



NEW TO THE MARKET

1860 Walcutt Road

HILLIARD, OH

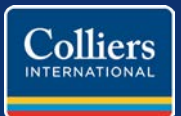
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Building Size:	292,730 \pm SF
SF Available:	48,967 -97,934 \pm SF
Site Size:	Approximately 20.5 \pm acres
Building Dimensions:	360' deep x 818'
Office Area:	2,000 +/- SF existing
Dock Doors:	8 existing doors with shelters and 30,000 lb mechanical pit levelers. Up to 16 total dock doors possible, with manually operated 9' x 10' overhead doors
Drive-in Doors:	Two (2) 12'x 14' overhead doors located at each corner
Parking Spaces:	80 spaces plus 3 handicap spaces (vacancy)
Clear Height:	32' minimum at the first column line
Column Spacing:	60' X 54'
Roof:	45 mil TPO roof with R-20 insulation plus external gutters and downspouts
Projected Deliver Date:	8/1/2019
Ownership:	An affiliate of Hackman Capital Partners

Sprinkler:	ESFR
Lighting:	Highbay LED with motion sensors - provide 30 fc on open floor plan at 36" AFF within speed bay plus 2 lights per bay in remaining space. (Conduit to support 4 lights per bay)
Electrical Service:	One (1) 400 Amp 480/277 3 Phase Services with 120/208 transformer and panel board for distribution. Conduits roughed in for additional 400 amp 480/277 service.
HVAC:	Make-up air
Water:	1.5" tap with 2" overhead line running above underground sewer
Plumbing:	6" underslab in the first bay running the length of the building
Incentives:	10 year/75% real estate tax abatement
Lease Rate:	\$4.75 - \$4.95/SF NNN
Operating Expenses:	\$1.05/SF (est.)
Tenant Improvement Dollars:	\$2.00/SF

