



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
UTT Name	Sub 1-1 (Bldg. 1 South) Sub 1-2 (North)	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 2000 kva Transformer	1000 kva Transformer 1000 kva Transformer
Capacity	2000 kw 2000 kw	1000 kw 1000 kw 2000 kw	2000 kw 1000 kw
Total Capacity	4000 kw	4000 kw	3000 kw

POWER



Building Specifications



Get to know 10500 O'day Harrison

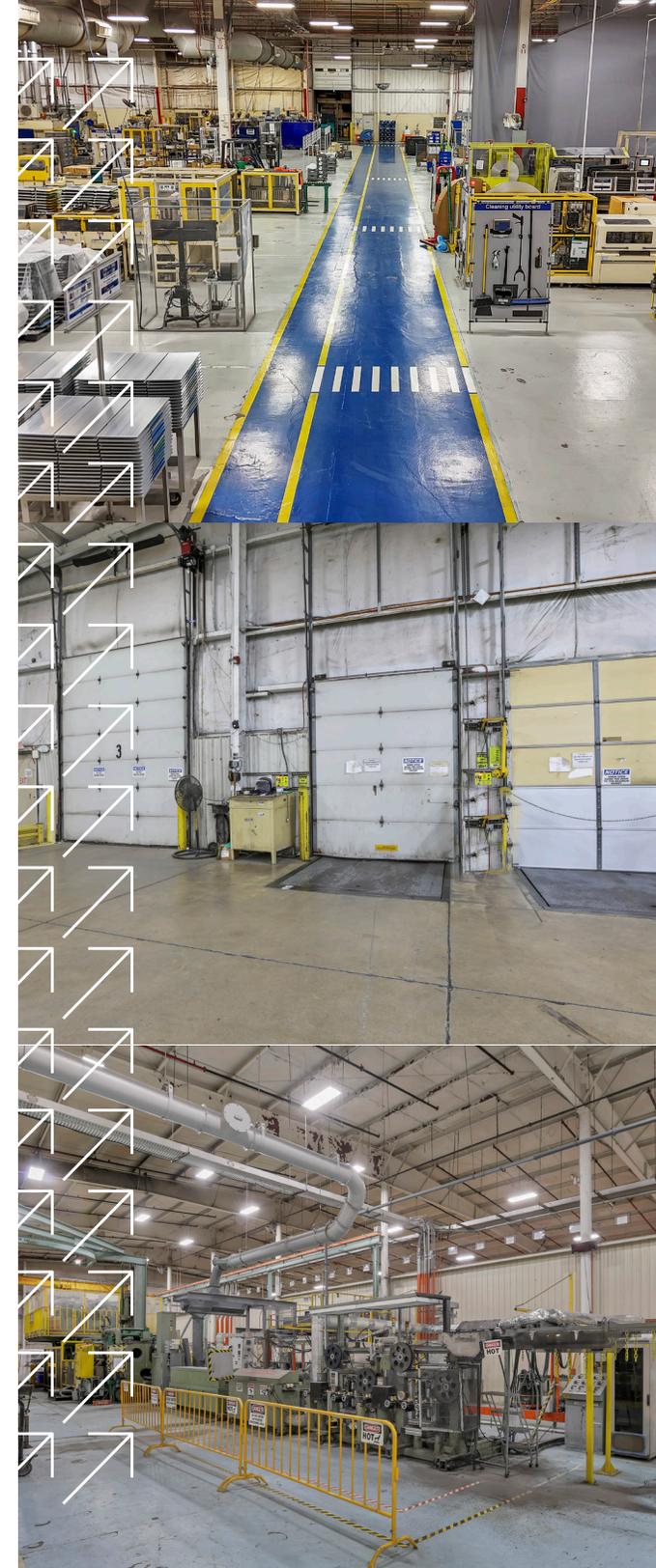
Building Style	Site Size	Office Space	RTU's & Ventilation	Clear Height
<p>Metal sided industrial buildings with a contiguous single-story office constructed outside the warehouse footprint.</p> <p>Various dock door access. Suitable for manufacturing/production use.</p>	<p>60 acres total site</p> <p>Current facility is situated on ±30 acres .</p> <p>±30 acres of undeveloped land with direct access to Chambers Road</p>	<p>±13,680 SF main office</p> <p>±6,000 SF additional</p>	<p>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.</p>	<p>(20'-36')</p> <p>Building #1-24'-31' Building #2-25'-36' Building #3 20'-25'</p>

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



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.

