

161 Kenmore Blvd, Commercial Point, OH 43116

COMMERCIAL  
**POINT**  
INDUSTRIAL PARK

Colliers

Developed by:

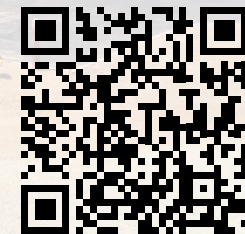
**Tenby**  
PARTNERS

**NEW TO THE MARKET**

**Up to  
137,177 SF  
available**

**Recently  
completed!**

**15 year, 100%  
tax abatement**



**Scan or click  
here to see the  
construction  
photos!**

# PROPERTY DETAILS

<b>Building Size:</b>	194,456 ± SF
<b>SF Available:</b>	42,600 - 137,177 ± SF
<b>Site Size:</b>	15.26 ± acres
<b>Building Dimensions:</b>	284' x 700'
<b>Office SF:</b>	Build to Suit
<b>Dock Doors:</b>	12 (9' x 10') insulated, manually operated overhead doors, fully equipped with 40,000 lb. mechanical pit levelers, seal and lights with the ability to add an additional 24 doors in the future if needed
<b>Drive-in Doors:</b>	2 (12'x14') insulated and powered overhead doors with the ability to add more in the future
<b>Parking Spaces:</b>	192 striped car parking spaces with the ability to add more if needed
<b>Clear Height:</b>	32' - 34'
<b>Column Spacing:</b>	56' x 50' ; 60' x 50' speed bay
<b>Roof:</b>	45 mil TPO roof with R-20 insulation, with external gutters and downspouts
<b>Bay Size:</b>	14,200 ± SF
<b>Utilities:</b>	Electric - South Central; Gas - Columbia Gas of OH; Water - Village of Commercial Point
<b>County:</b>	Pickaway

<b>Sprinkler:</b>	ESFR
<b>Lighting:</b>	Highbay LED lighting with motion sensors throughout the warehouse Office lighting will be LED
<b>Electrical Service:</b>	Four (4), 400 Amp, 480/277 volt 3 phase wire services shall be available to the building
<b>Incentives:</b>	15 year, 100% tax abatement
<b>Tenant Improvement Dollars:</b>	BTS based on tenant's needs
<b>Floor Sealer:</b>	Lapidolith concrete hardener and dustproofer
<b>Walls:</b>	8" Insulated precast concrete panels
<b>Warehouse Floor:</b>	7" thick, 3,500 PSI, FF40 (flatness)/FL30(levelness)
<b>Truck Court:</b>	Sixty-foot (60) concrete pad with a total depth of 130'
<b>Zoning:</b>	LM - Light Manufacturing
<b>Net Lease Rate:</b>	Market Rents
<b>Estimated Operating Expenses:</b>	\$0.65/SF
<b>Estimated Start Date:</b>	September 2022
<b>Delivery Date:</b>	Construction Completed