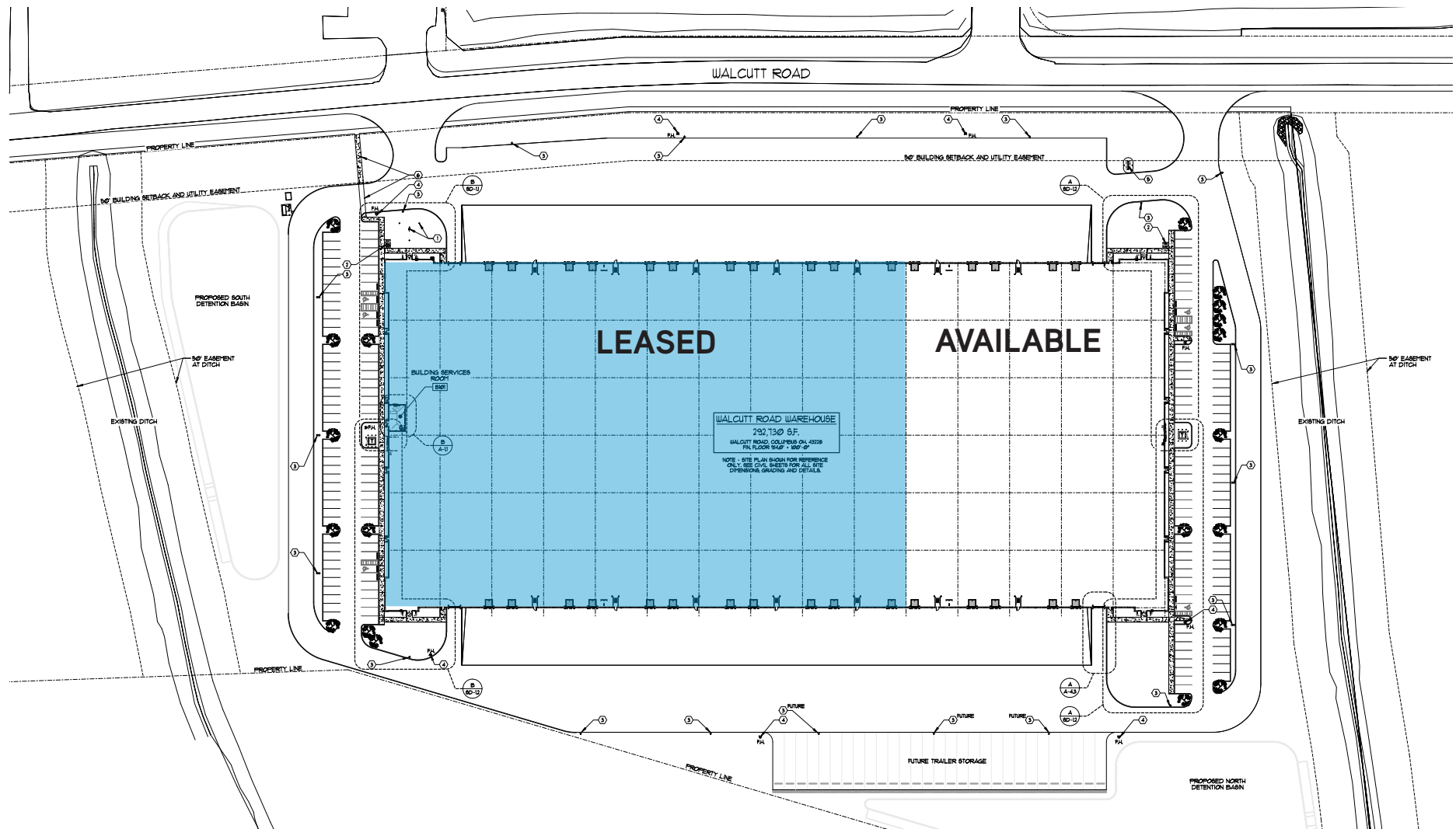
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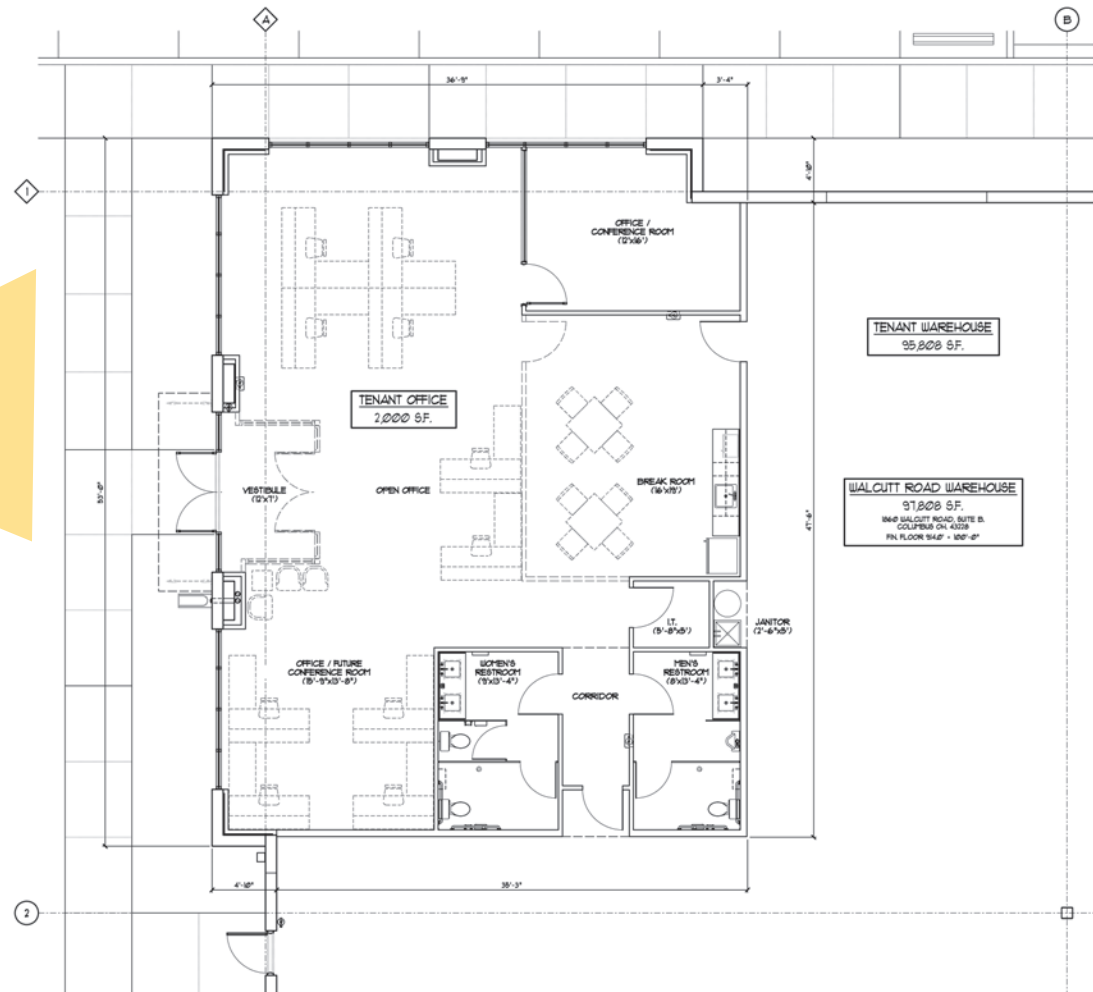
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SITE PLAN