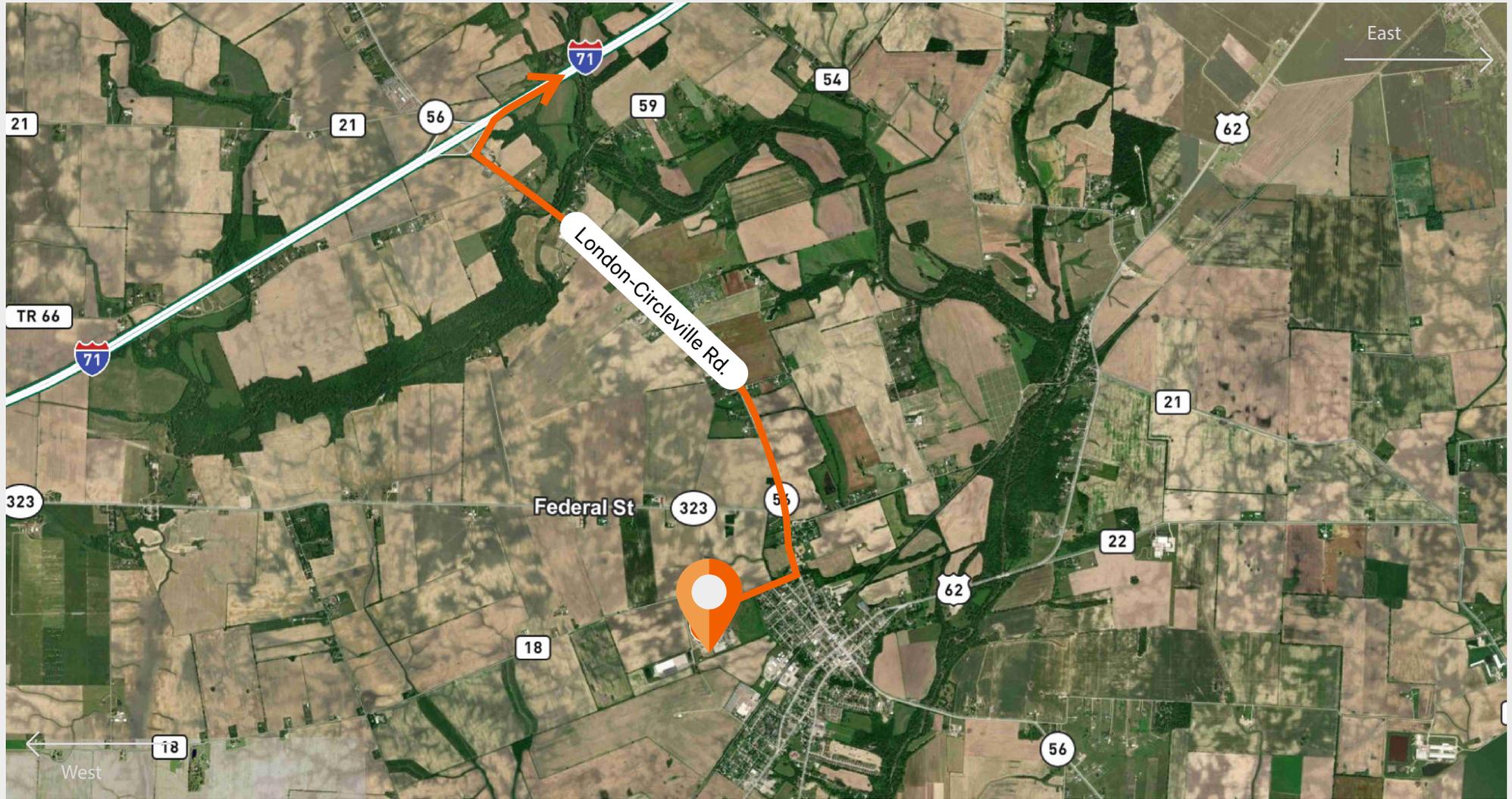
MOUNT STERLING / OHIO



- 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.

