

521
EXCHANGE WAY

COMMERCIAL POINT, OH

IMMEDIATE OCCUPANCY



For Sublease
437,146 SF

 CUSHMAN &
WAKEFIELD

// PROPERTY FEATURES



40' CLEAR HEIGHT



BTS OFFICE SPACE



40 DOCKS



2 DRIVE-INS



ESFR FIRE PROTECTION



127 PARKING SPACES



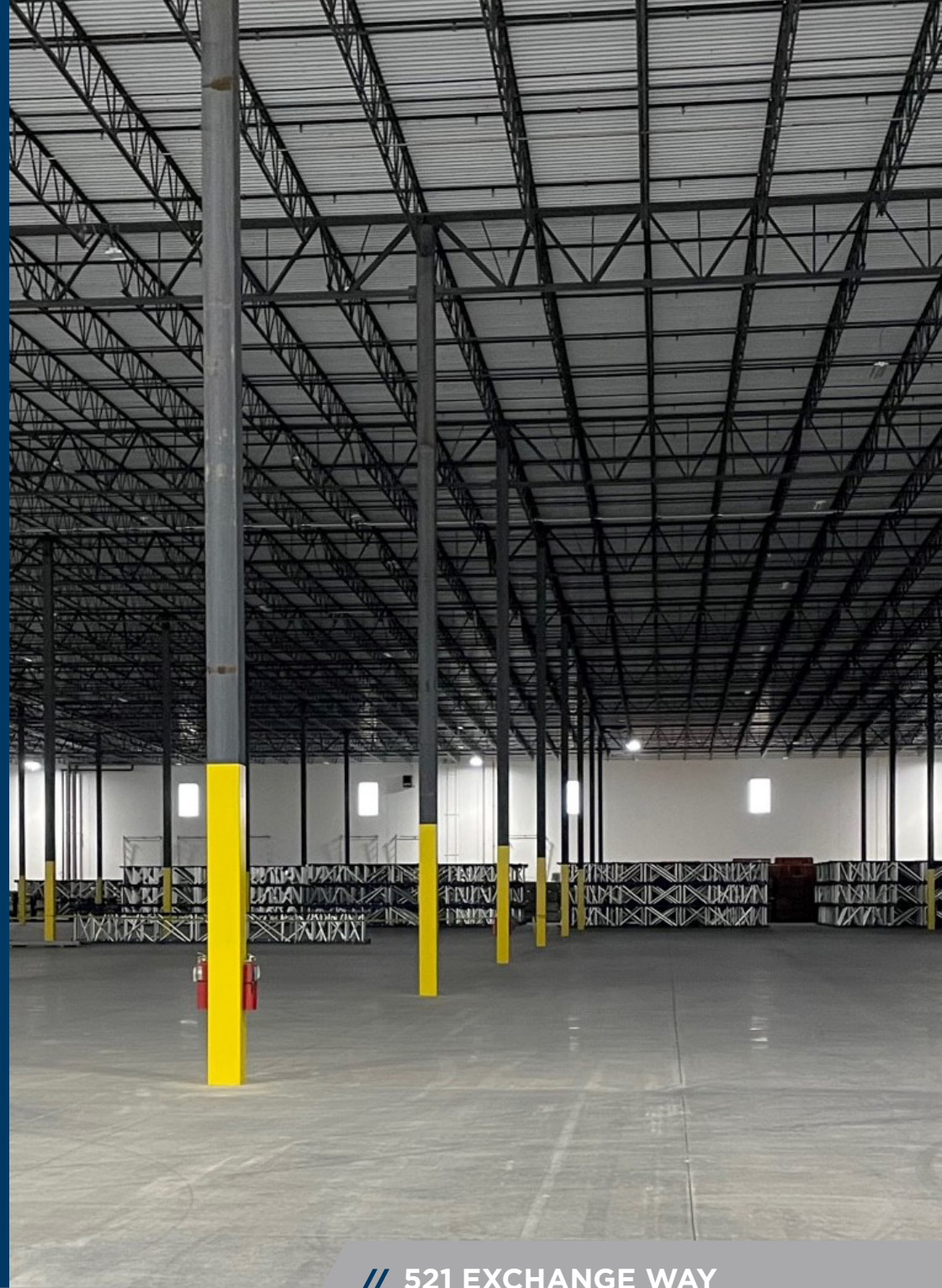
40 TRAILER STALLS



INDUSTRIAL ZONING



TAX 15 YEAR, 100% ABATEMENT



// **521 EXCHANGE WAY**
Commercial Point, OH 43117

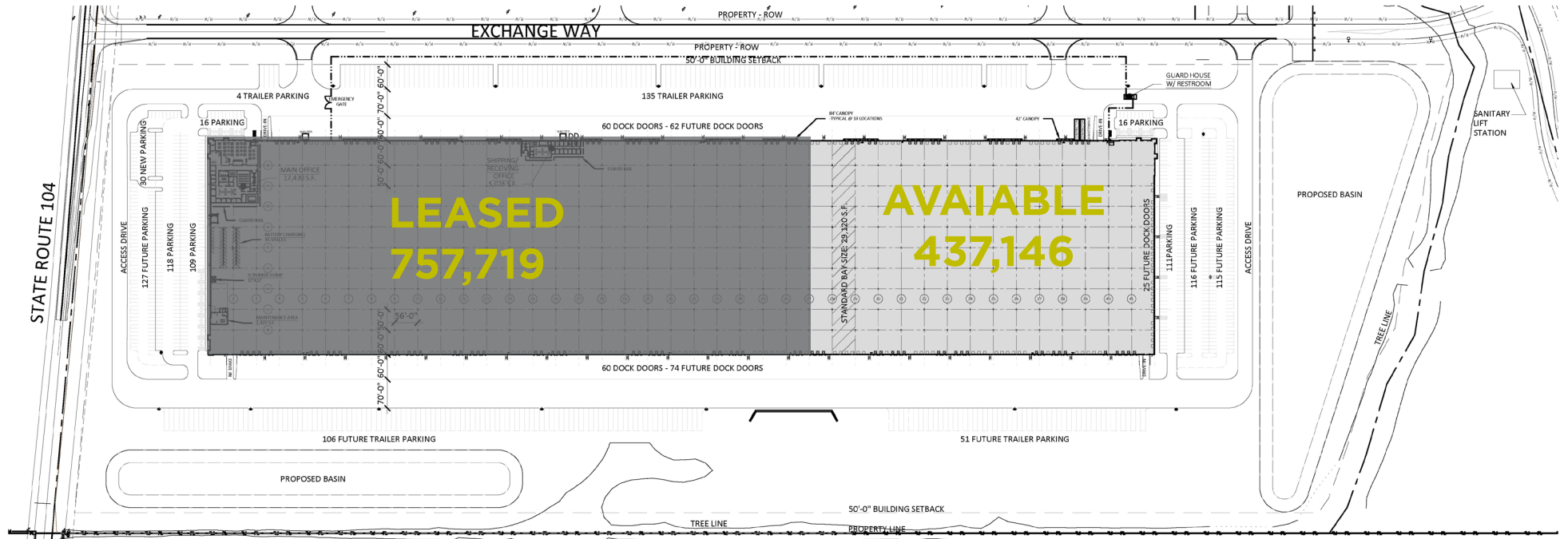


// BUILDING SPECS

BUILDING SIZE 1,194,865 SF	DOCK LEVELERS 40 MECHANICAL (40,000 LBS)	LIGHTING 2 LED HIGH-BAY PER BAY	WATER LINES 3 INCH DOMESTIC WATER AND 10" FIRE LOOP
AVAILABLE SPACE 437,146 SF	DOCK LIGHTS 40	SPRINKLERS ESFR	ELECTRICAL DROPS 100: 110-VOLT DROPS
OFFICE BTS	DOCK SEALS 40	RACKING NEGOTIABLE	ELECTRICAL (1) 1200 AMP, 480/277 VOLT
