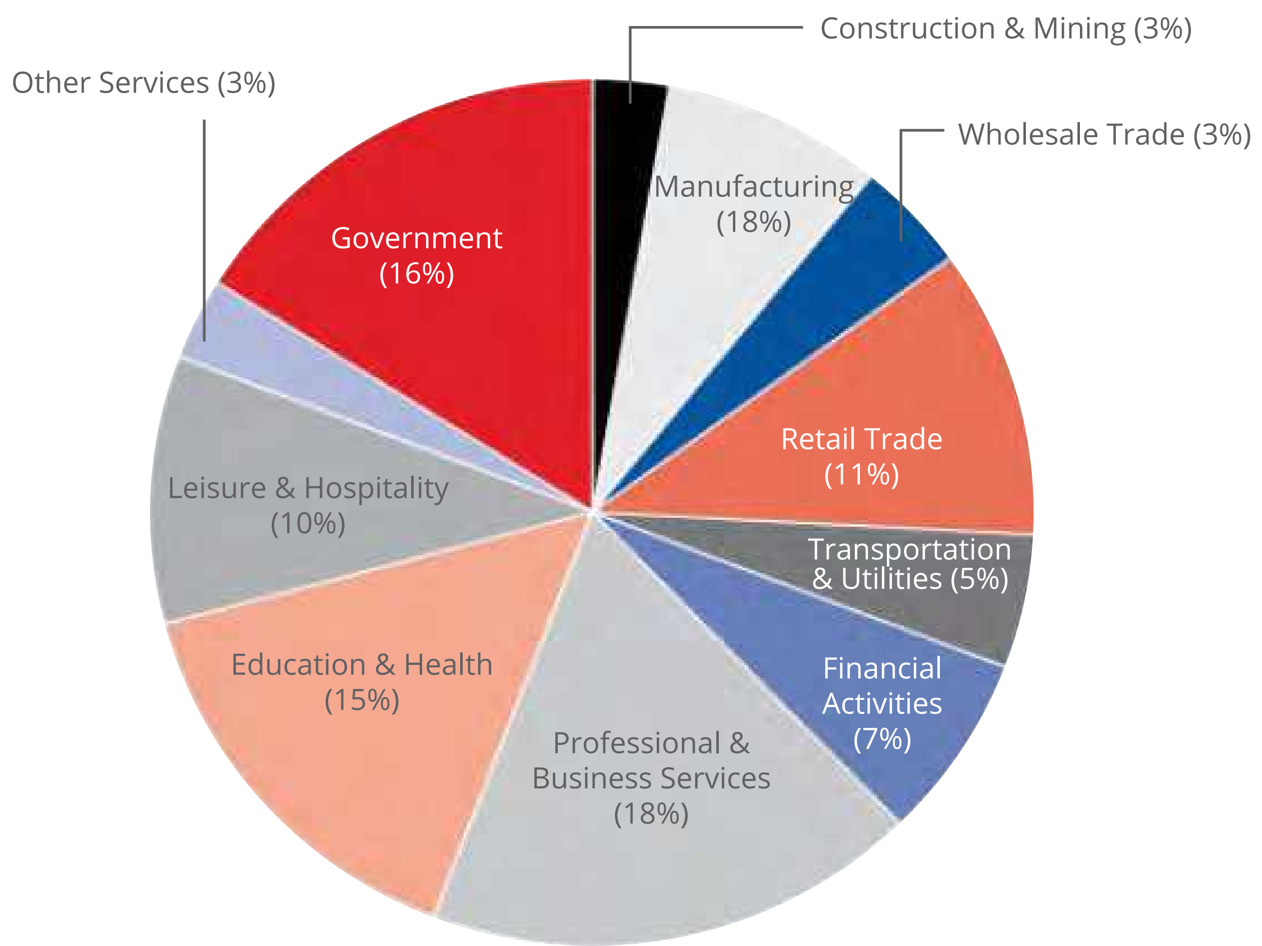
The city is home to Ohio State University, the highest ranked public university in Ohio. The Ohio State University is one of the nation's largest major comprehensive public research universities, serving more than 68,000 undergraduate, graduate and professional students. With more than 37,000 full-time equivalent employees, Ohio State is Ohio's fourth-largest employer.

