

AVAILABLE FOR LEASE

47,000 SF INDUSTRIAL WAREHOUSE & MANUFACTURING SPACE

1889 Cottage Street | Ashland, Ohio



CALL 330-465-4700

Building Highlights

- ▶ **Ample Dock Doors & Overhead Drive Ins**
 - 5 Total Dock Doors
 - 4 Dock Doors & a Overhead Drive Ins
- ▶ **Industrial Racking System**
 - Custom Racking configuration available
 - Over 800 Racked Pallet Positions
- ▶ **Various Space Configurations**
 - Professional Offices
 - Ample Utilities for Manufacturing
 - Open Square footage for Warehousing
- ▶ **Great Location with Ease of Access**
 - Access to U.S. 250, 1-71 and U.S. 42

For additional information, please contact:

- ▶ **Justin Starlin**
Phone: 330-465-4700
Email: jstarlin@compakservices.com

Attractive Lease Rate

- ▶ **\$4.80 Sq. Ft. Gross (40¢ per month)**
- ▶ **Proportionate Utility Usage Share**
- ▶ **Professional Facility Management & Services Available**



Compak is a warehousing, 3PL and fulfillment company located in Northeast Ohio with headquarters in Wooster, Ohio.

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Aerial Photos

1889 Cottage Street | Ashland, Ohio



ACCESS TO U.S. 250, I-71 AND U.S. 42

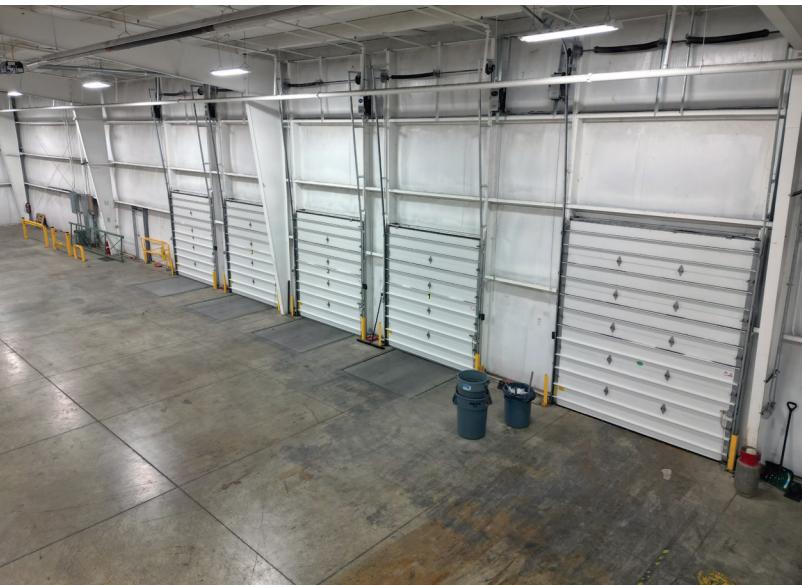
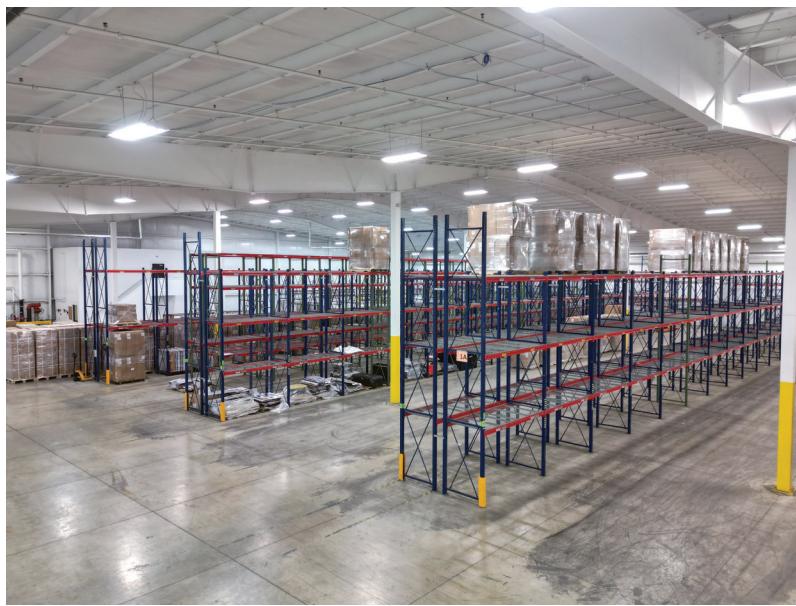
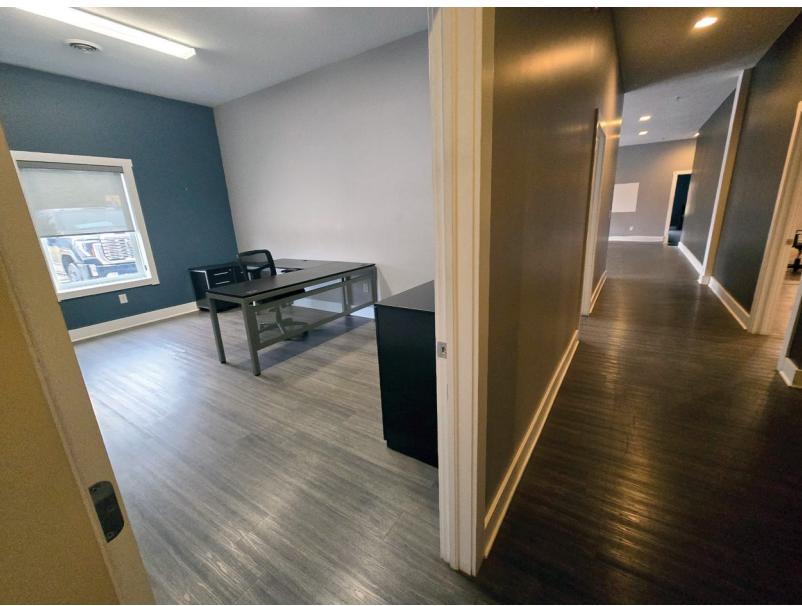
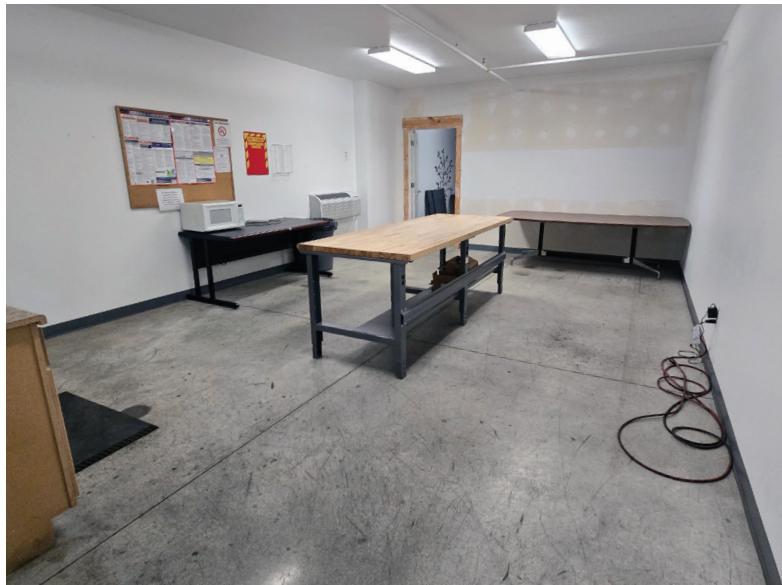
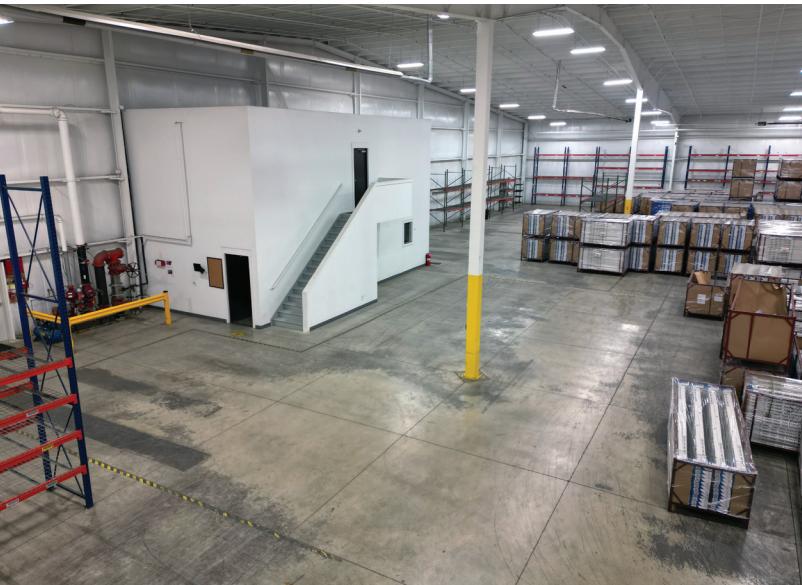
 **Compak**
Warehousing. Distribution. Services.

