

# 494,000 SF High Cube “Class A” Industrial Complex

For Lease | 12926 Mahoning Avenue, North Jackson, Ohio 44451







## PROPERTY HIGHLIGHTS

- Brand new high-cube “Class A” Industrial Cross-Dock facility
- Excellent access to I-76 which connects to I-80 (Ohio Turnpike)
- Within an 8 hour drive to Columbus, Chicago, Indianapolis, New York, Toronto, and Louisville
- 100 car parking spaces with 146 trailer parking spaces
- Potential incentives available
- Custom build-to-suit options available. Contact Broker for details!

## UTILITIES

- Gas: 8” (1 psi) main provided by Dominion Energy
- Electric: Aerial electric main provided by First Energy
- Water: 12” main provided by Mahoning County Water
- Sewer: 18” ACP interceptor main provided by Mahoning County Sanitary
- Internet: Fiber optic line provided by AT&T

## LEASE RATE

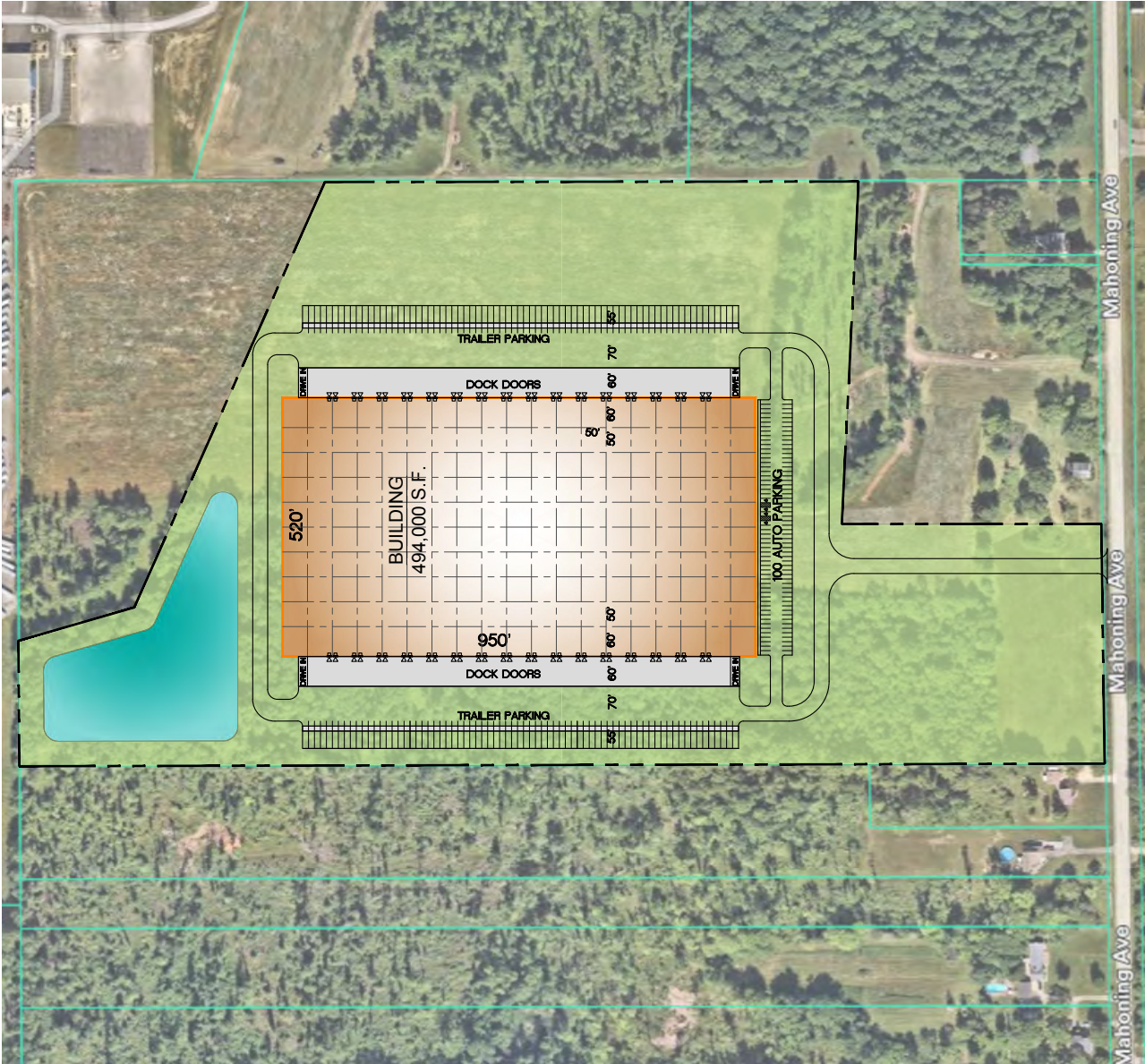
Contact Broker