SHARED GUARD SHACK OFFICE & RESTROOM	DRIVE-IN DOORS 4 (12' X 14')	TAX INCENTIVES 15 YEARS, 100% ABATEMENT	MECHANICAL DIRECT GAS-FIRED MAKE-UP AIR HANDLING UNITS
CLEAR HEIGHT 40'	TRAILER PARKING 40 CURRENT <i>51 FUTURE</i>	TRUCK COURT 130'	WAREHOUSE AIR EXCHANGE 1 AIR CHARGER PER HOUR 2 BIG ASS FANS
SITE SIZE 90 ACRES	ROOF .45 MIL MECHANICALLY FASTED WHITE TPO	ACCESS ROUTE 762 TO SR 23; SR 104 TO SR-665	FLOOR SEALER ASHFORD FORMULA
YEAR BUILT 2022	FLOOR 8" UNREINFORCED CONCRETE	WALLS EXTERIOR TILT UP PANELS 9" CONCRETE 2" INSULATION	CAR PARKING 127 CAR PARKING SPACES; <i>231 FUTURE STALLS</i>
DOCKS 40 (9'X10') <i>47 FUTURE DOCK DOORS</i> <i>25 FUTURE DOCK DOORS ON EAST WALL</i>	ZONING INDUSTRIAL	WALL PROTECTION ANGLE IRON ON INTERIOR WAREHOUSE WALLS	
	COLUMN SPACING 60' X 56' SPEED BAY 56' X 50' INTERIOR BAY		