HILLIARD, OH



PRELIMINARY ENLARGED OFFICE FLOOR PLAN
SCALE 1/4" = 1'-0"



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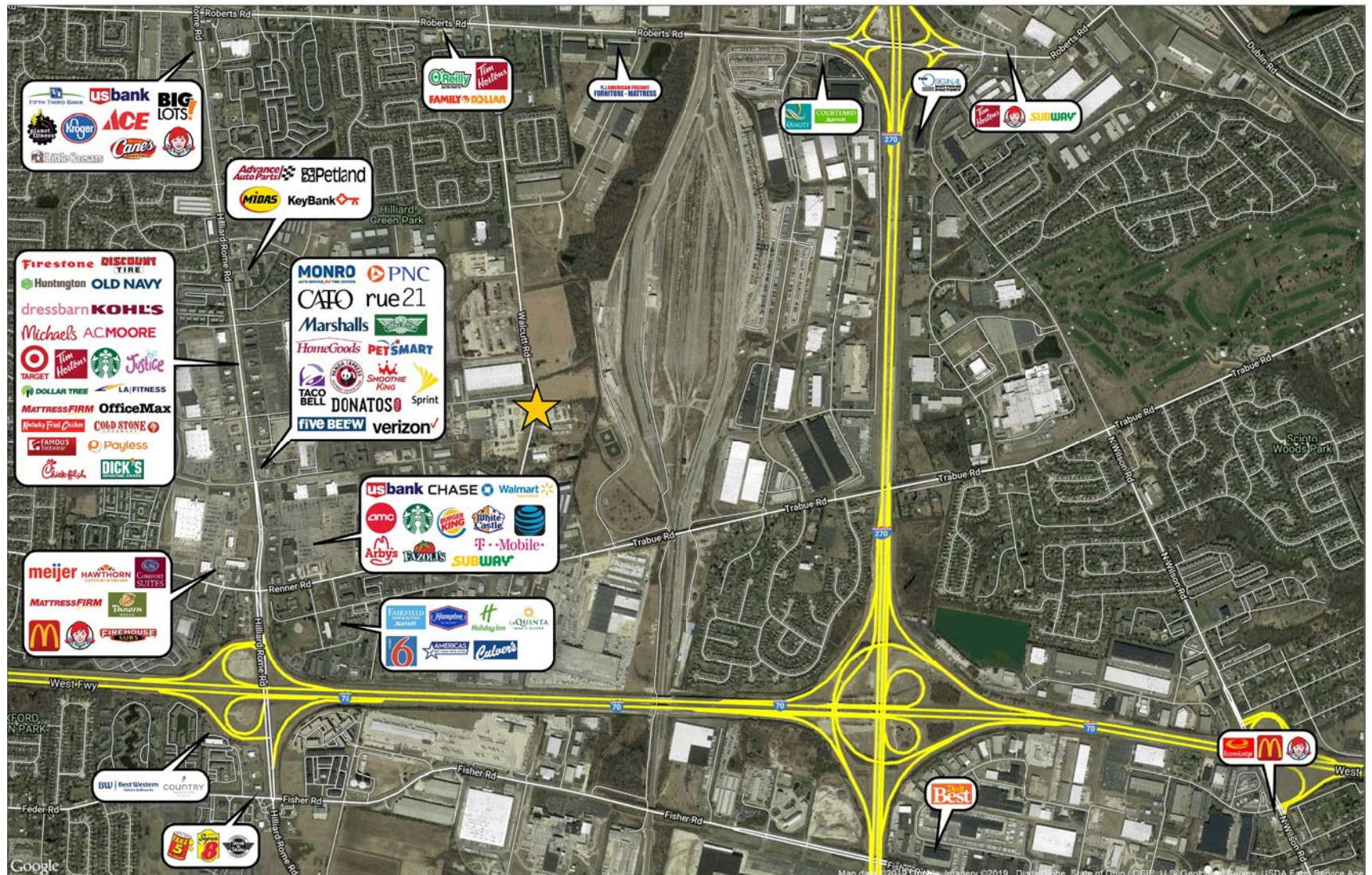


