

Available For Lease

79,629 SF Industrial Warehouse Space

6279 Hudson Crossing Parkway | Hudson, OH

Lease Rate: \$7.50/SF NNN | Estimated Operating Expenses: \$1.54/SF



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NEWMARK

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Terry **COYNE**.com



Main Building Entrance



Exterior View: Drive-in Doors and Docks

**Available Space**

Warehouse:	75,129 SF
Office:	4,500 SF
Total Available:	79,629 SF

**Building/Site Size**

Building Area:	126,919 SF
Site Area:	7 Acres

**Year Built**

Built in 2017

**Parking**

150 Spaces

**Clearance Height**

28 Feet

**Column Spacing**

50 x 50 Feet

**Docks/Drive-in Doors**

14 Dock Doors
1 Drive-in Door

**Roof**

EPMD, 20-Year Warranty

**Sprinkler System**

ESFR

**Lighting**

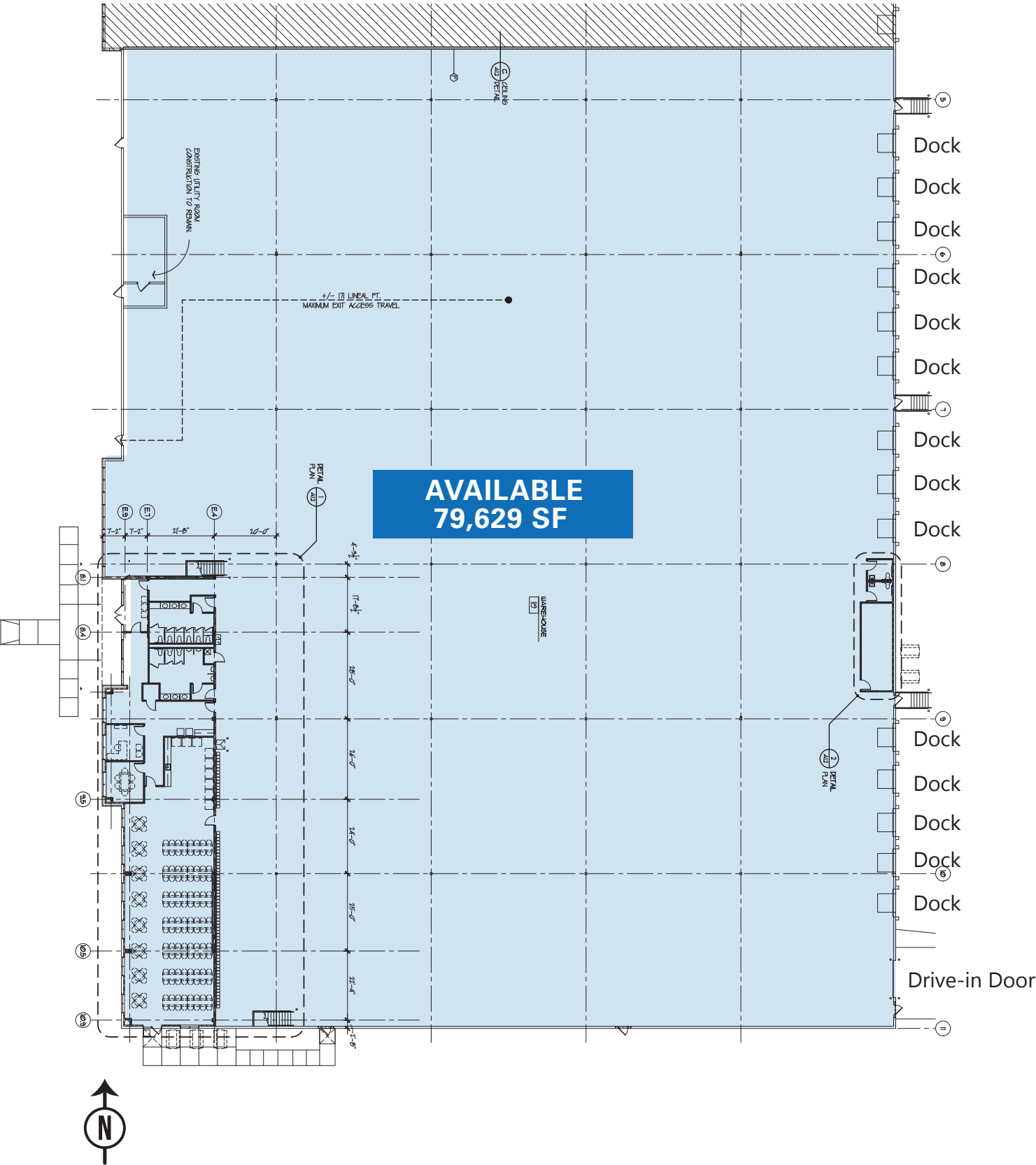
LED

