



MOUNT STERLING / OHIO



10500 O'day Harrison Rd

**±286,192 SF
For Sale**

30 Acres of Land

+ Outdoor Storage or Future
Development

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CBRE



Property Overview

Your next opportunity

Featuring a manufacturing campus totaling 286,192 sq ft and 30 acres of undeveloped land, this facility multi-use space able to house all business operations.

Buyers can acquire the full property and retain the land for future expansion —an ideal investment in a competitive market.

*Don't miss this
chance to secure
a plug and play
manufacturing
facility in central
Ohio.*

Building Specifications

Get to know 10500 O'day Harrison Rd.

	Building 1	Building 2	Building 3
Construction	±104,272 SF	±117,720 SF	±64,200 SF
Loading - West	1 Drive-in / 4 Docks	1 Drive-in / 4 Docks	-
Loading - East	1 Drive-in / 4 Docks	2 Drive-in / 4 Docks	1 Drive-in / 4 Docks
Loading - South	2 Drive-in	-	-
Clear Height	24'-31'	25'-36'	20'- 25'
Office	±13,680 SF	Estimated: ±3,000 SF (to be confirmed)	Estimated: ±3,000 SF (to be confirmed)
Warehouse	±90,500 SF	±115,000 SF	±60,000 SF
POWER	UTT Name	Sub 2-1 (HVAC / IMM) Sub 2-2 (West) Sub 2-3 (IMM Only)	Sub 3-1 (Extrusion) Sub 3-2 (Warehouse)
	UTT Equipment Specification	2500 kva Transformer 2000 kva Transformer	1000 kva Transformer 1000 kva Transformer
	Capacity	2000 kw 2000 kw	2000 kw 1000 kw
	Total Capacity	4000 kw	3000 kw



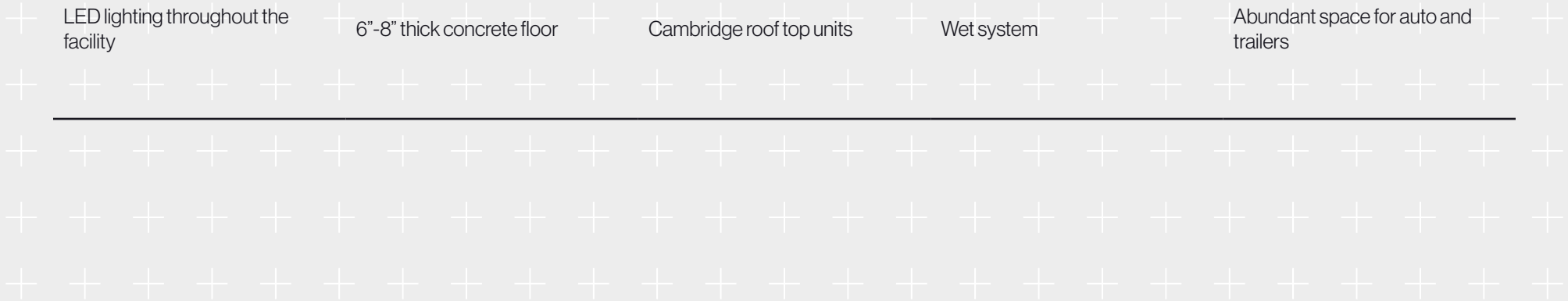
Building Specifications

Get to know 10500 O'day Harrison



Building Style	Site Size	Office Space	RTU's & Ventilation	Clear Height
Metal sided industrial buildings with a contiguous single-story office constructed outside the warehouse footprint.	60 acres total site	±13,680 SF main office ±6,000 SF additional	The warehouse is served by eight (8) 25-ton Trane rooftop air handling units; the building is fully air conditioned. Additional ground level mechanicals appear to provide additional cooling. Ten (10) rooftop ventilation structures are visible on the roof, likely to provide heat exhaust.	(20'-36')
Various dock door access. Suitable for manufacturing/production use.	±30 acres of undeveloped land with direct access to Chambers Road			Building #1-24'-31' Building #2-25'-36' Building #3 20'-25'

Lighting	Floor	Heat	Fire Suppression	Parking
LED lighting throughout the facility	6"-8" thick concrete floor	Cambridge roof top units	Wet system	Abundant space for auto and trailers