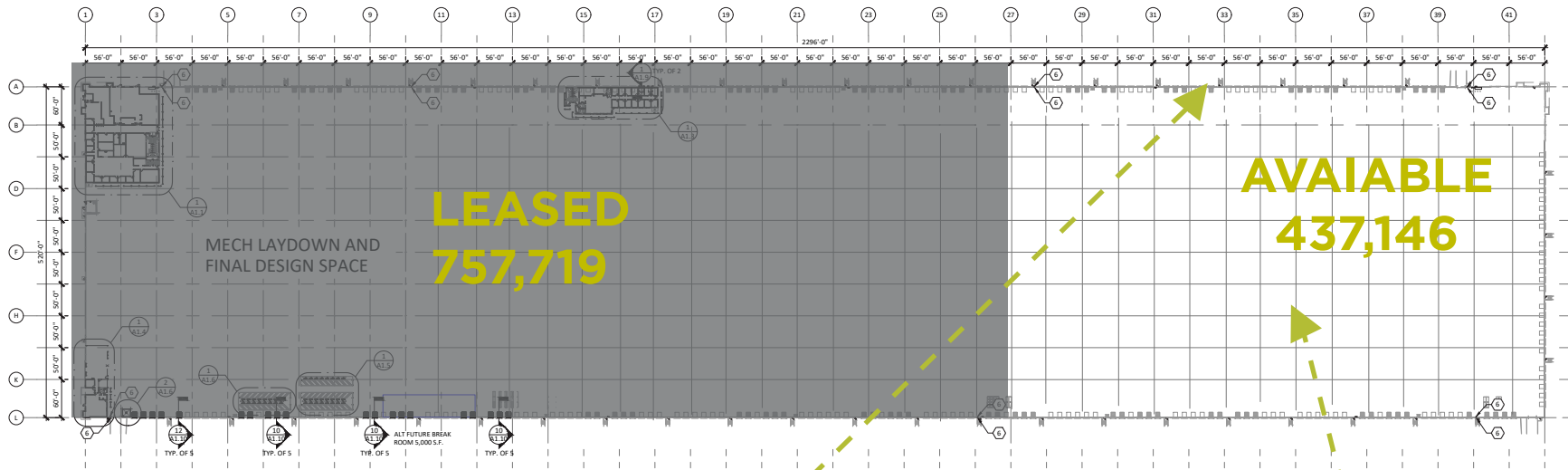
// SITE PLAN

SITE PLAN



// WAREHOUSE FLOOR PLAN