**Power**

208/120 Volt 3-Phase

**Freeway Access**

Close Access to I-80 (Ohio Turnpike)
and State Route 8





Hudson Crossing Parkway

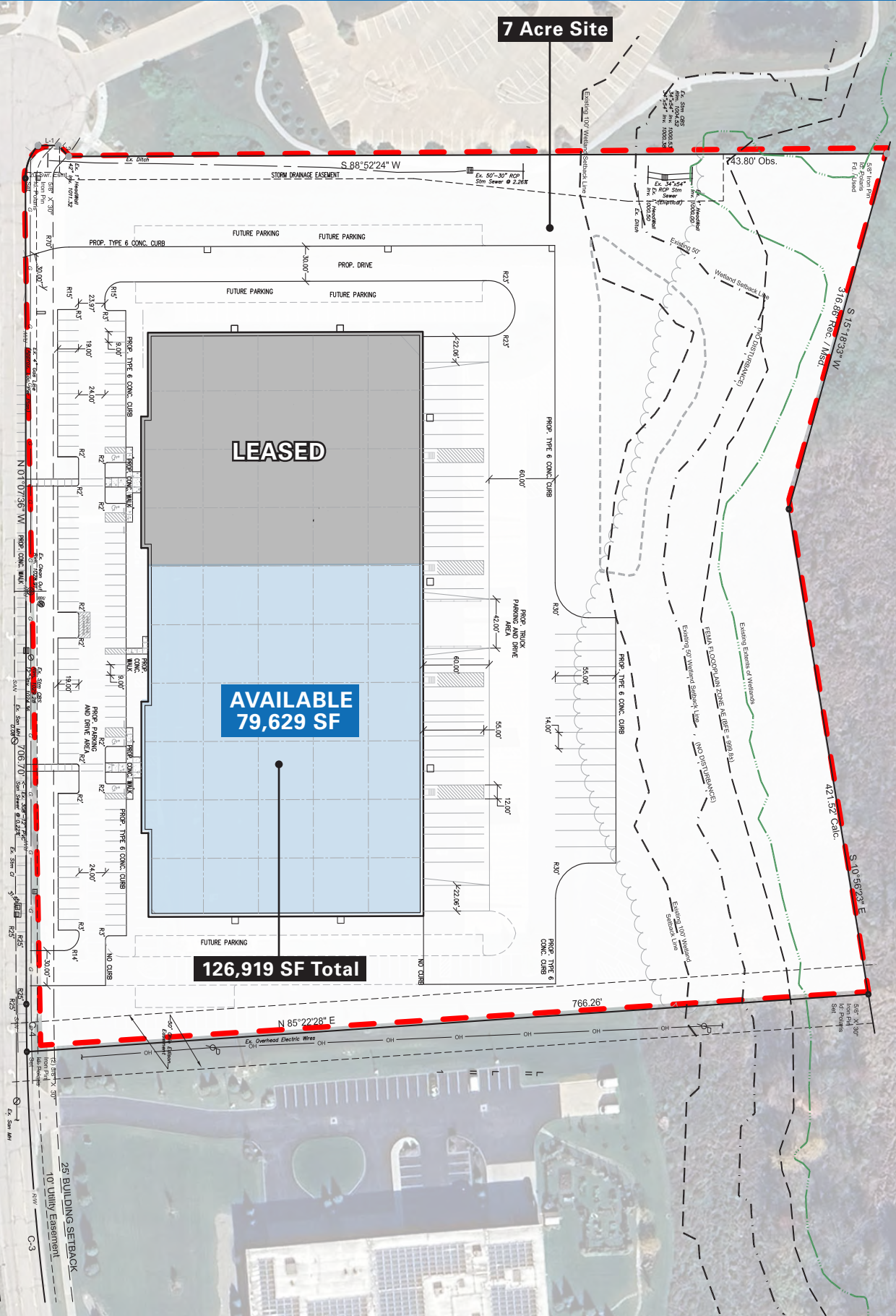
7 Acre Site

LEASED

AVAILABLE
79,629 SF

126,919 SF Total

Site Map
S. 108.10' E. 176.00'
W. 182.27' (N)
C-3
25' BUILDING SETBACK
10' UTILITY EASEMENT



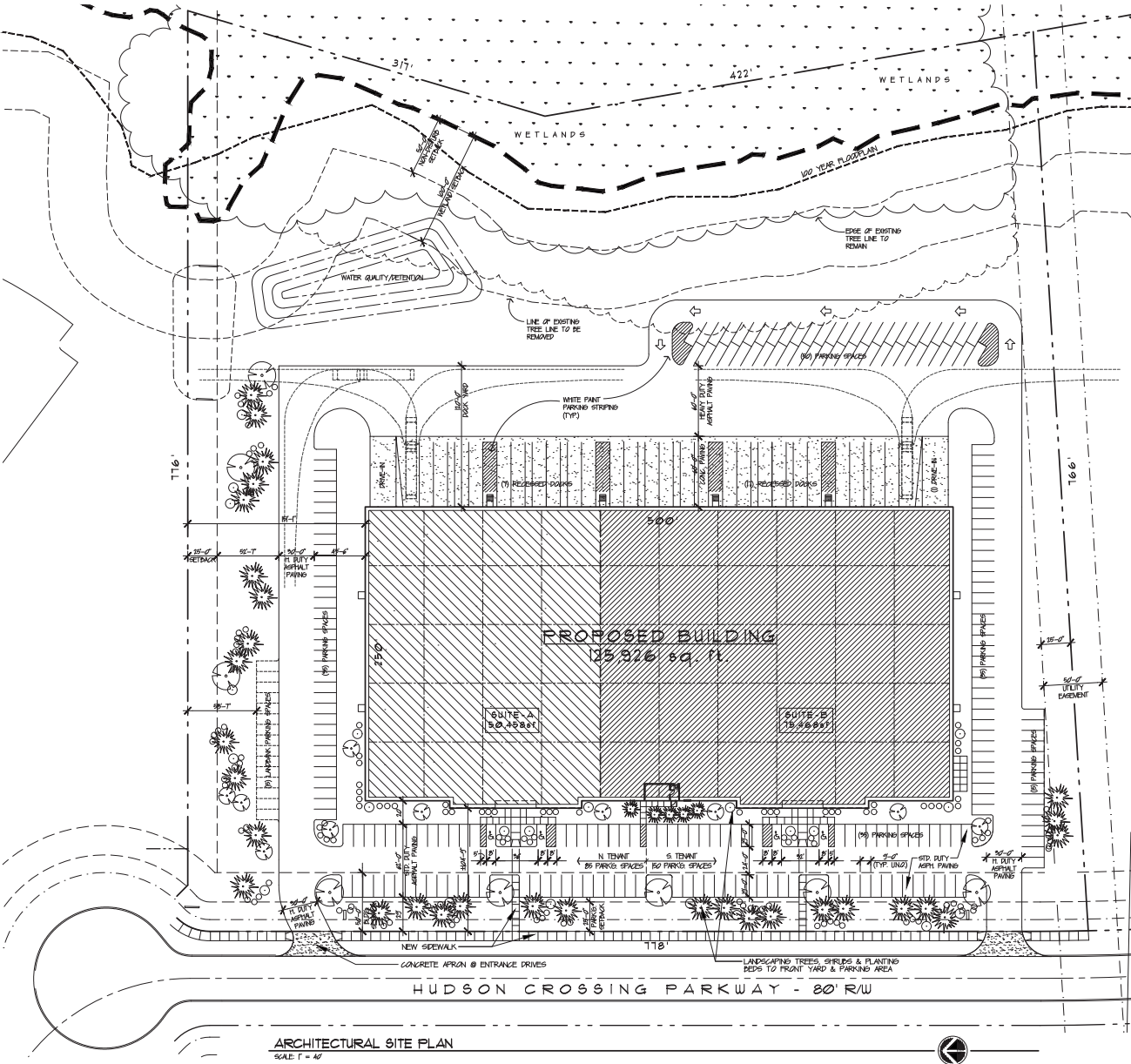
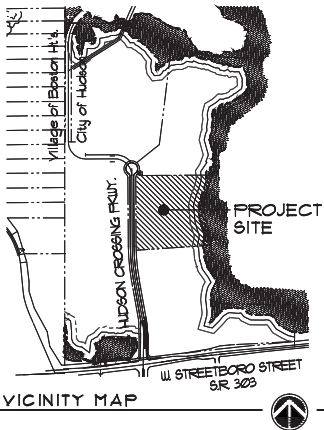
PROJECT SUMMARY