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AREA AMENITIES

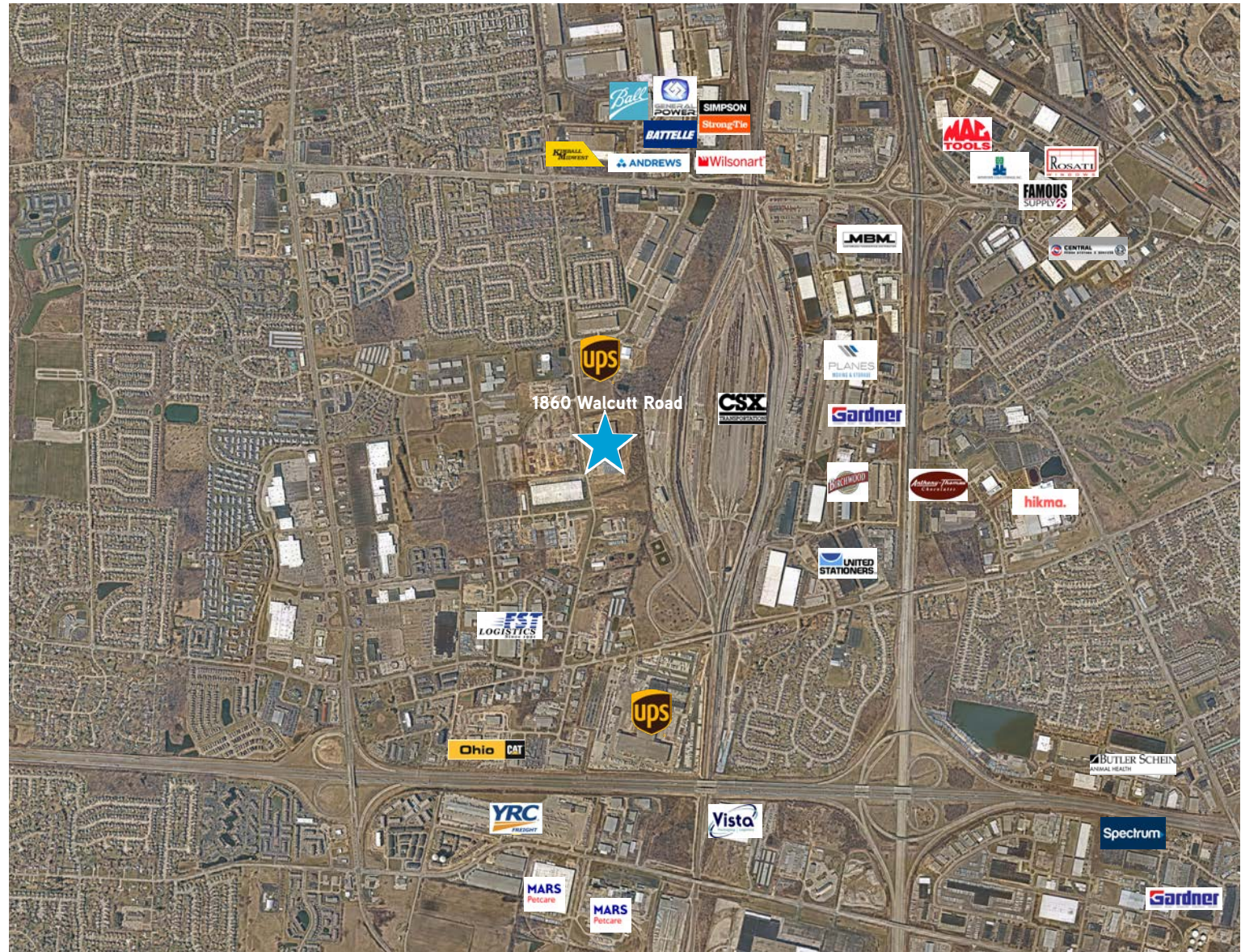


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