DIVERSE, BALANCED ECONOMY • HOME TO FORTUNE 1000 COMPANIES • NEW DEVELOPMENTS & EXPANSION

The city has a diverse economy based on education, government, insurance, banking, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. The metropolitan area is home to the Battelle Memorial Institute, the world's largest private research and development foundation; Chemical Abstracts Service, the world's largest clearinghouse of chemical information and Ohio State University, one of the largest universities in the United States. Today, the Columbus Region is home to major corporate headquarters from around the world, including 17 from the Fortune 1000, including Worthington Industries, Huntington, Cardinal Health, Scotts Miracle-Gro, Hexion, Alliance Data, and Abercrombie & Fitch, to name a few.

Recently, notable employers and developers have announced new development and expansion in the Columbus Region: Ashley Furniture announced plans to build a new 1 million-square-foot warehouse, investing $70 million and creating 300 jobs; and the cloud-based software company, Clarus R+D, just announced plans to expand its workforce at its headquarters in Columbus, creating new jobs and pursuing its aggressive growth in Ohio.

EMPLOYMENT BY SECTOR



-- COLUMBUS OVERVIEW --

OVERVIEW

Columbus is a thriving metropolitan area of 2.2 million people and is the fastest growing major metropolitan area in the Midwest as well as #1 in job and GDP growth. Columbus was ranked as one of the Top 10 Best Large Cities in the 2018 report issued by Relocate America, a real estate research firm. As the 14th largest city in the United States, Columbus is the capital of Ohio and the largest city in the state.

Columbus' industrial employment sector has enjoyed stable year-over-year growth as well. According to the latest data available from the Bureau of Labor Statistics, industrial employment sectors in Columbus have increased by 0.9 percent over the past year, and anticipate job growth over the next ten years to be 34.2 percent. More than 4,400 logistics establishments employing over 83,000 employees thrive on the Columbus' ultra-modern interstate highway system, third-party logistics companies, and multiple rail terminals.

Firms located in Columbus enjoy a number of advantages through the Columbus pro-business climate. The cost of doing business in Columbus ranks as one of the lowest in the nation. Additionally, the emerging 315 Research and Technology Corridor (which includes The Ohio State University, Battelle Memorial Institute and all four major hospital systems) along with The Central Ohio Innovation Center of Dublin have made Columbus one of the top 10 regions in the country for technology.

The city's primary airport, John Glenn Columbus International Airport, provides service to Canada and Mexico as well as to most domestic destinations. Rickenbacker Airport sits within the Columbus Foreign Trade Zone and is a major port of entry for imported goods. Convenient access to both international airports allows for distribution clients to target Columbus as an ideally located logistic hub. FedEx Air, FedEx Ground and UPS regional hubs are all located at Rickenbacker International Airport, which is one of the world's only cargo-dedicated airports.

There are four intermodal facilities operated by Norfolk Southern and CSX Railroads that provide Columbus with the second-largest lift capacity in the Midwest. The recently completed Norfolk Southern intermodal sits adjacent to Rickenbacker Airport and provides access via the Heartland Corridor, which opened in September of 2010, providing double stack trains from the East Coast. The Intermodal Terminal utilizes the latest in gate and terminal automation technology and accommodates delivery of overweight containers. Six trains daily – four between Rickenbacker and Chicago and two between Rickenbacker and Norfolk – serve the terminal.

COLUMBUS QUICK FACTS

- Access to 46% of US Population and 48% of the of headquarters operations within 10-hour drive
- Crossed by eight major interstate highways (I-71, I-70, I-270, I-670, US 33, US 23, US 315, SR 161)
- Air cargo routes to premier air cargo hubs in Europe, Asia and the Middle East
- $59 million CSX intermodal freight terminal expansion underway
- 4 intermodal terminals in the region
- 17 Fortune 1000 and five Fortune 500 companies with headquarters or with major operations
- Home to one of the world's only cargo-dedicated airports (Rickenbacker – LCK)
- Columbus Region is encompassed by the 10th most active Foreign Trade Zone in the nation. (FTZ #138)
- Total workforce of 1.2 million
- Over 1,700 manufacturing establishments employing over 90,000 people in the region

COLUMBUS INDUSTRIAL MARKET

The proximity of Columbus to major markets makes it one of the best distribution locations in the country. Columbus is a one-day drive from 46 percent of the United States. In fact, the Columbus region is capable of reaching more Americans within 500 miles than any other major inland or coastal port. Columbus freeways include I-71, I-70, I-270 and I-670. Due to the city's location and exceptional transportation infrastructure, Columbus is the third-largest port of entry for textiles in the United States, and the region is home to more than 40 freight forwarding companies and 135 trucking firms. Columbus is also served by several trucking companies as well as two national rail carriers, Norfolk Southern and CSX, making it the second-largest lift capacity in the Midwest.

