

<http://www.cbreim.com/logistics>

6111 Bixby Rd

**130,629 SF Available**6111 Bixby Road
Canal Winchester, OH 43110

Total Available	130,629 SF
Office Space	3,300 SF Office / 1,450 SF Break
Clear Height	36'
Dock Doors	28 Doors
Dock Equipment	12 Mechanical levelers, 15 edge of dock levelers, 25 dock locks
Grade Level Doors	1 drive-in door
Power	1,000a - 277/480v 3p
Warehouse Heat	50°F at -0°F, 0.25 ACH
Fiber to Building	Provided by AT&T

Year Built	2021
Fire Suppression	ESFR
Trailer Parking	28 Trailer parking spaces
Car Parking	88 Surface parking spaces
Column Spacing	56' x 50' (56' x 60' speed bay)
Lighting	LED with motion sensors
Air Circulation	6 HVLS fans
Configuration	Single load
Floor	7" Non-reinforced concrete



CBRE Investment Management