Warehouse Space

±265,500 total SF



Office Space

±13,680 SF main office



Site Layout

Space for your present & your future

10500 O'DAY HARRISON RD.

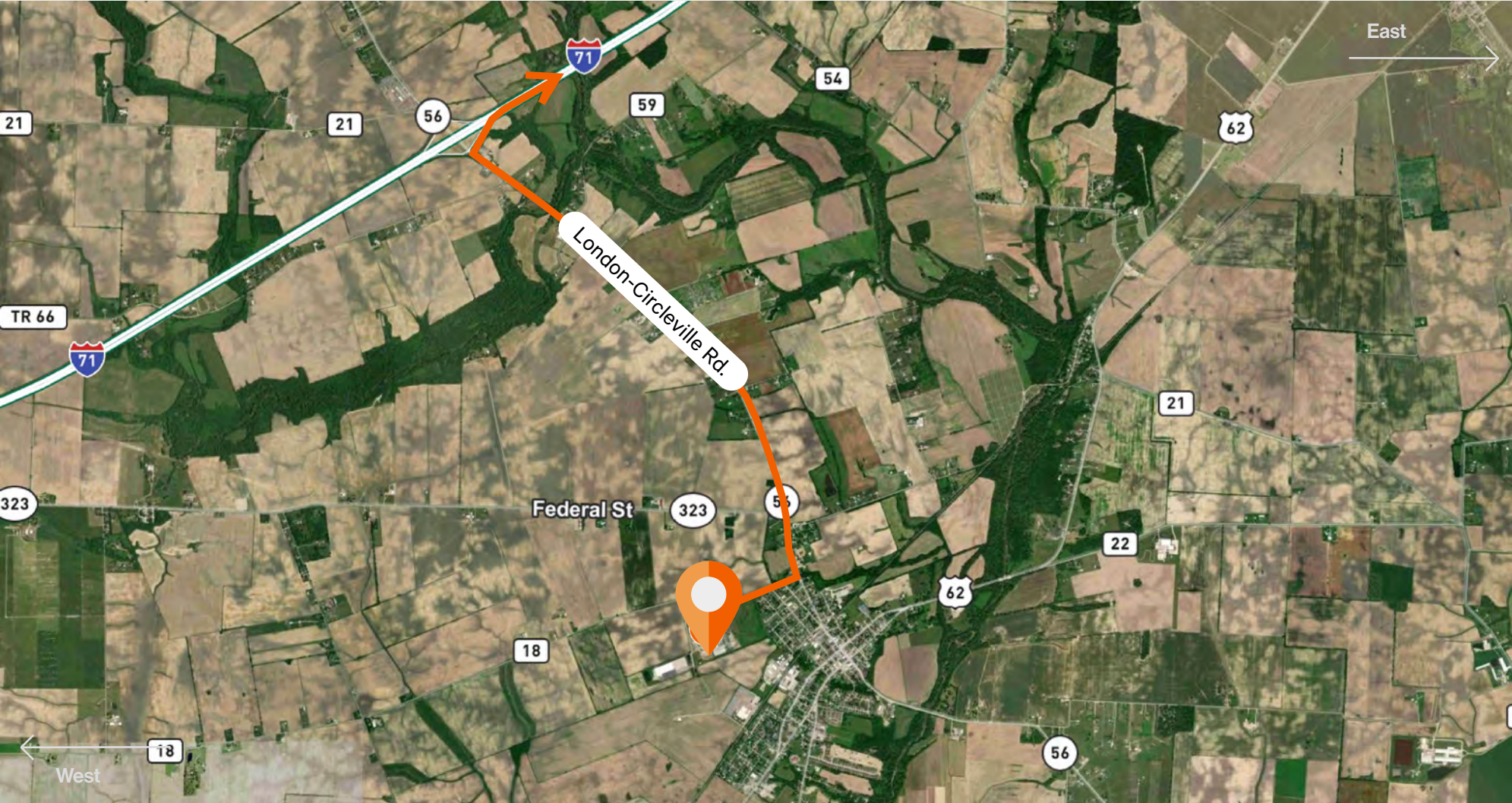
MOUNT STERLING / OHIO



- 1 Building #1
±104,272 SF
- 2 Building #2
±117,720 SF
- 3 Building #3
±64,200 SF
- 4 Additional land
±23 AC