Warehouse demand throughout the Columbus market is not slowing down in 2020 despite national economic uncertainty. In fact, user demand for both new and aging space appeared to be picking up steam at the halfway mark of 2020. Net absorption in the second quarter eclipsed 2.2 million square feet, pushing the year's total to close to the same figure as all of 2019 at 3.8 million square feet. Four modern bulk warehouses in the Southeast submarket accounted for 870,000 square feet of absorption activity. This includes the remaining space at Spiegel II and Tradeport III, which delivered in 2018 and 2019 respectively.

Average asking rents increased 2.9 percent in the second quarter with a favorable total vacancy of 5.0 percent. Although vacancy will inevitably increase in the short-term due to the speculative construction pipeline, it is likely that persistent demand among e-commerce and logistics users for bulk space will ensure supply remains tight to the degree that rents continue their rise throughout 2020.

-- COLUMBUS REGION --

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented economic growth. The Region is home to today's business leaders and is at the forefront of the industries of tomorrow, from advanced manufacturing to smart mobility research and development. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor's degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

The Columbus Region is a global logistics hub that supports some the world's largest brands and top logistics service providers, making it a critical link in industrial and consumer supply chains.

The Region's location gives companies access to more of the U.S. population and employment base than any other major metro, providing unmatched accessibility. **Within a day's drive, you can reach 151 million people and 42,100 headquarters – that's 46% of the country's population base and 48% of headquarter operations.**

By air, John Glenn Columbus International Airport (CMH) – located just 15 minutes from downtown Columbus – provides business travelers daily flights to major cities including New York, Chicago, Atlanta and Washington D.C.

Located 10 miles south of Columbus is **one of the world's only cargo-dedicated airports, Rickenbacker International Airport**, which can help import and export goods any place, any time.

FTZ #138 (Foreign Trade Zone) encompasses all of the Columbus Region and is legally considered outside of customs territory. That means goods may be brought into the site without formal customs entry.

> **"The Columbus Region is encompassed by the 10th most active FTZ in the nation."**
>
> NAFTZ, 2020