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Interior Photos

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Site Aerial

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Building Plans

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Pink Area – Racking Space

Green – Office Area

White – Warehouse/Industrial Space



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Open Floor Plan

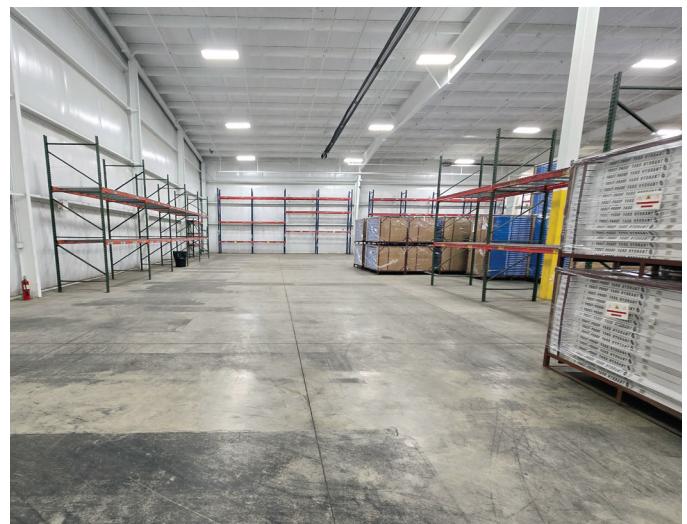
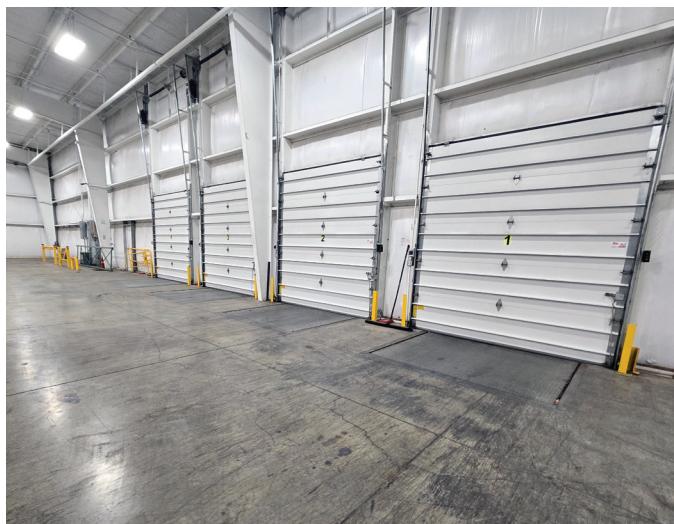
- ▶ 47,000 total sq. ft.
- ▶ 22 – 28 ft. clear ceilings
- ▶ 5 total dock doors

Racked Storage

- ▶ Over 800 racked pallet positions
- ▶ Various height and width configurations available