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KEY ACCESS

3.5 miles

I-71

1.1 miles

US-62

1.3 miles

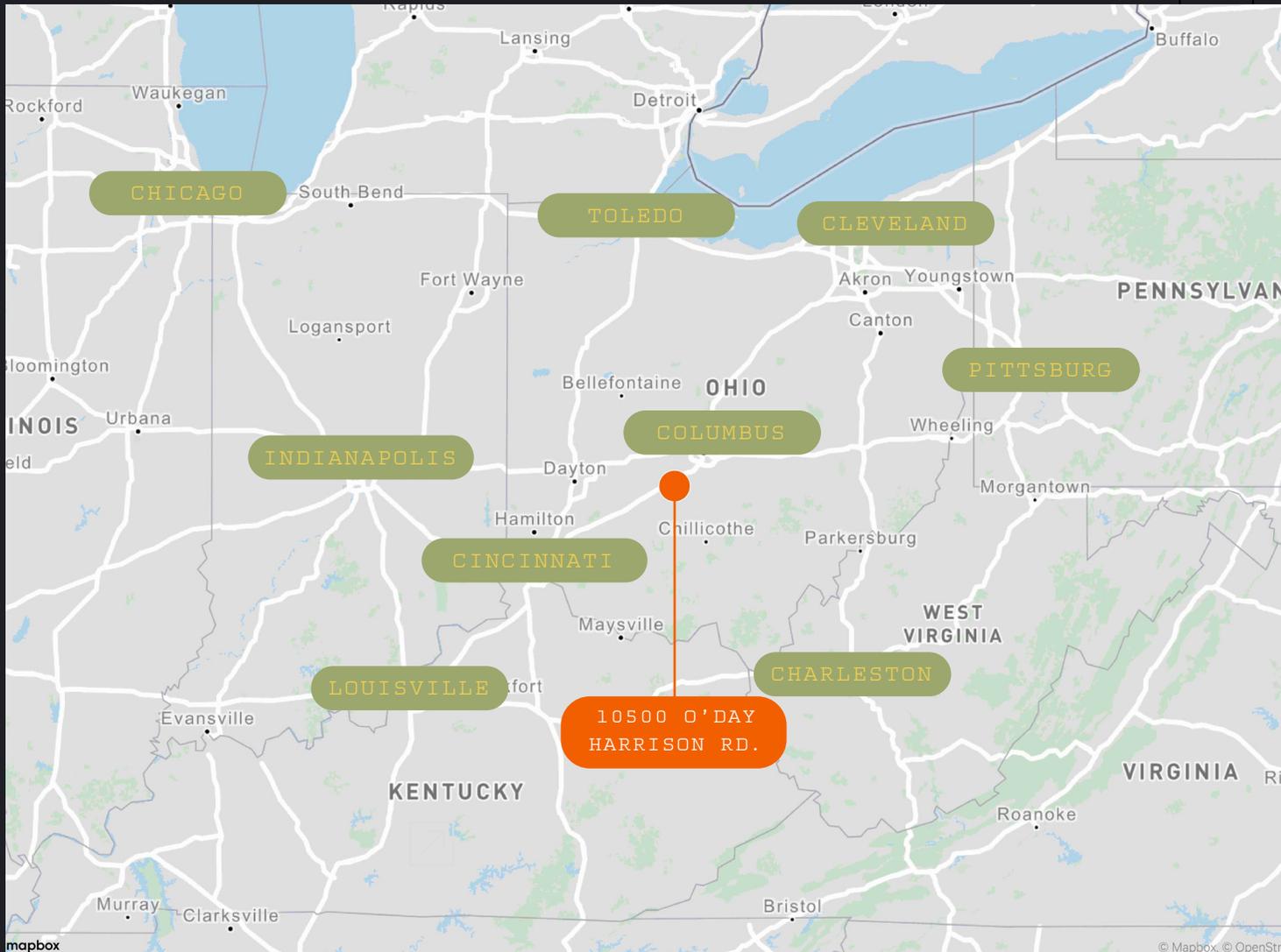
US-56

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

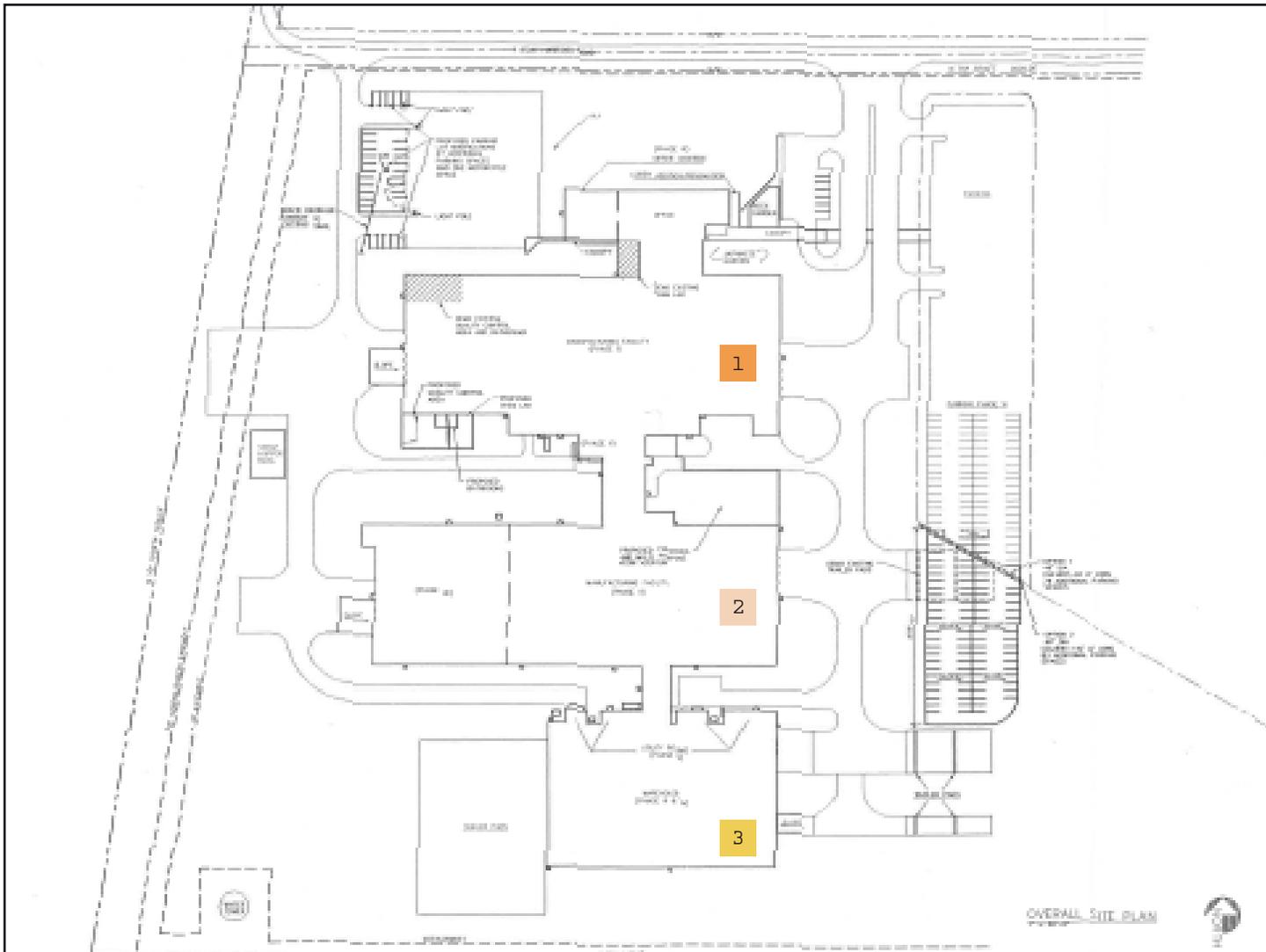
CHARLESTON
2.5 hours

CHICAGO
5 hours

Site Plan

The Basics

10500 O'DAY HARRISON RD.
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- 1 Building #1
±104,272 SF
- 2 Building #2
±117,720 SF
- 3 Building #3
±64,200 SF



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