FLOOR PLAN



// RACKING ON SITE

RACKING OPTIONS

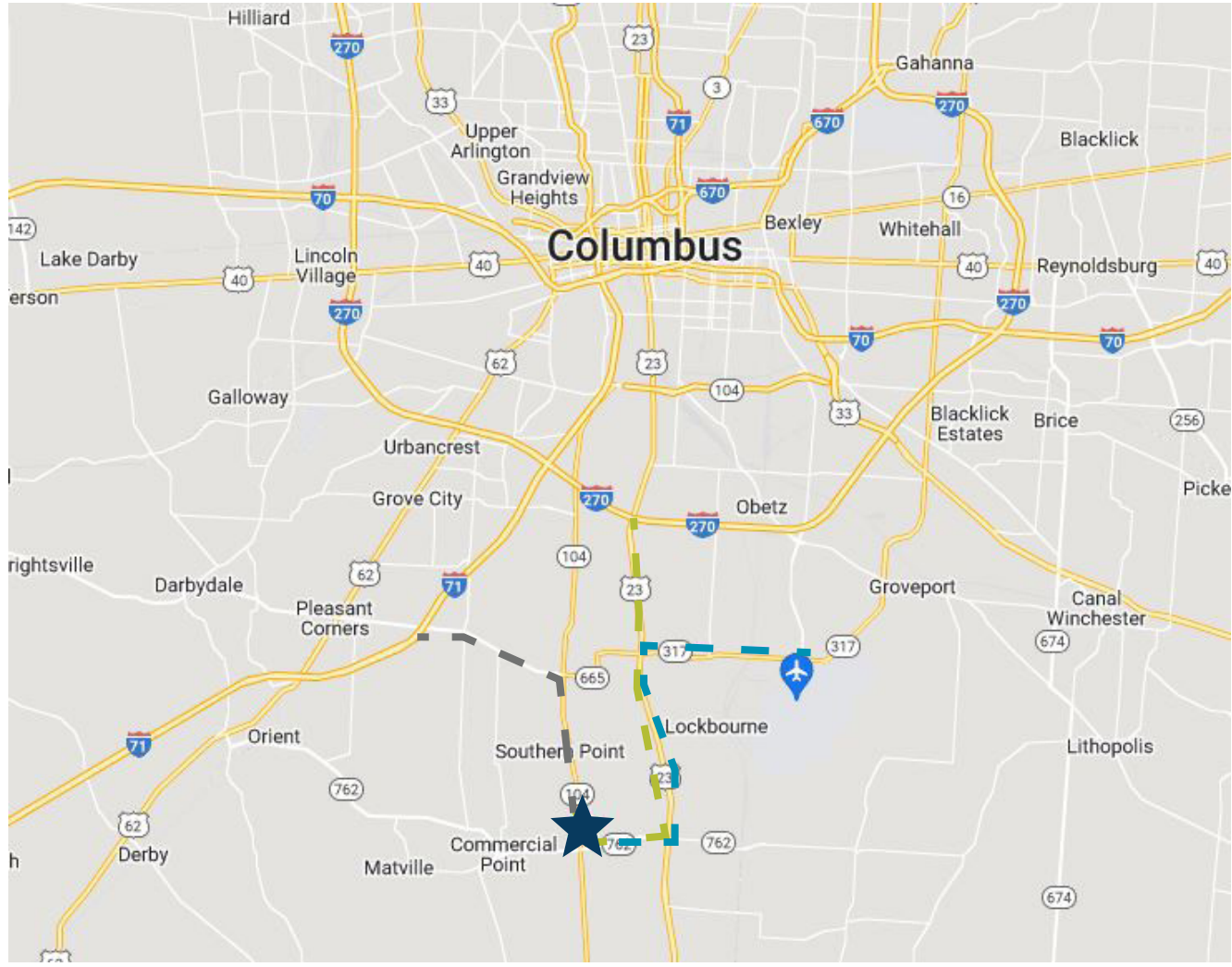
Materials:

