



ONE MILLION SF DIVISIBLE TO 250,000 SF
WITH IMMEDIATE ACCESS TO I-80

STATE ROUTE 44 & OHIO TURNPIKE ROUTE 80 | SHALERSVILLE, OH 44255



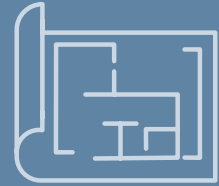
STONEMONT
FINANCIAL GROUP



Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states

Over a Million Square Feet of Possibilities

Turnpike Commerce Center is a unique opportunity delivering **±1,021,980 SF** to the Northeast Ohio industrial market in a new 470 acre fully designed master-planned park. With immediate access to the Ohio Turnpike/I-80, Turnpike Commerce Center is ideally located for high volume e-commerce, fulfillment & technology manufacturing operations. This new Shalersville location is destined to become a premier distribution and logistics hub.



±1,021,980 SF
spec new construction



±250,000 SF
divisible to



470 ACRE
master-planned industrial park



40 FOOT
clear height



330 SPACES
trailer parking



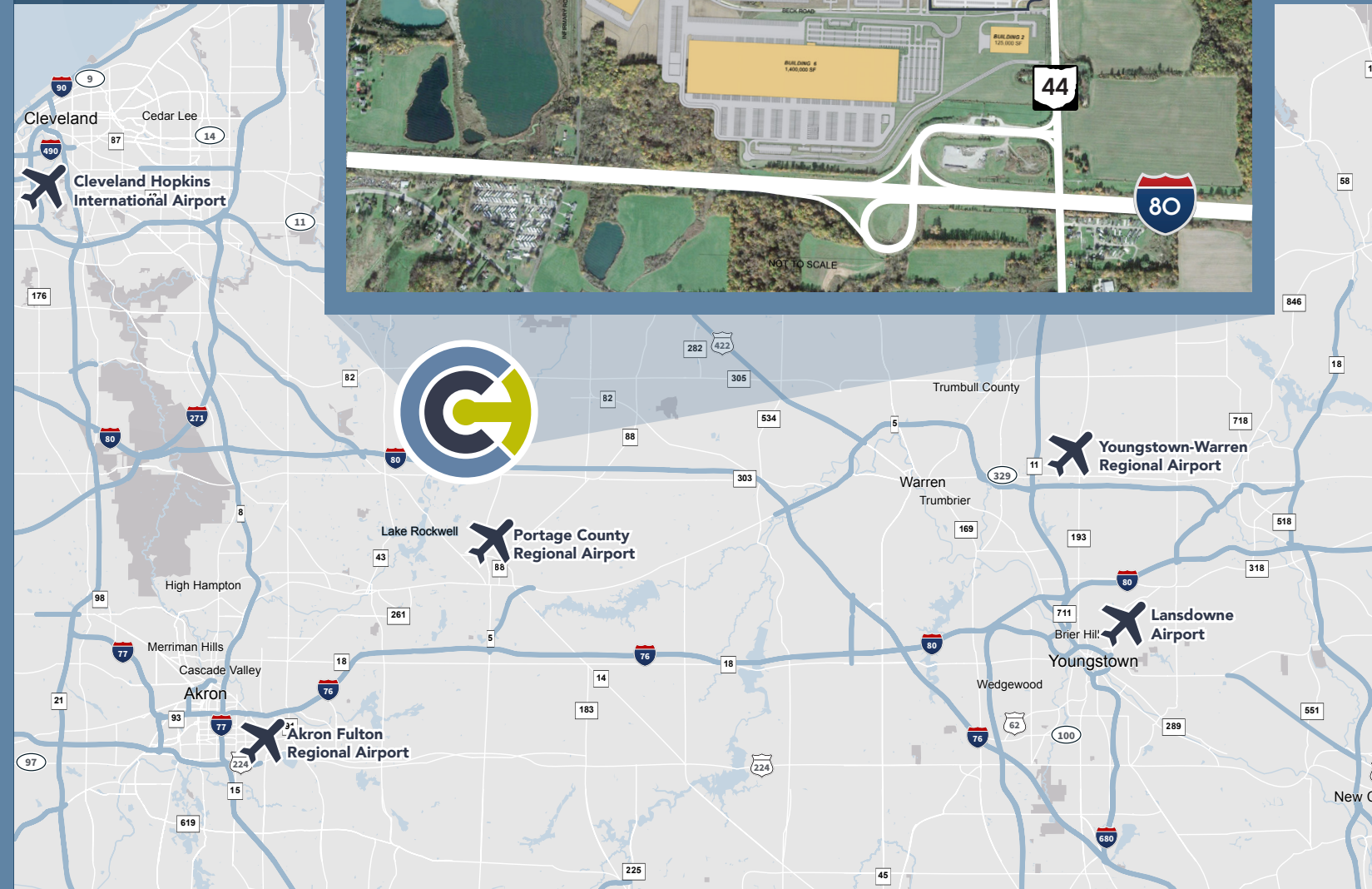
LED
standard lighting



ESFR
fire suppression

Prime I-80 Access

Positioned **less than 1 mile** from the Ohio Turnpike/I-80, Turnpike Commerce Center will provide **optimum highway accessibility** in a heavily populated area - approximately 7.7 million people within a 100 miles.