## Building Specifications

<b>Total Building Size:</b>	494,000 SF	<b>Ceiling Height:</b>	36'	<b>Docks:</b>	64 w. 30,000 lb Mechanical Dock Levelers & Seals and additional knockouts in place
<b>Site Size:</b>	58.3 Acres	<b>Roof:</b>	0.060mil TPO with R-25 Insulation	<b>Drive-in Doors:</b>	Four (4) - 12'x14' with Automatic Openers
<b>Year Built:</b>	Proposed	<b>Sprinkler:</b>	ESFR	<b>Floor:</b>	7” Concrete (4,000 PSI)
<b>Construction:</b>	Pre-Cast Insulated Concrete	<b>Lighting:</b>	Motion Sensor LED - 2'x4' High Bay Fixtures	<b>Power:</b>	480V / 3P
<b>Column Spacing:</b>	50' x 50'	<b>Heat:</b>	Heating and Cooling Rooftop Units, Make-Up Air Units, and Unit Heaters	<b>Parking:</b>	100 Car Parking 146 Trailer Parking
<b>Speed Bay:</b>	50' x 60'	<b>A/C:</b>	Rooftop/Office		



# Site Plan

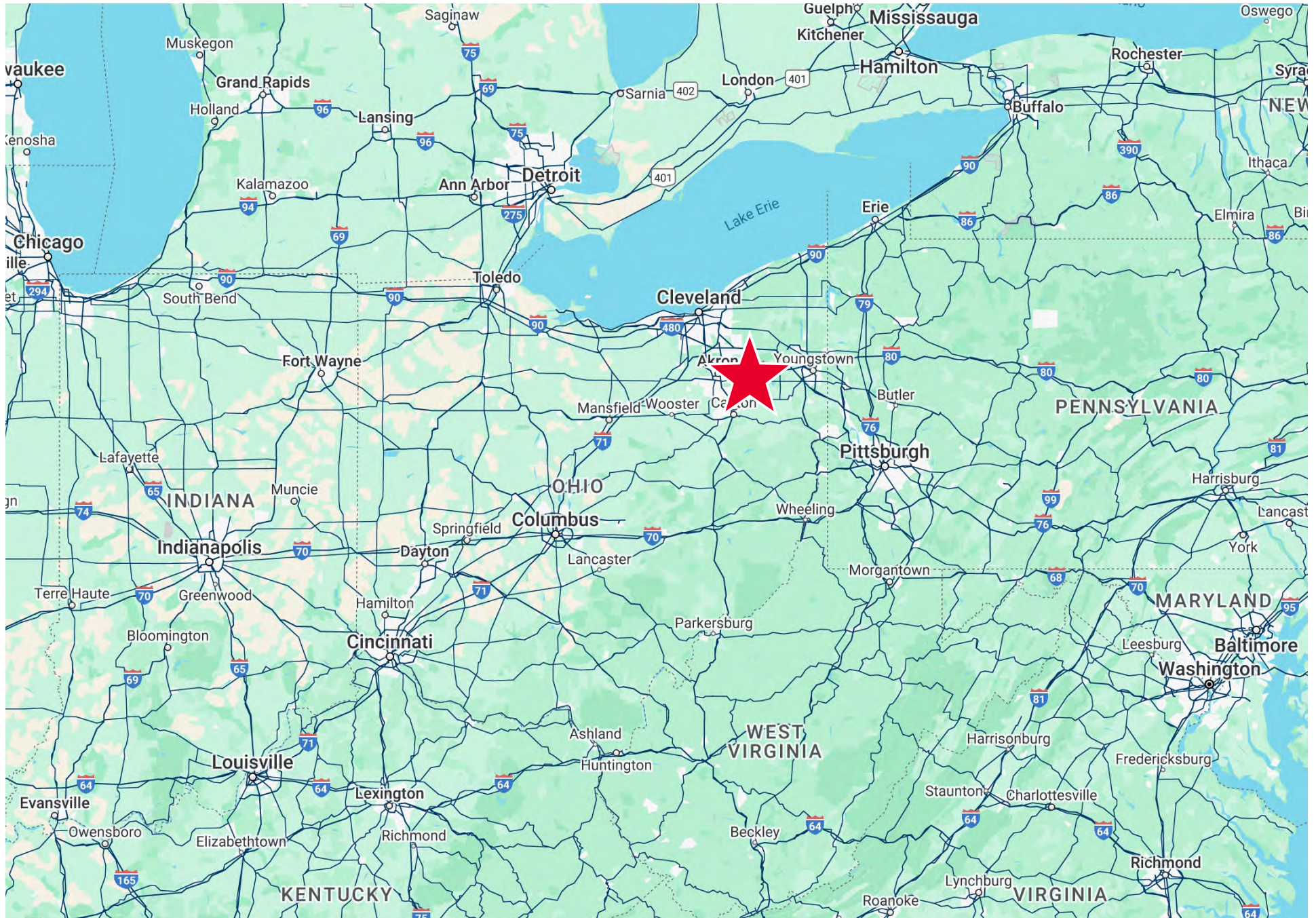








# Regional Map







## 12926 MAHONING AVENUE NORTH JACKSON, OHIO 44451

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