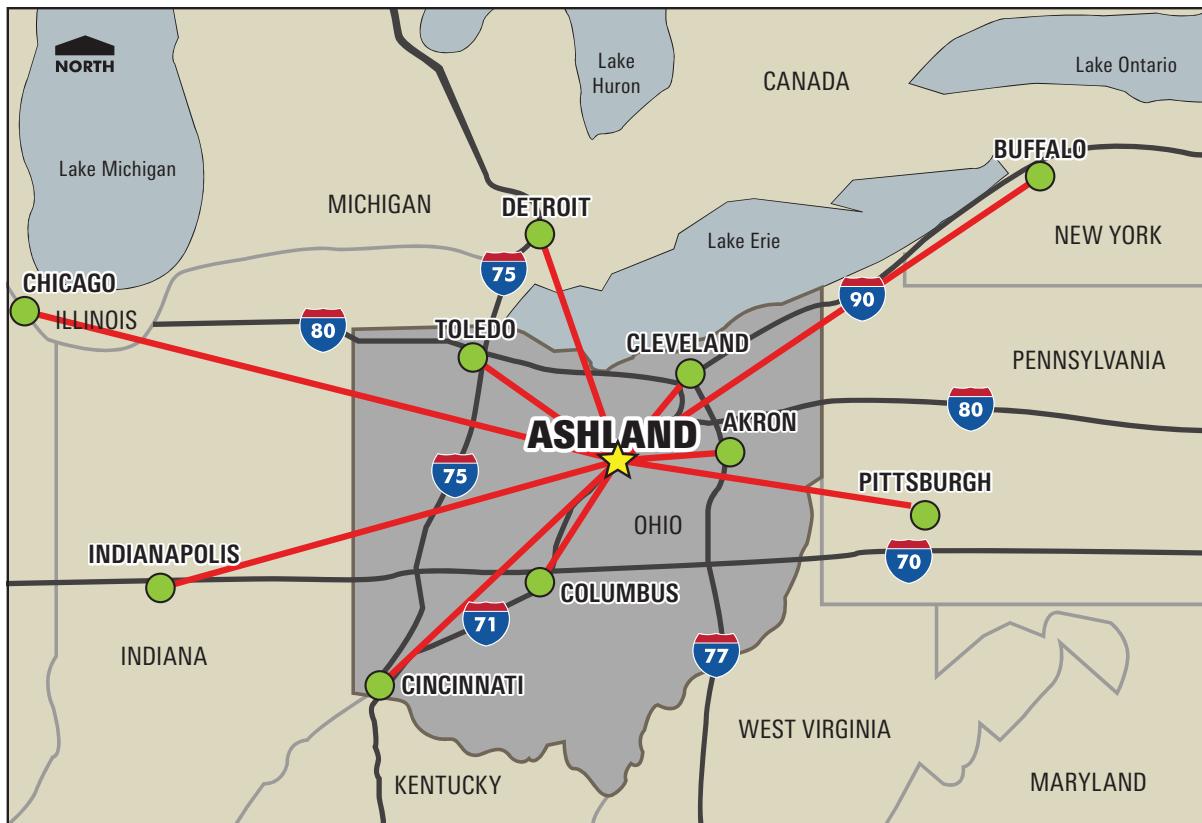
Additional Details

- ▶ Full emergency sprinkler system
- ▶ Ample electric infrastructure for manufacturing
- ▶ Office space both available in warehouse space and attached
- ▶ Newer LED lighting throughout
- ▶ Radiant natural gas throughout
- ▶ All city services available throughout the facility
- ▶ Meticulously maintained and updated
- ▶ Ample parking for tractor trailer and employees



Area Map

1889 Cottage Street | Ashland, Ohio



LOCATION	DRIVE TIME	DRIVING DISTANCE
Akron, Ohio	1 Hour	60 Miles
Cleveland, Ohio	1 Hour	60 Miles
Columbus, Ohio	1 Hour 20 Minutes	80 Miles
Pittsburgh, Pennsylvania	2 Hours 30 Minutes	150 Miles
Detroit, Michigan	2 Hours 30 Minutes	150 Miles
Cincinnati, Ohio	3 Hours 30 Minutes	180 Miles
Indianapolis, Indiana	4 Hours	250 Miles
Buffalo, New York	4 Hours	230 Miles
Chicago, Illinois	5 Hours 30 Minutes	350 Miles



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Warehousing Services

From full racked space to unobstructed open square footage Compak has the configuration for your warehousing, logistics and order fulfillment needs.



Co-Pack & Fulfillment

Compak has a team dedicated to professional packout, co-packing, order fulfillment and value add services to its partners.



Management Services

Compak has a team of dedicated and experienced professionals versed in inventory management, warehousing, and value-add services.



Transportation

Compak has the equipment and personnel necessary to handle large scale material handling and transportation.

Site Visits

1889 Cottage Street | Ashland, Ohio



Contact Us

- ▶ **Justin Starlin,**
Co-Owner & Chief Executive Officer
Email: jstarlin@compakservices.com

- ▶ **Julie Underwood,**
Office Administrator
Email: junderwood@compakservices.com



1889 Cottage Street, Ashland, Ohio 44805



Warehousing. Distribution. Services.

Contact us at 330-465-4700.
Let us partner with
your business.

- ▶ Manage and own more than 1.8MM square feet
- ▶ Modern and well-maintained facilities
- ▶ Professional Services Available
 - packaging, pallet in/out service, assembly, inventory management
- ▶ Transportation – local transporter