Building Specifications

Building

±1,021,980 SF state-of-the-art facility

Divisible to ±250,000 SF

40' minimum interior ceiling clearance

3,253 SF of office space

ESFR fire suppression system

Option for skylights

56' x 52' typical column spacing

Up to 4,000 amps; 277/480v; 3-phase

Loading Area

Cross-load building

(179) 9' x 10' Dock high positions

(55) 9' x 10' knock out panels

(60) dock levelers

(64) standard docks

(4) 12' x 14' grade level docks

(2) additional 12' x 14' knock out panels

190' truck courts

60' concrete truck aprons

60' speed bays

Parking

330 trailer parking positions

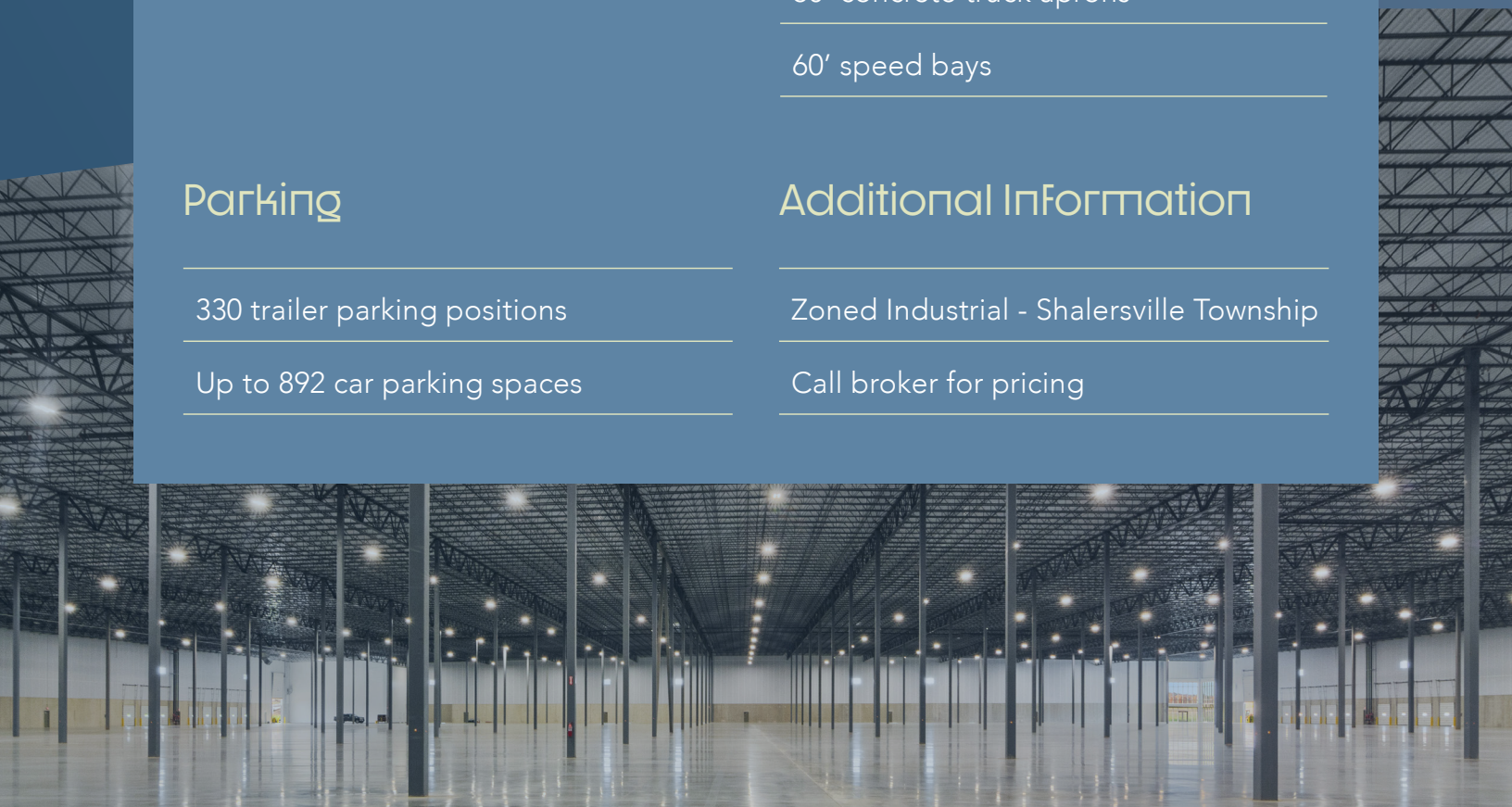
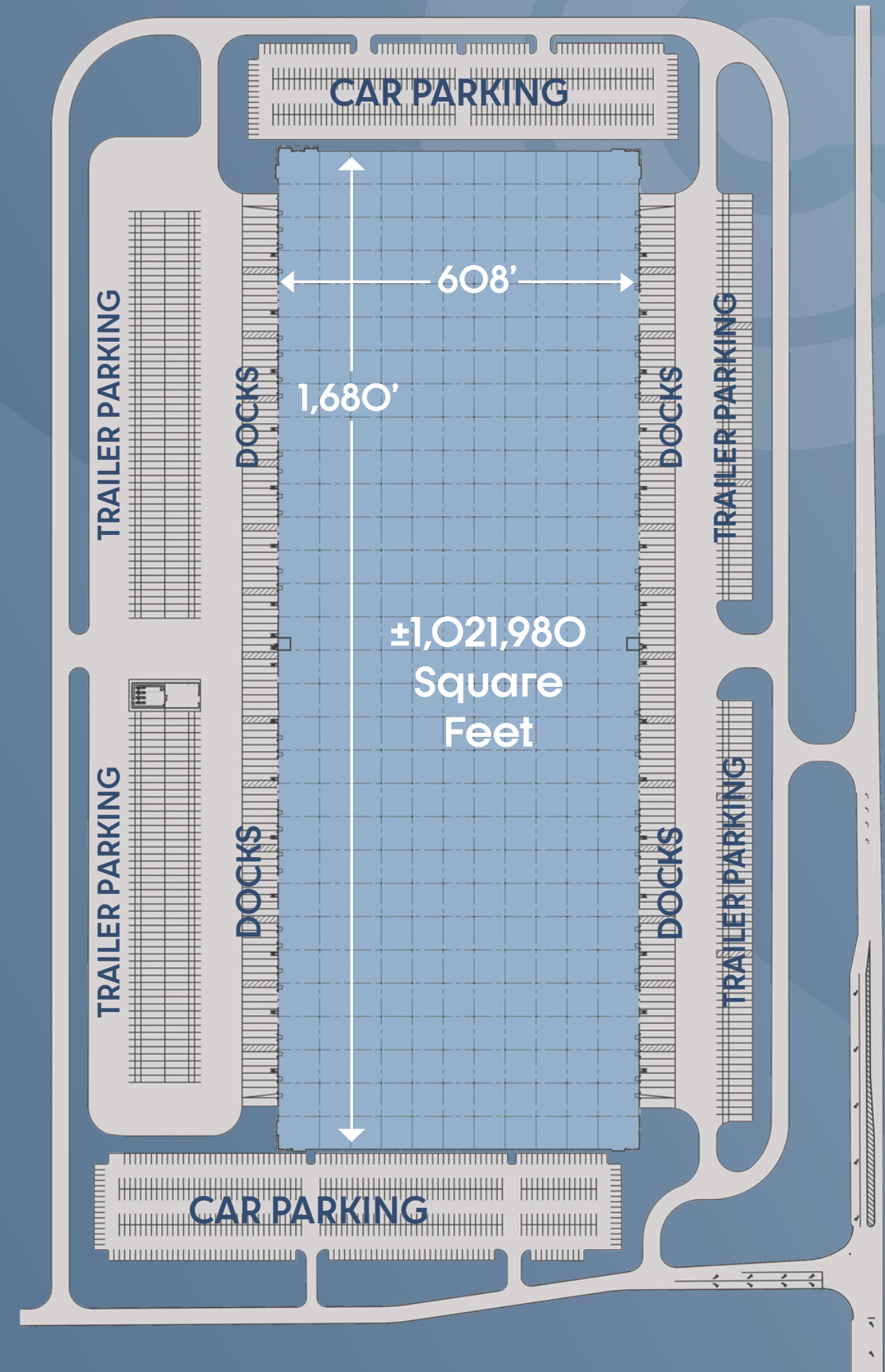
Up to 892 car parking spaces

