

# 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](mailto: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.

GIVE US A CALL TODAY AT  
**330-465-4700**



# Aerial Photos

1889 Cottage Street | Ashland, Ohio



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

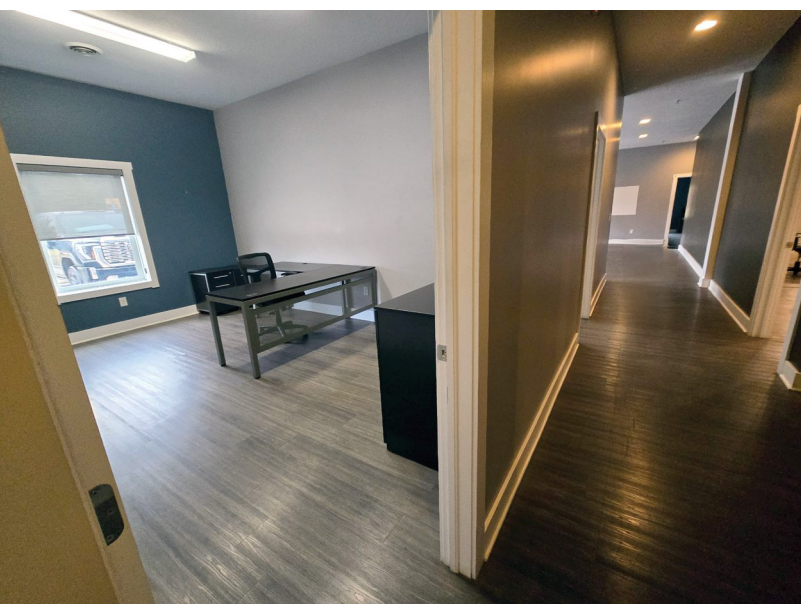
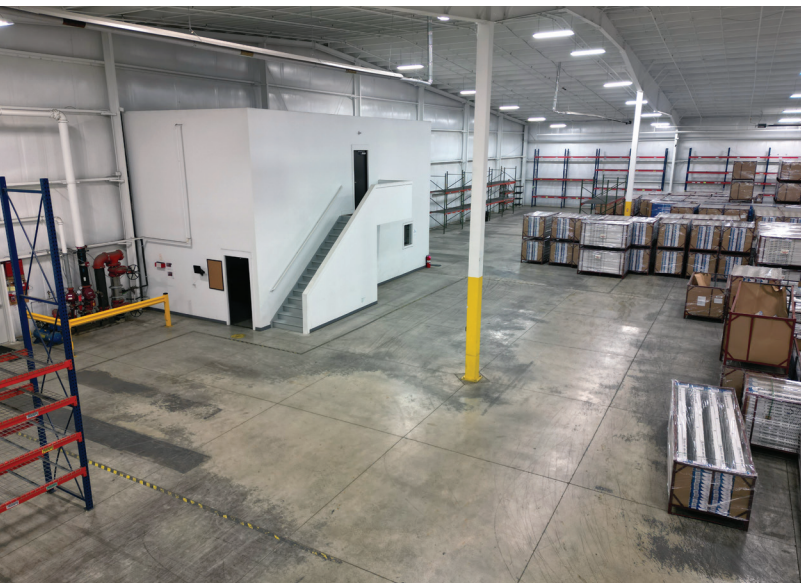
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1825 Enterprise Parkway, Wooster, Ohio | [compakservices.com](http://compakservices.com)



