



## 2882 Lewis Centre Way

Urbancrest, Ohio 43123

### Property Features

- New Construction with 10,800 - 86,580± SF Available
- First Floor: 31,240± SF Available
- Second Floor: 54,000 SF Available
- Building Also Includes 54,000± SF Roof Deck
- 9 Drive-In Doors (14' x 16') Available on First Floor
- 12,000 lb. Freight Elevator Provides Access to All Levels  
Within 30 Seconds
- Power: 800 AMP, 277/480V Service
- 6± Acres for Outside Storage or Trailer Parking



For more information:

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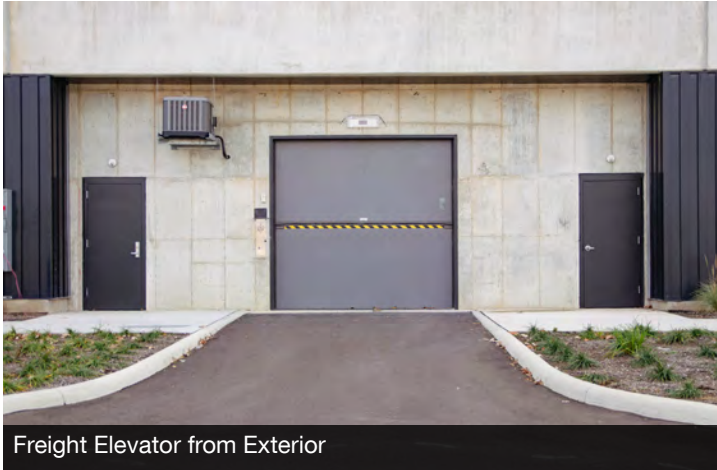
## PROPERTY DETAILS

- First Floor: 23' clear height
- Second Floor: 15' clear height
- Column Spacing: 36' x 60'
- Bay Sizes: 60' x 180'
- Flexible Floor Plans with Build-to-Suit Office Space & Storefronts
- Abundance of Glass Provides Natural Light in All Areas
- 1.5 Miles to I-270 and I-71 Interchange
- Located in one of Central Ohio's top warehouse/distribution submarkets
- 6± Acres Available for Outside Storage or Trailer Parking
- Additional Land May Be Available
- Potential Uses Include:
  - Office/Warehouse/Showroom
  - Automobile/Equipment Service and/or Sales
  - Truck/Trailer Sales & Maintenance
  - Truck/Trailer Parking
  - Light Assembly/Manufacturing





