

## THE PHOENIX GROUP COLUMBUS, INDIANA



### DESCRIPTION

Completed in 2013, this 468,000 square foot state-of-the-art bulk distribution center is equipped with the following modern logistics technologies:

- ESFR sprinkler system
- 32' clear height
- T5HO fluorescent light fixtures
- 50' x 50' column spacing
- 7" unreinforced slab
- 140' depth truck courts
- 2 drive-in doors
- 20 loading docks
- 57 future loading docks
- 57 trailer parking spaces
- 40 future trailer parking spaces
- 99 car parking spaces
- Clerestory windows in the warehouse
- Energy efficient, rack, air-rotation HVAC system

### CHALLENGES

Completing an aggressive timeline to obtain rezoning and annexation of the property, obtaining architectural, site plan and plat approval, 10 year tax abatement for the building, and personal property abatement for the Tenant.

### ROLE

Developer and Construction Manager (at-risk)

### OWNER

Pinchal & Company

### ARCHITECT

CSO Architects