Part #	Qty	Description	Color	Wt. Total
WD4446-2200	932	44"D x 46"W inside waterfall wire deck, 2200lb UDL capacity	Gray	16,590
WD4446-1650	5,364	44"D x 46"W inside waterfall wire deck, 1650lb UDL capacity	Gray	90,652
WD4846-600	10,878	48"D x 46"W inside waterfall wire deck, 600lb UDL capacity	Gray	152,292
Wire Dividers	10,878	Wire Dividers, 46.25"L x 16"H, 4x4 mesh, 2 hooks	Gray	43,512
I2312G43244N	380	36"H x 44"D upright, teardrop, 312 column	Blue	115,748
T0203320	3,230	12"H bolt-on bullnose column protector	Blue	14,212
T0034223	14,512	5/16" x 1-1/2" bolt		58
U0200338	42,040	3.6"H x 96"L teardrop beam - 4,170lb capacity per pair	Orange	924,880
U0072730	71,406	44"D pallet supports		414,155
U0074733	211,528	1/4-14 X 3/4" tek screws		212
T0047975	6,124	12" row spacer		9,798
T0047977	1,080	16" row spacer		2,268
T0200870	3,128	upright leveling shims		938
U0074596	16,580	1/2" x 5-1/2" hilti anchor		4,974
I2313G43244N	2,748	36"H x 44"D upright, teardrop, 313 column	Blue	745,258
I2314G43248NM	270	36"H x 48"D upright, teardrop, 314 column	Blue	72,900
U0200316	10,878	2.7"H x 96"L teardrop beam - 2,440lb capacity per pair	Orange	207,770
T0200823	372	7.8" x 7.8" shims		409
T0203315	204	BOLTW 5/16X 3-3/4" D391 G5		20
I2313G43244NM-1	102	36"H x 44"D upright, teardrop, 313 column, double column up to 16'	Blue	38,576
U0082134	5,760	ST.Push Back Deep 2 40" x 48"		589,248
U0201170	2,880	Pushback Beam IK435U F3M 8H	Orange	109,728
U0201350	2,880	Pushback Beam IK435P F3M 4H044	Orange	109,728
U0201207	2,880	Pushback Beam IK335P F3M 4H125	Orange	86,688
T0034514	500	Post TD U102 33"	Blue	59,900
T0210711	4,000	ST.Bracket Frontal Frame U100		4,800
T0203853	4,000	Diagonal U C715 G 46 1/16"		16,400
T0032355	1,500	Shims U100 11ga		1,500
T2102G39654N	500	33"H x 54"D upright, teardrop, 102 column	Blue	169,200
T00297078	500	Heavy Footplate U100		1,300
T0032353	1,000	Shims U100 18ga		400
T0029082	1,000	3/8" x 1" bolt		100
T0043168	1,000	Washer Cup Footplate TD UU		100
T0032383	500	12"H bolt-on bullnose column protector - U100 frames	Blue	2,300
IRP-42LH-HD	153	42"L space saving end of aisle guard, left hand	Yellow	8,951
IRL-42RH-HD	153	42"L space saving end of aisle guard, right hand	Yellow	9,027
WA3-4X4.25	1,224	3/4" wedge anchors, 4.25"L		759
Load Signs	180	11" x 17" plastic load information signs		0
Spares - decks	1	Spare wire decks		0
Spares - rack	1	Spare uprights, beams, crossbars, row spacers		0