10500 O'DAY HARRISON RD.

MOUNT STERLING/ OHIO



KEY ACCESS

3.5
miles

I-71

1.1
miles

US-62

1.3
miles

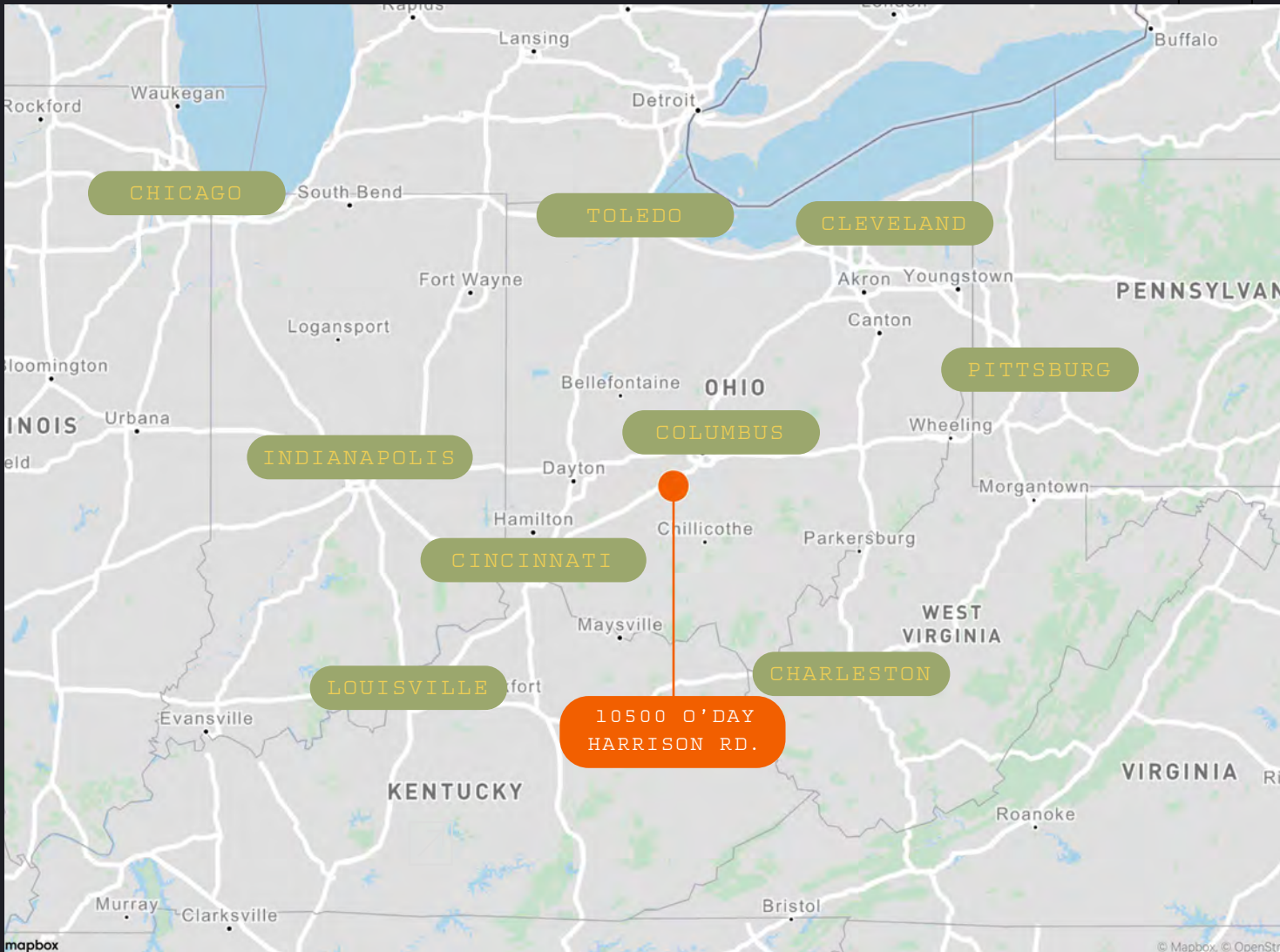
US-56

19
miles

I-270

Drive Times

Reach over **7 million** people within an average 2 hour radius



COLUMBUS
0.5 hours

CINCINNATI
1.2 hours

CLEVELAND
2.3 hours

TOLEDO
2.5 hours

PITTSBURG