Additional Information

Zoned Industrial - Shalersville Township

Call broker for pricing

Building Plan



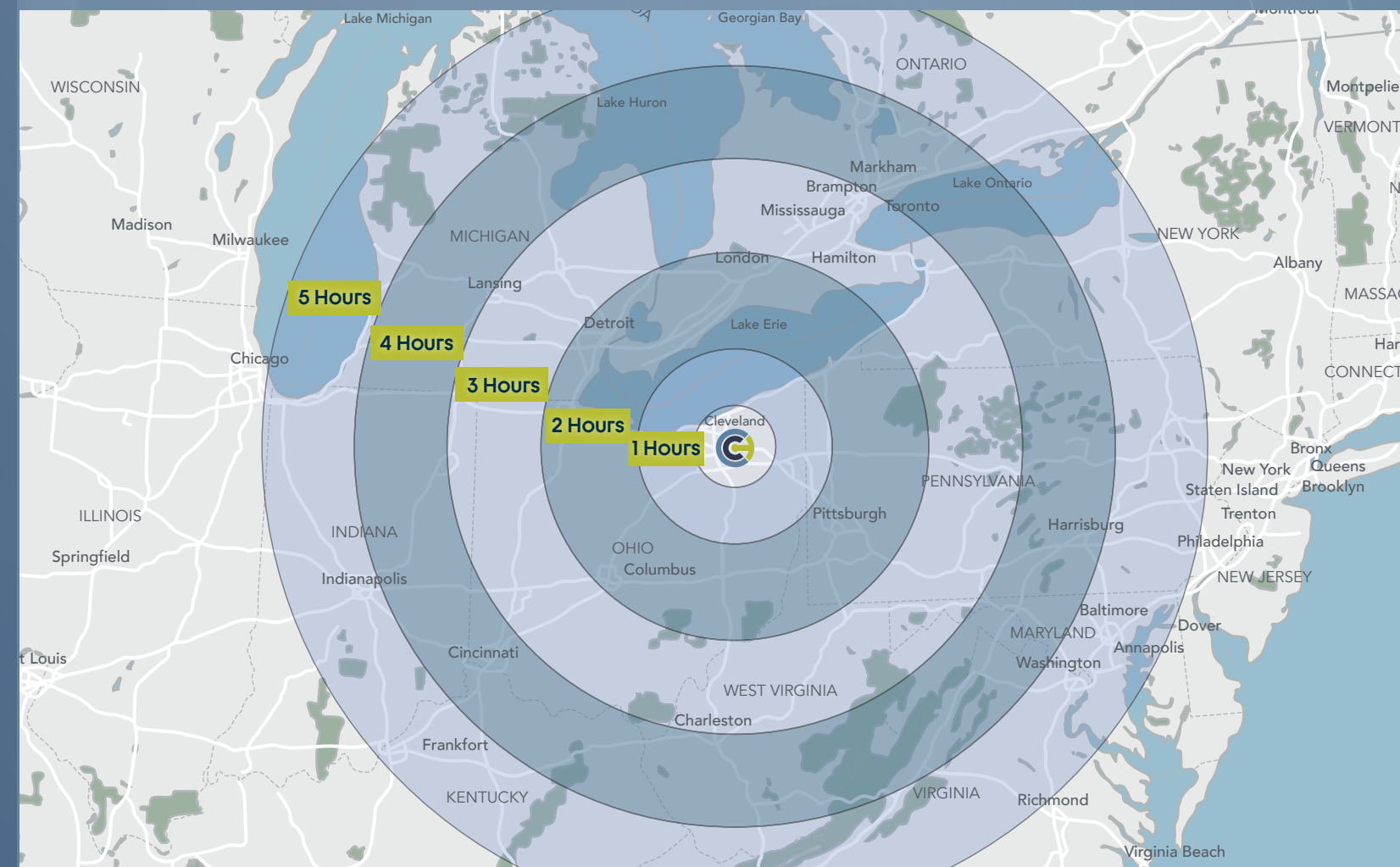
Building Photos



A Regional Game Changer

Turnpike Commerce Center provides a key central location in the region with excellent proximity to both the **East Coast and Midwest**. Positioned along I-80, the building is easily accessible to two of the top three largest cities in the US - a five hour drive to Chicago and a six hour drive to New York City.

Cleveland 0.5h	Pittsburgh 1.5h	Columbus 2h	Detroit 2.5h	Cincinnati 3.5h
Indianapolis 4.5h	Washington DC 5h	Chicago 5h	Philadelphia 5.5h	New York City 6h





TURNPIKE COMMERCE CENTER



TurnpikeCommerceCenter.com

Contact

David Stecker

Managing Director
+1 216 937 1965
david.stecker@am.jll.com

Joe Messina

Senior Managing Director
+1 216 937 4386
joe.messina@am.jll.com

+1 216 861 7171
jll.com/cleveland



STONEMONT
FINANCIAL GROUP



Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states | DISCLAIMER Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.