# SITE OVERVIEW

**Class A  
amenities**

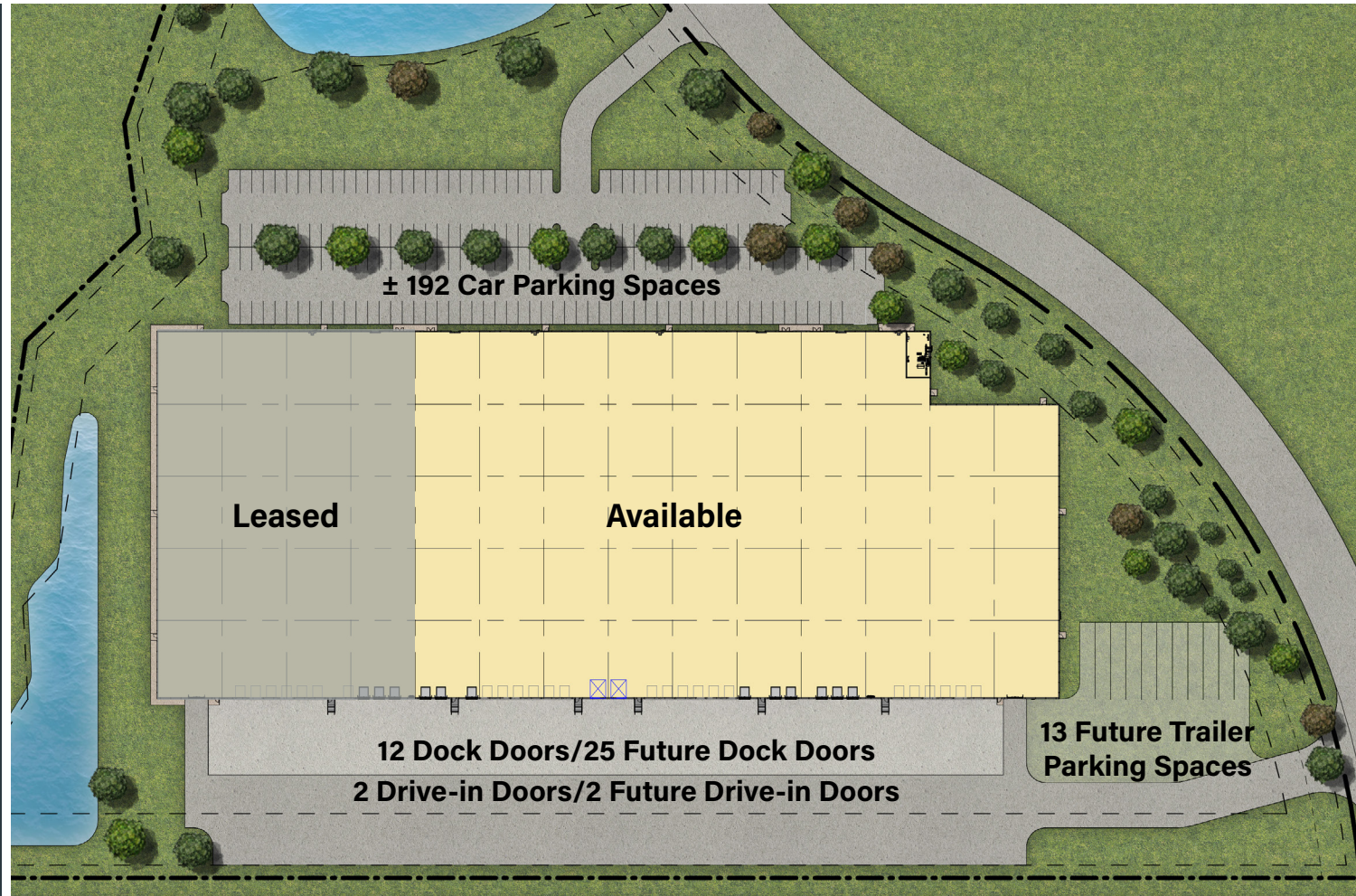
**32' - 34'  
clear height**

**ESFR sprinkler  
system**



# SITE PLAN

**Divisible to  
42,600 ± SF**



# AREA INDUSTRIAL USERS

Rickenbacker  
area is a  
hub for  
national  
companies







Developed by:



# COMMERCIAL POINT INDUSTRIAL PARK

## DRIVE TIMES



I-70 & I-270 interchange  
**25 minutes**  
**22 miles**



SR 665 & I-71 interchange  
**10 minutes**  
**7.5 miles**



US 23 & I-270 interchange  
**11 minutes**  
**8.5 miles**

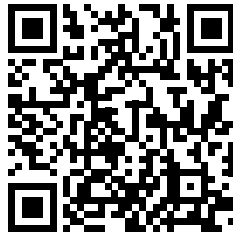


I-70 & I-270 interchange  
**20 minutes**  
**18.3 miles**



Norfolk & Southern Intermodal  
**7 minutes**  
**3.4 miles**





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