// GALLERY



// DRIVE TIMES

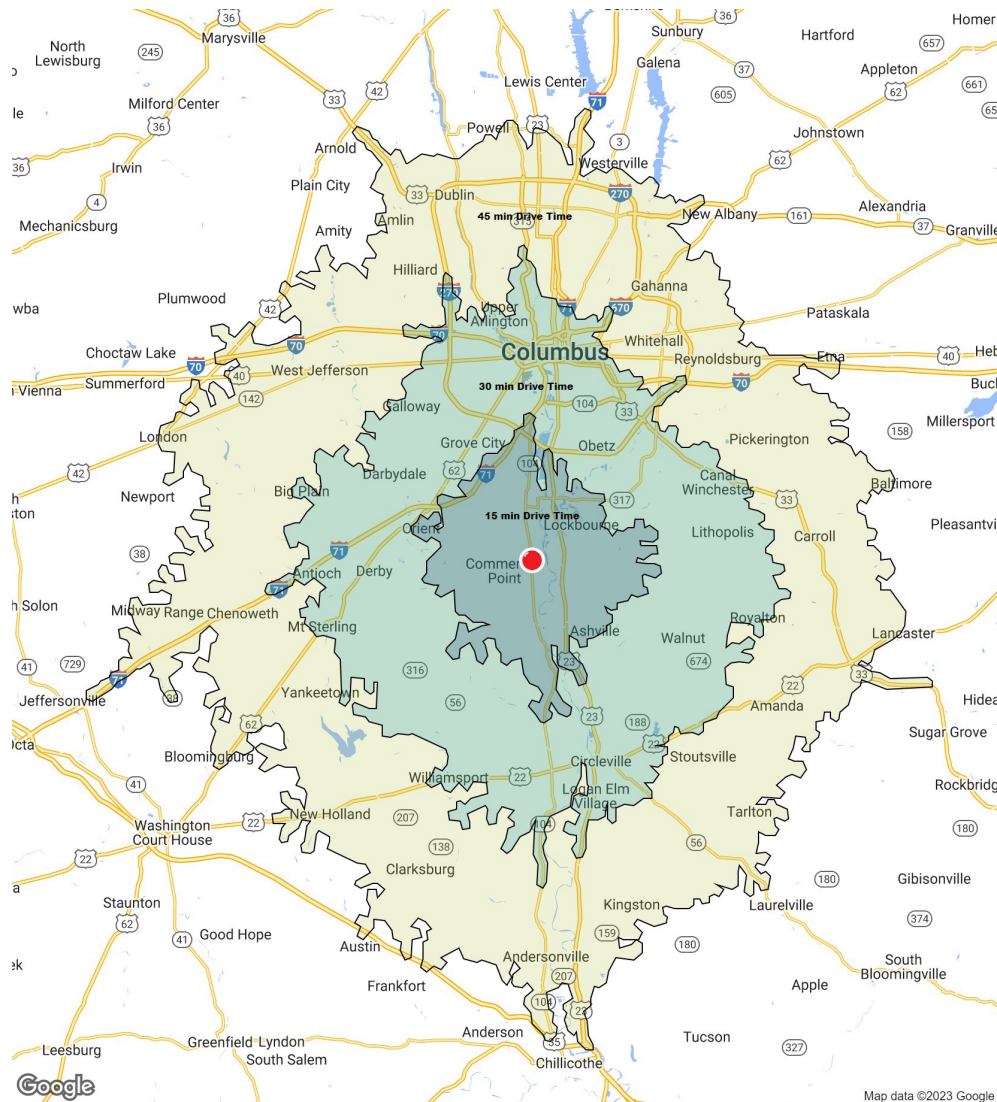


8.5 Miles
to I-270

4 Miles to
Rickenbacker
Airport

7.5 Miles
to I-71

// POPULATION DRIVE TIMES



15 Minutes

30 Minutes

45 Minutes

	15 MIN	30 MIN	45 MIN
POPULATION	44,788	551,837	1,481,328
EMPLOYEES	13,169	310,362	690,296

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