# Interior Photos

1889 Cottage Street | Ashland, Ohio





# Site Aerial

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# Building Plans

1889 Cottage Street | Ashland, Ohio



 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

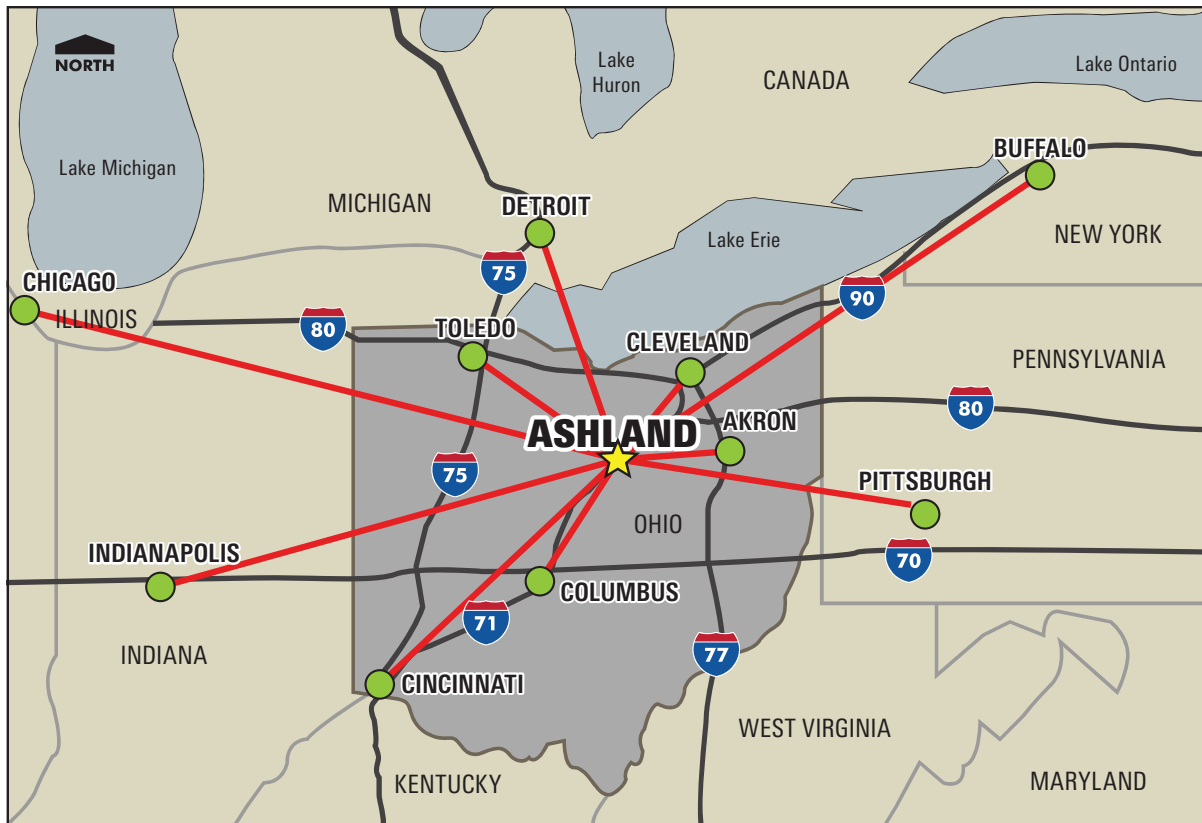
- ▶ Full emergency sprinkler system
- ▶ Ample electric infrastructure for manufacturing
- ▶ Office space both available in warehouse space and attached
- ▶ Newer LED lighting throughout
- ▶ Radiant natural gas throughout
- ▶ All city services available throughout the facility
- ▶ Meticulously maintained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



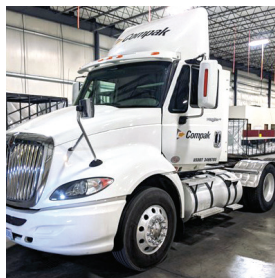
## Co-Pack & Fulfillment

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.





## Contact Us

- ▶ **Justin Starlin,**  
Co-Owner & Chief Executive Officer  
Email: [jstarlin@compakservices.com](mailto:jstarlin@compakservices.com)
- ▶ **Julie Underwood,**  
Office Administrator  
Email: [junderwood@compakservices.com](mailto:junderwood@compakservices.com)



1889 Cottage Street, Ashland, Ohio 44805



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