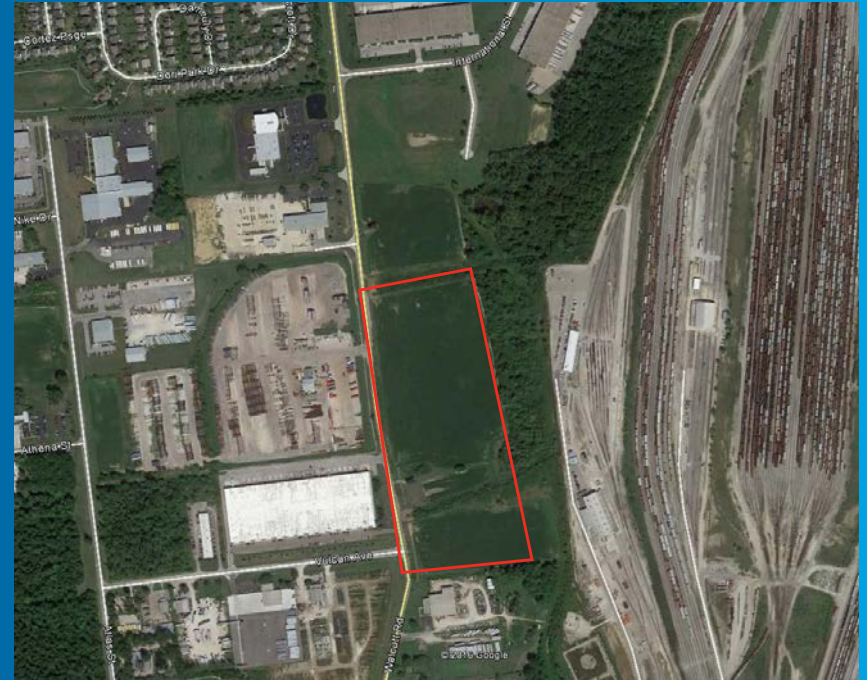
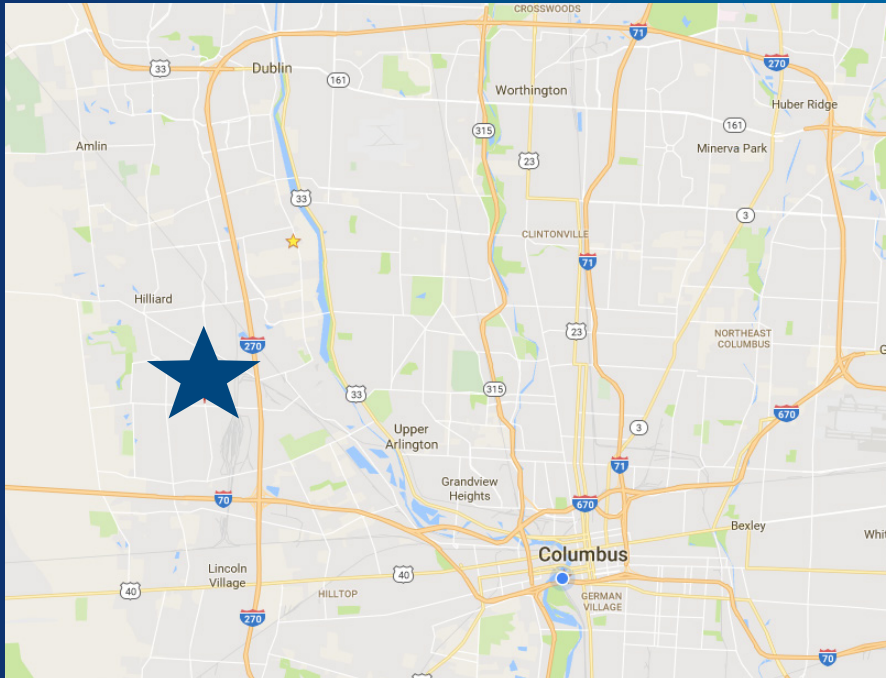
SAMPLE OF THE AREA INDUSTRIAL USERS



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