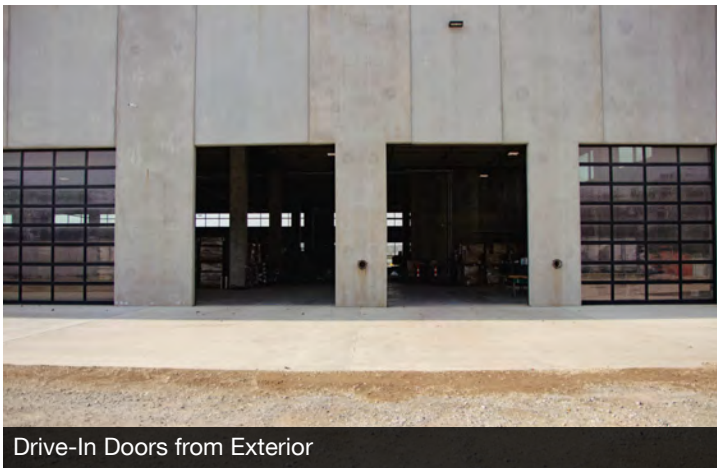




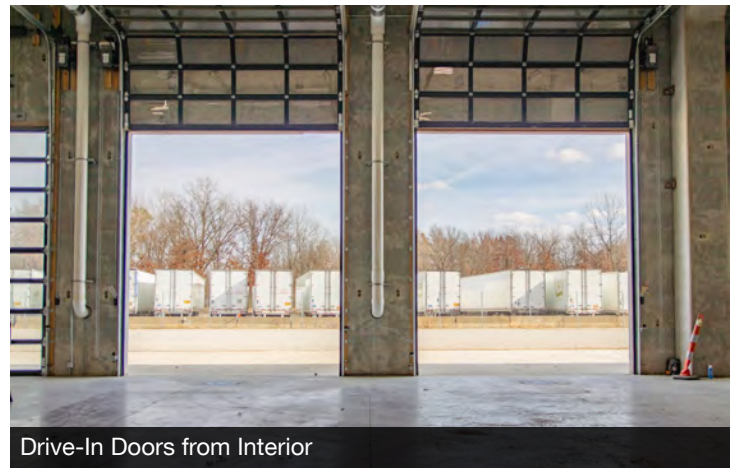
Freight Elevator from Exterior



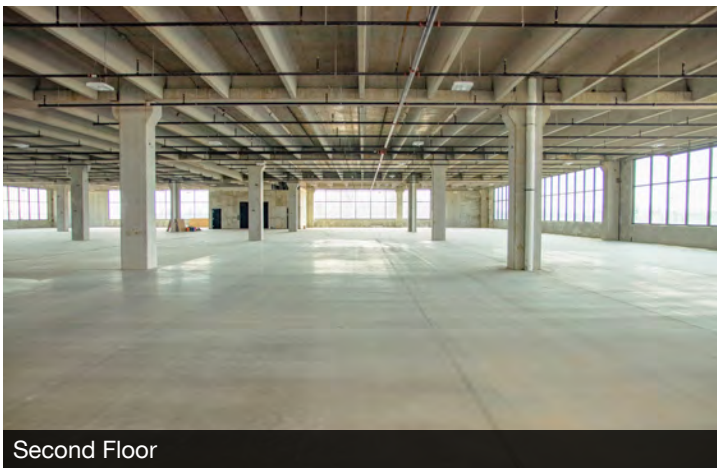
Rear Area with Drive-In Door Access



