

FOR LEASE

INDUSTRIAL SPACE

72,300 SF

1350 W. SANDUSKY AVE.
BELLEFONTAINE, OH
43311



MARKER
DEVELOPMENT

INFORMATION BY PHONE

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PROPERTY OVERVIEW

72,300 SF

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HIGHLIGHTS

- 72,300 SF CLASS B DISTRIBUTION FACILITY
- 100% TAX ABATEMENT IN PLACE THROUGH 2032
- CONVENIENTLY LOCATED WITHIN 15 MILES OF FOUR HONDA OF AMERICA MANUFACTURING FACILITIES
- ABILITY TO EXTEND PARKING LOT TO ACCOMMODATE 100+ ADDITIONAL VEHICLES
- GATED TRUCK COURT WITH ON-SITE SECURITY STATIONED AT POINT OF ENTRY



PROPERTY OVERVIEW

FORTY SEVEN-THREE, A 72,300 SF WAREHOUSE FACILITY (ON APPROXIMATELY 6.233 ACRES) COMPLETED IN JANUARY OF 2017, IS PART OF AN 86 ACRE INDUSTRIAL PARK DEVELOPMENT IN BELLEFONTAINE, OHIO. THE STRUCTURE HAS A Poured CONCRETE FOUNDATION, 29' PRE-ENGINEERED STEEL WALLS, 8 DOCK DOORS, AND 1 DRIVE-THROUGH DOOR. THERE IS CURRENTLY 3,500 SF OF OFFICE SPACE IN THE FACILITY. LOADING DOCK ACCESS (SHARED WITH NEIGHBORING FACILITY) IS GATED AND MANNED BY A SECURITY GUARD DURING HOURS OF OPERATION.

LOCATION OVERVIEW

LOCATED ALONG STATE ROUTE 47 IN BELLEFONTAINE, OHIO, THE SUBJECT IS LESS THAN THREE MILES (FIVE MINUTE DRIVE) FROM TWO DIFFERENT US 33 INTERCHANGES. THE 35-MILE STRETCH OF US 33 RUNNING SOUTHEAST FROM BELLEFONTAINE TO COLUMBUS, KNOWN AS THE SMART CORRIDOR, IS HOME TO OVER 250 COMPANIES PRIMARILY FOCUSED IN AUTOMOBILE-RELATED MANUFACTURING, R&D, AND LOGISTICS (ONE OF THE LARGEST CONCENTRATIONS IN THE COUNTRY).



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PROPERTY DETAILS

72,300 SF

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- YEAR BUILT: 2017
- BUILDING SIZE: 72,300 SF
- OFFICE AREA: 3,500 SF
- LOT SIZE: 6.233 ACRES
- LEASE RATE: \$3.25-\$3.50/SF
- CLEAR HEIGHT: 29'
- DOCK DOORS: 8
- DRIVE IN BAYS: 1
- CONSTRUCTION: PRE-ENGINEERED METAL BUILDING
- ELECTRIC SERVICE: 3-PHASE 480, 277, 30 AMP
- FLOOR/SLAB: CONCRETE SLAB
- PARKING SPACES: 25 SPACES (ABILITY TO ADD 100+ SPACES)



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PROPERTY IMAGES

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