LOT SIZE: 12.5 Acres

LOT COVERAGE:
Maximum Allowed: 60%
Provided: 274211 sf / 545421 sf = 50%
(52% w/ landscaped parking)

PARKING
Required:
20% Office @ 1/400 (minimum)
125,926 x 2/400 = 63 Spaces
80% Warehouse @ 1/1000
125,926 x 8/1000 = 101 Spaces
Total = 164 Spaces Required

Provided:
235 Spaces provided
- 85 Spaces for North Tenant
- 150 Spaces for South Tenant

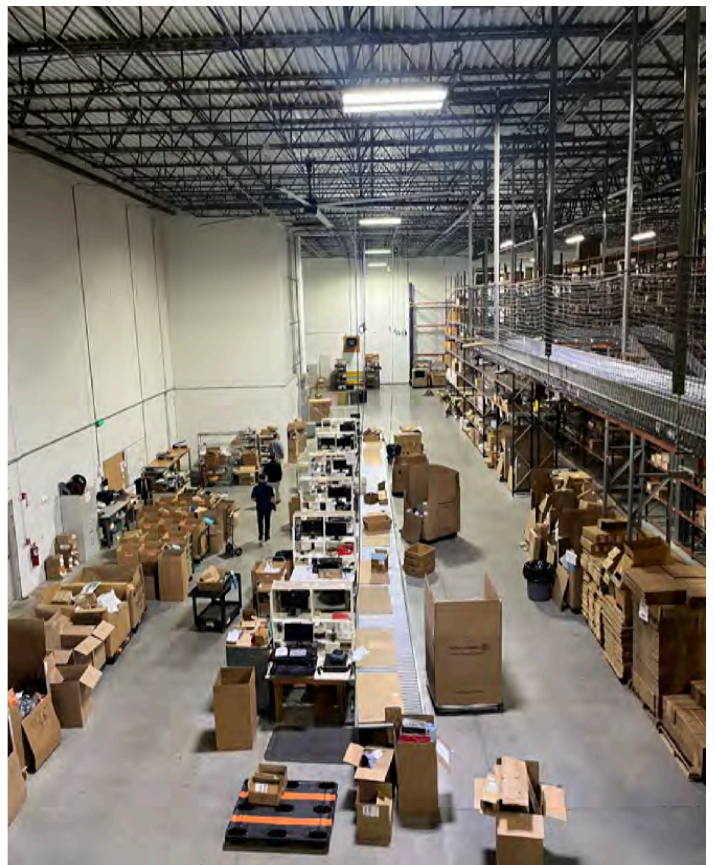




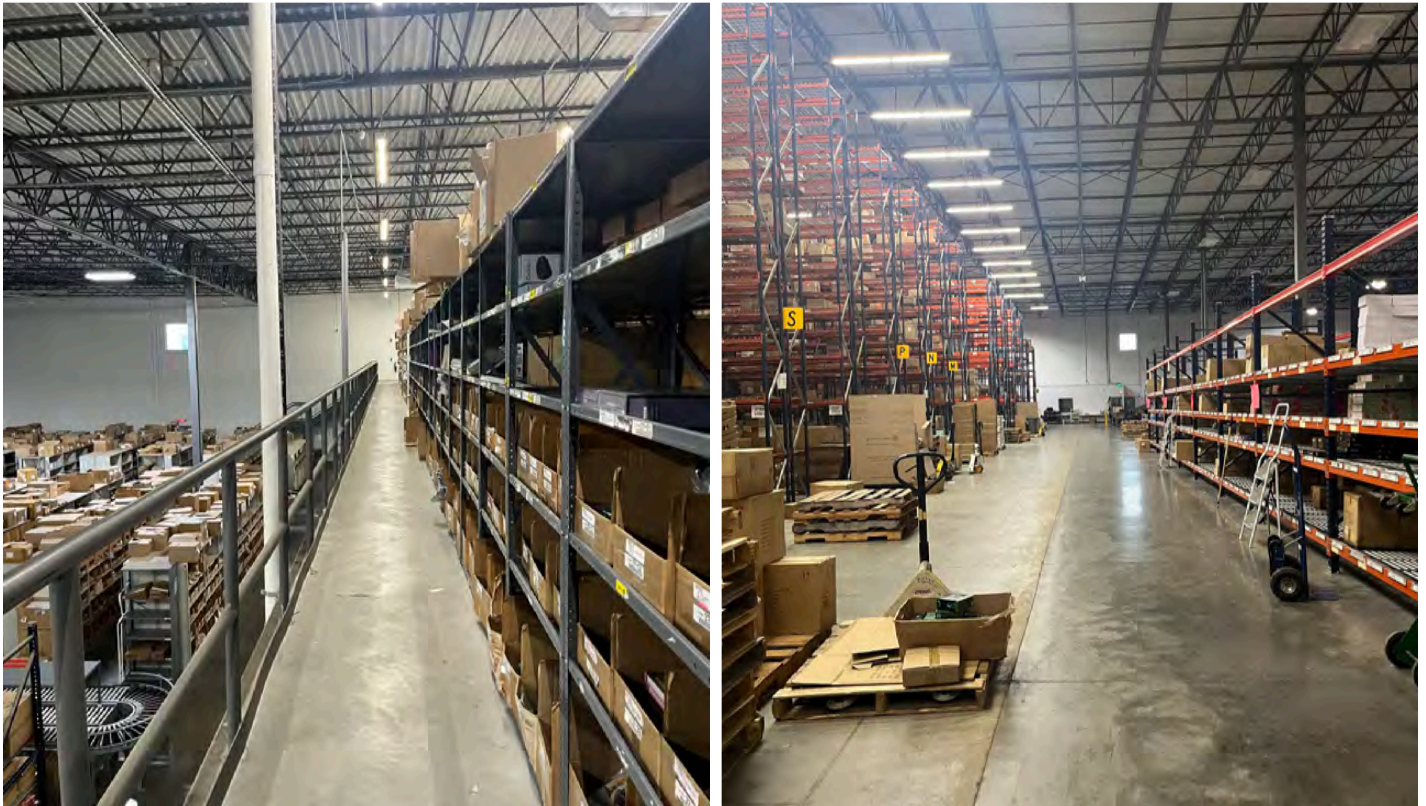
Warehouse



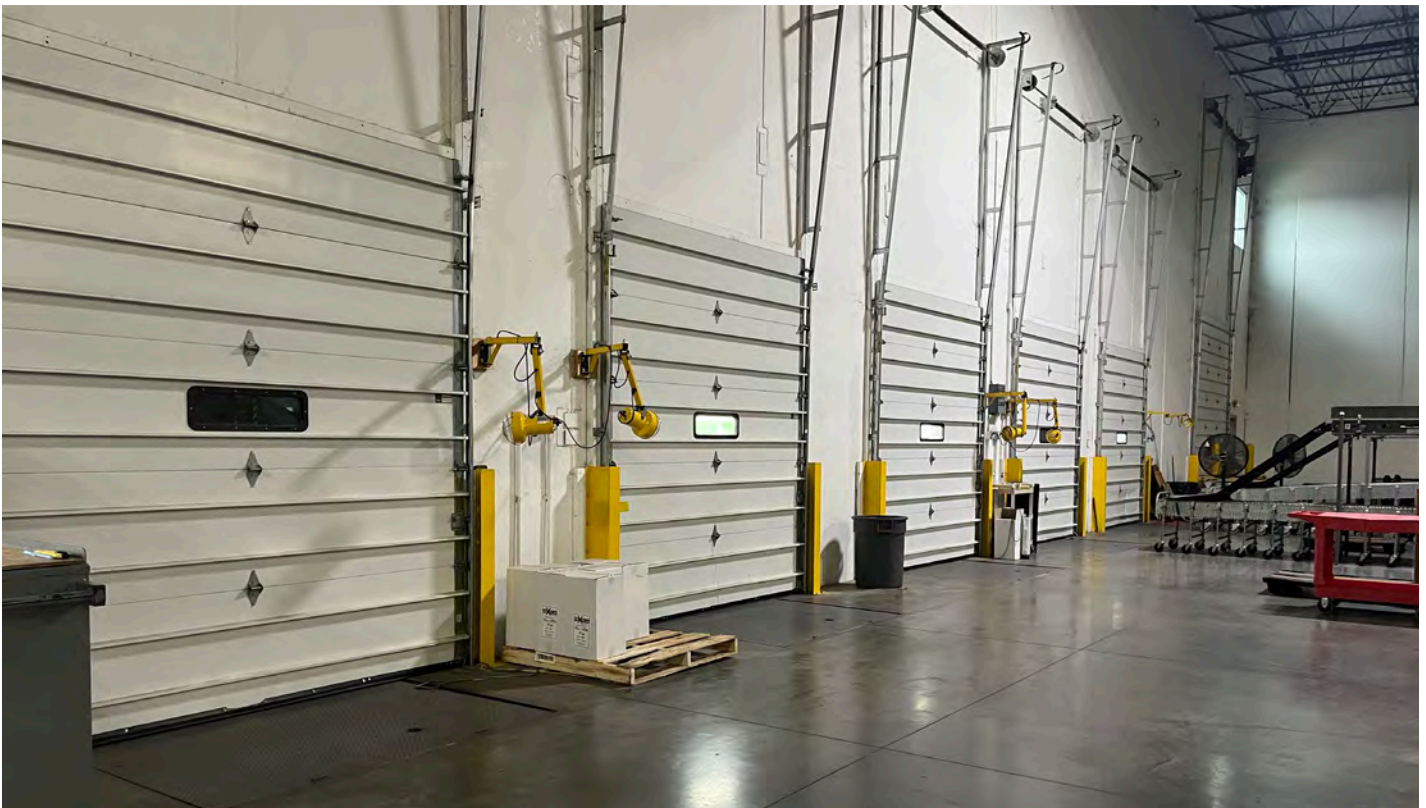
Warehouse Racking



Warehouse



Warehouse Racking



Interior View: Docks