Drive-In Doors from Exterior



Drive-In Doors from Interior



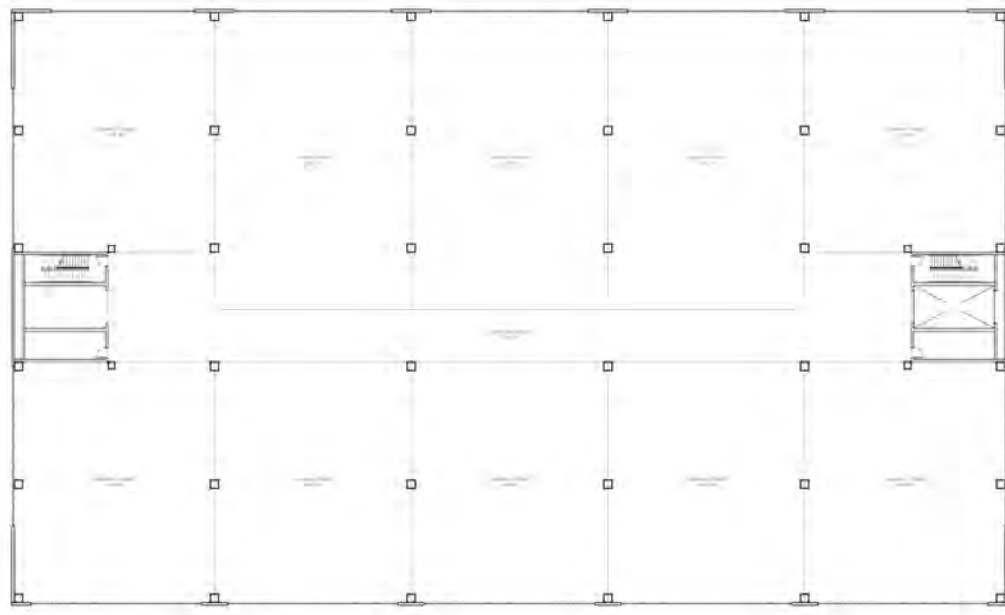
Second Floor



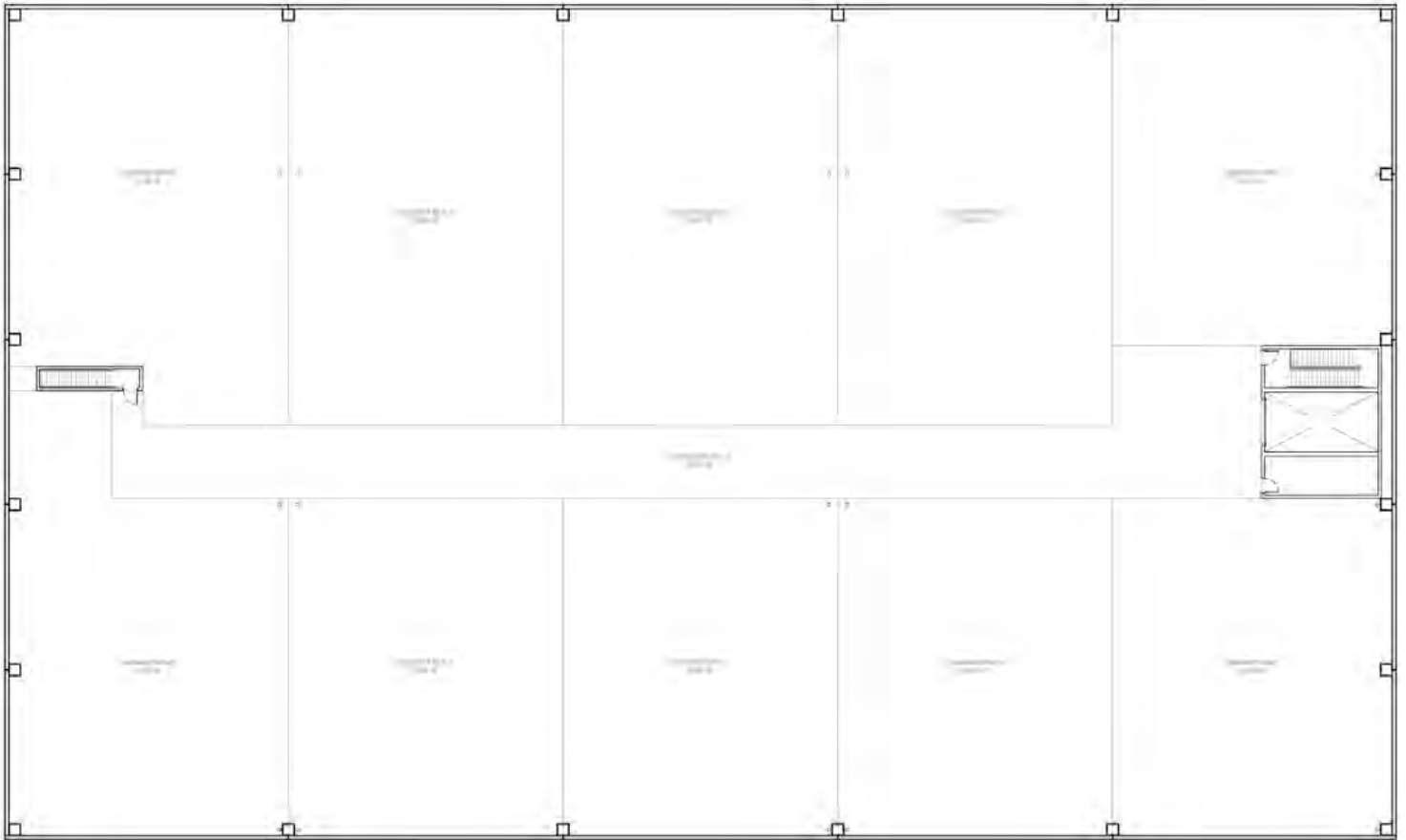
View of 54,000 SF Rooftop Deck from Lewis Centre Way