NOTABLE EMPLOYERS & LOGISTICS SERVICE PROVIDERS

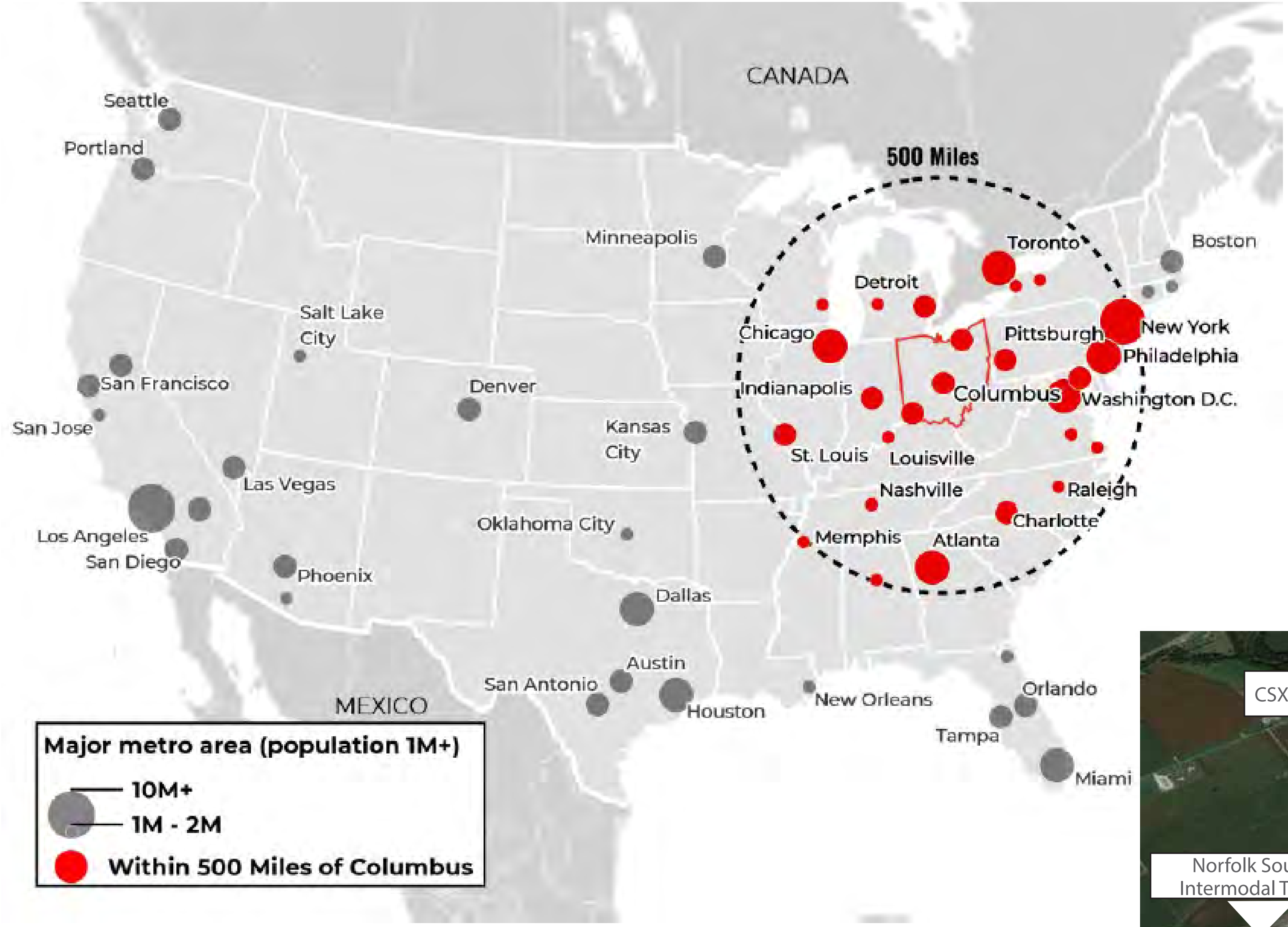
City	Distance from Columbus	Drive Time from Columbus
Dayton, OH	72 Miles	1 Hr 12 Mins
Cincinnati, OH	107 Miles	1 Hr 40 Mins
Cleveland, OH	144 Miles	2 Hrs 14 Mins
Pittsburgh, PA	185 Miles	2 Hrs 56 Mins
Baltimore, MD	404 Miles	6 Hrs 33 Mins
Louisville, KY	211 Miles	3 Hrs 16 Mins
Nashville, TN	385 Miles	5 Hrs 46 Mins
Indianapolis, IN	176 Miles	2 Hrs 49 Mins
St Louis, MO	418 Miles	6 Hrs 28 Mins
Chicago, IL	355 Miles	5 Hrs 52 Mins
Detroit, MI	203 Miles	3 Hrs 20 Mins

-- LOGISTICS HUB --

ALL-ACCESS PASS TO GLOBAL MARKETS

The Columbus Region is connected to all major metros and seaports with coast-to-coast rail service provided by Norfolk Southern and CSX, double-stacked freight trains to the Virginia ports via the Heartland Corridor, and a highly connected interstate highway system.

Rickenbacker International Airport offers U.S. importers and exporters connections to Europe, the Middle East and Asia via multiple air cargo airlines..



LOCATION HIGHLIGHTS

- Strategically located in **close proximity to two intermodal facilities, one of the world's only cargo dedicated airports**, and Columbus's **largest industrial submarket**.
- This facility is **one of 42 strategically located transportation facilities** Schneider has in the U.S.
- The site offers **room for expansion** on the adjacent 4.96-acre parcel.
- The facility is **completely fenced, secured, and lit with power** throughout.
- Columbus is **within a one-day truck drive or one-hour flight** of 46 percent of the U.S. population, 80 percent of U.S. corporate headquarters and 43 percent of U.S. manufacturing capacity.
- Columbus offers a **pro-business environment** with **low cost basis for business operations** compared to similar cities.

RICKENBACKER INTERNATIONAL AIRPORT

-- DEMOGRAPHICS --

POPULATION SNAPSHOT

- Columbus has an estimated population of 898,553 (2019). The city is located in Franklin County, which has a total population of 1,316,756 residents.
- The Columbus OH MSA had an estimated population of 2.12 million residents, making it the largest metropolitan area in Ohio.
- Columbus is located in Franklin County, where the median age is 34, which is younger than the national median age of 37.2.

HOUSING SNAPSHOT

- The median home value in the Columbus area is $248,000, a jump of almost 14% over last year.
- The homeownership rate in Columbus is 55%, which is below the national average of 63.9%.
- There are nearly 827,000 households in the Columbus Region

ECONOMY SNAPSHOT

- Top ranked business climate in the U.S.: #1 for population, job, GDP growth among Midwest's 10 largest metros
- Home to 17 Fortune 1000 headquarters
- Workforce of 1.2 Million
- Diverse, balanced economy based on education, government, insurance, banking, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology.

