

FOR SUBLICENSE

167-183 Heritage Drive

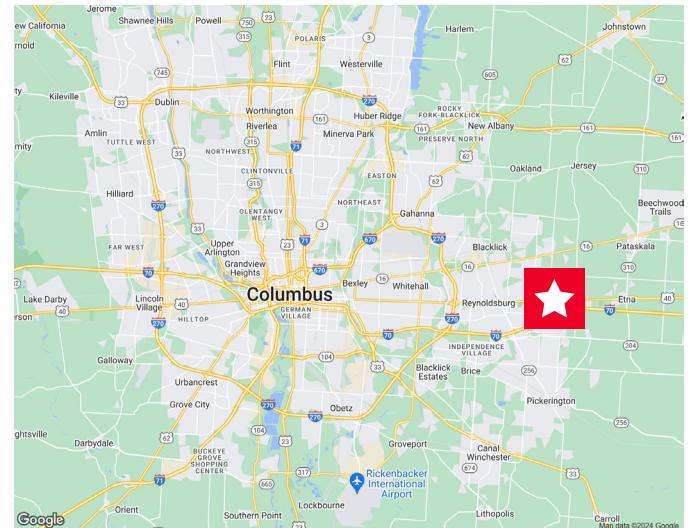
Etna, OH 43062

766,633 SF AVAILABLE



PROPERTY HIGHLIGHTS

- Gross Building 766,633 SF
- Sublease Through January 31, 2025
- 766,633 SF Available
- 14,742 SF Office/Break room
- 27,645 SF A/C Room 70°
- 32' Clear Ceiling Height
- (74) 9' x 10' Dock Doors
- (31) Dock Levelers
- (32) Dock Seals
- (10) Dock Screens
- 185' Truck Court Depth
- (68) Trailer Parking Spaces
- (567) Car Parking
- ESFR Sprinkler System
- LED Lighting (motion sensors)
- 2800 AMPS, 480/277 Volt, 3 Phase
- Fans (20) Macro Air
- Heater (8) Rooftop units
- Internet providers (3) Spectrum, AT&T
- 550' Building Depth
- 48' x 48' Column Spacing
- 59' Deep Speed Bay
- Constructed in 2013
- Approximately 2 Miles From I-70



MICHAEL GUAGENTI, SIOR, CCIM
+1 614 827 1711
michael.guagenti@cushwake.com

DOMENIC SKUNDA
+1 614 827 1712
domenic.skunda@cushwake.com

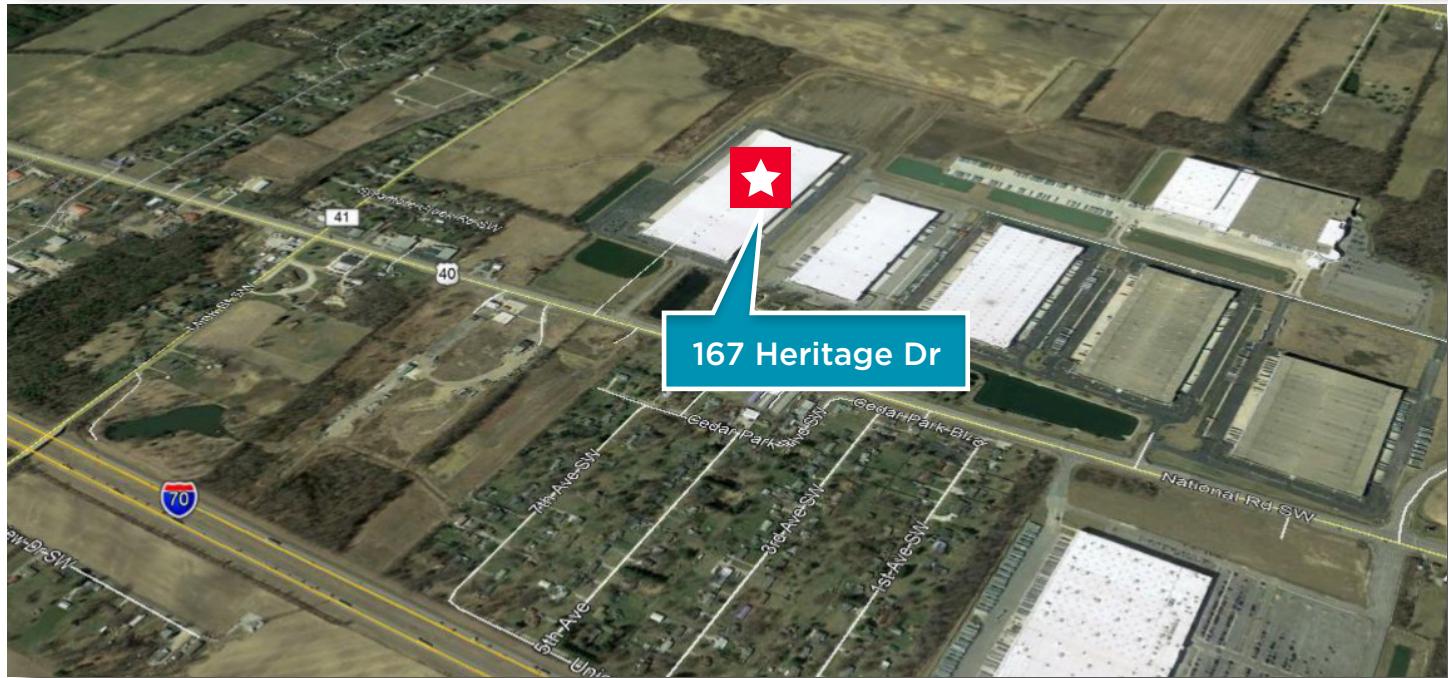
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PHOTO / AERIAL MAP



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SITE PLAN