First Floor

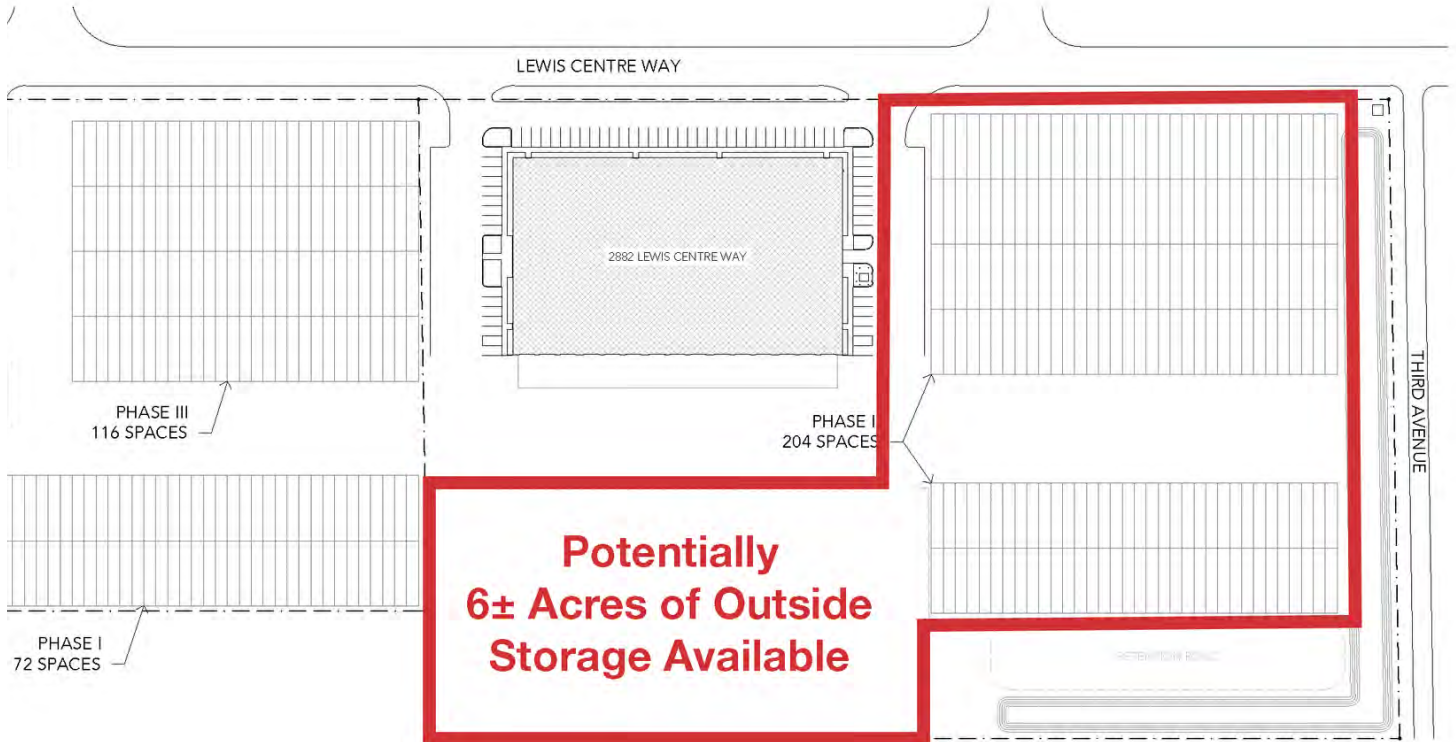


Second Floor



**LEVEL 03**

STAIRS  
CORRIDOR



### SITE PLAN

NOT TO SCALE