		1 Mile	3 Miles	5 Miles
POPULATION	2020 Estimated Population	6,504	39,897	156,076
	2025 Projected Population	6,657	41,721	166,129
	2010 Census Population	5,741	36,481	140,355
	2000 Census Population	4,483	33,360	140,457
	Projected Annual Growth 2020 to 2025	0.5%	0.9%	1.3%
	Historical Annual Growth 2000 to 2020	2.3%	1.0%	0.6%
	2020 Median Age	33.5	37.3	35.6
HOUSEHOLDS	2020 Estimated Households	2,362	15,093	60,736
	2025 Projected Households	2,446	16,062	65,586
	2010 Census Households	2,143	14,106	55,841
	2000 Census Households	1,607	12,735	55,991
	Projected Annual Growth 2020 to 2025	0.7%	1.3%	1.6%
	Historical Annual Growth 2000 to 2020	2.4%	0.9%	0.4%
RACE & ETHNICITY	2020 Estimated White	63.9%	57.9%	48.1%
	2020 Estimated Black or African American	26.6%	33.7%	43.2%
	2020 Estimated Asian or Pacific Islander	3.3%	2.8%	2.6%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2020 Estimated Other Races	5.9%	5.2%	5.8%
	2020 Estimated Hispanic	4.2%	3.9%	4.5%
INCOME	2020 Estimated Average Household Income	$72,950	$67,725	$63,725
	2020 Estimated Median Household Income	$63,397	$57,682	$52,853
	2020 Estimated Per Capita Income	$26,509	$25,769	$25,128
BUSINESS	2020 Estimated Total Businesses	117	1,125	4,204
	2020 Estimated Total Employees	2,050	19,837	57,476
	2020 Estimated Employee Population per Business	17.5	17.6	13.7
	2020 Estimated Residential Population per Business	55.5	35.5	37.1

Sources: Columbus.gov, ColumbusRegion.com, The Ohio State University/Wexner Medical Center, RickenbackeAadvantage.com, Costar Group, SitesUSA

-- OVERHEAD VIEW --


-- LOOKING NORTHWEST --
DOWNTOWN COLUMBUS
ArcelorMittal
Georgia-Pacific
SHERWIN WILLIAMS.
DISTRIBUTION CENTER
JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT
CSX INTERMODAL RAIL LINE
104
104
104
ODW
MOORE DISTRIBUTION SERVICES
THE RUBBERMAN.COM
WORLD DISTRIBUTION SERVICES CONTAINER TRANSLOAD FACILITY
48FORTY SOLUTIONS
CLOVERLEAF COLD STORAGE
BALL BOUNCE & SPORT
CASH FOR CARS-COLUMBUS
AMERICAN LINEHAUL
MILLWOOD INC
CMH SPECIALIZED TRANSPORTATION
CONTAINER PORT GROUP COLUMBUS
ROTARY CORP
US CARGO & COURIER
BEX LOGISTICS
APOLLO OIL
GENERAL INSULATION CO
ALL HYDRAULICS
HYPERLOGISTICS WAREHOUSE
MAY DIESEL SERVICES
BLUE BOX CORRUGATED
OEW RECYCLING
WILLIAMS RD
SCHNEKER
AUTOMOTION
DOLLAR TREE
BULKMATIC TRANSPORT
Enterprise
TRUCK RENTAL
WILLIAMS RD
Ryder
ADJACENT 4.96 ACRES
RIGWORKS
ALFAB
H&M PLUMBING
SUBJECT PROPERTY
oberfields
OBETZ POLICE DEPARTMENT


-- LOOKING NORTHEAST --
JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT
Georgia-Pacific
SHERWIN WILLIAMS.
DISTRIBUTION CENTER
70
104
Coca-Cola
AMERICAN SIGNATURE FURNITURE
DELIVERY CENTER
VALUE CITY FURNITURE
DELIVERY CENTER
33
270
TIMBERCREEK VILLAGE APARTMENTS
48FORTY SOLUTIONS
CLOVERLEAF COLD STORAGE
BALL BOUNCE & SPORT
ALUM CREEK DR
CONTAINER PORT GROUP COLUMBUS
ROTARY CORP
BEX LOGISTICS
US CARGO & COURIER
HYPERLOGISTICS WAREHOUSE
MAY DIESEL SERVICE
THE VILLAGE AT WILLIAMS CREEK
CMH SPECIALIZED TRANSPORTATION
BLUE BOX CORRUGATED
OEW RECYCLING
THORNTONS
PNC BANK
DOLLAR TREE
WILLIAMS RD
ARIES COURT APARTMENTS
WILLIAMS RD
enterprise
TRUCK RENTAL
Ryder
ALFAB
Duchess
OBETZ ANIMAL HOSPITAL
ALUM CREEK DR
WILLIAMS RD
BULKMATIC TRANSPORT
RIGWORKS
H&M PLUMBING
ADJACENT 4.96 ACRES
oberfields
SUBJECT PROPERTY
OBETZ POLICE DEPARTMENT