3 hours

INDIANAPOLIS
2.4 hours

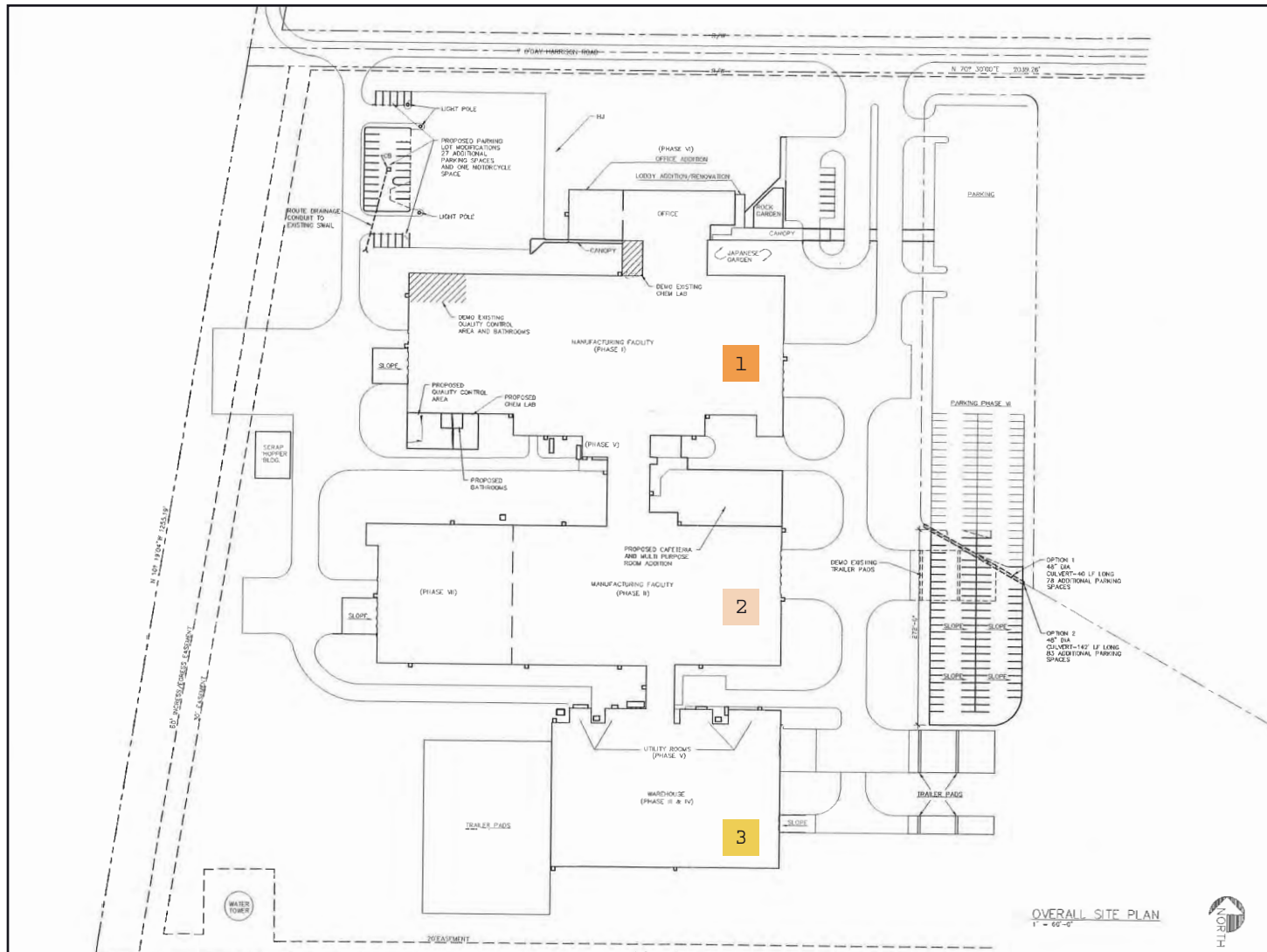
LOUISVILLE
2.4 hours

CHARLESTON
2.5 hours

CHICAGO
5 hours

The Basics

10500 O'DAY HARRISON RD.
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±104,272 SF
- 2 Building #2
±117,720 SF
- 3 Building #3
±64,200 SF



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