-- LOOKING EAST --
PANACEA PRODUCTS CORP
KOMAR INDUSTRIES
PETERMANN
EASTLAND CAREER
HAGUE QUALITY WATER INT'L
FRANKLIN EQUIPMENT
SOUTH COLUMBUS
33
270
MADISON GROVE TOWNHOMES
MILLSTONE LAKES APARTMENTS
CHERYL'S COOKIES
THE VILLAGE AT WILLIAMS CREEK
WILLIAMS RD
ARIES COURT APARTMENTS
ALUM CREEK DR
DOLLAR TREE
Walmart
The UPS Store
Walgreens
Kroger
ALDI
FIFTH THIRD BANK
THORNTONS
PNC BANK
Duchess
bp
ALFAB
H&M PLUMBING
DOLLAR GENERAL
LaborMAX
VANCE OUTDOORS
ArcelorMittal
oberfields
Ryder
enterprise
TRUCK RENTAL
RIGWORKS
OBETZ POLICE DEPARTMENT
BULKMATIC TRANSPORT
SUBJECT PROPERTY
ADJACENT 4.96 ACRES


-- LOOKING SOUTH --
PART OF RICKENBACKER INDUSTRIAL MARKET
NAUTILUS
UNION SUPPLY CO
AMAZON FULFILLMENT
LA-Z-BOY INC
DHL SUPPLY CHAIN
TECH DATA
SK FOOD GROUP
YOKOHAMA TIRE
GROVEPORT DHL
SADDLE CREEK LOGISTICS
ALMO CORP
FEDEX
FARO LOGISTICS
AMERICAN STANDARD
RICKENBACKER INTERNATIONAL AIRPORT
CUSTOMER CENTER
CARDINAL HEALTH
HUTTIG BLDG PRODUCTS
PAR INTERNATIONAL
DAYTON ROGERS OF OHIO
LIFELINE MOBILE, INC
CONTINENTAL CONCESSION SUPPLIES
SCIOTO DOWNS CASINO
270
CHERYL'S COOKIES
PENSKE Truck Rental
SBC LOGISTICS
FAYGO WAREHOUSE
OHIO HEALTH EMERGENCY CARE
ALUM CREEK DR
SP RICHARDS
HFI
COLUMBUS FAIR AUTO AUCTION
ArcelorMittal
OBETZ POLICE DEPARTMENT
OBETZ ATHLETIC CLUB
ALUM CREEK DR
oberfields
ADJACENT 4.96 ACRES
H&M PLUMBING
RIGWORKS
Ryder
enterprise TRUCK RENTAL
BULKMATIC TRANSPORT
SUBJECT PROPERTY
WILLIAMS RD


-- LOOKING WEST --
PARKWAY CENTRE
PETSMART
BEST BUY
Walmart
TARGET
STAPLES
KOHL'S
270
70
• AMAZON FULFILLMENT CENTER
• CARDINAL CONTAINER CORP
• CENTURY RESOURCES
• SPARTAN LOGISTIS
• JENNY CORPORATION
• EVANS DELIVERY
MULBERRY GROVE
Walmart
WAFFLE HOUSE
PNCBANK
Bob Evans
LOWE'S
Walgreens
DOLLAR TREE
Kroger
ALDI
Ryder
INTEGRATED LOGISTICS
CSX INTERMODAL RAIL LINE
ODW
MOORE DISTRIBUTION SERVICES
CASH FOR CARS-COLUMBUS
AMERICAN LINEHAUL
MILLWOOD INC
AUTOMOTION
SCHNEKER
OBETZ VILLAGE COMMUNITY CENTER
WILLIAMS RD
OEW RECYCLING
ADJACENT 4.96 ACRES
OBETZ POLICE DEPARTMENT
BULKMATIC TRANSPORT
RIGWORKS
enterprise
TRUCK RENTAL
Ryder
SUBJECT PROPERTY
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H&M PLUMBING

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