

50,000 SF SPECULATIVE FACILITY

Growing Acres Industrial Park • 8360 Albers Road • Celina, OH 45822

FOR LEASE OR SALE



For More Information Contact:

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property highlights

Building

Building Size	50,000 sf potentially expandable to 300,000 sf pad ready for 50,000 sf
Bays	25' x 100'
Lot Size	10 acres
Parking	~10 spaces (can be added during upfit)
Ceiling Height	32' clear height
Floors	6" concrete floor
Columns	Single row of internal columns @ 25' centers
Lights	30 foot candles throughout
Roofing	Standing Seam Metal Roof
Walls	Metal wall panels - 26 gauge



Truck Court

Docks	4 dock positions (more can be added)
Drive-In Door	1 - 14' x 16' Coiling Grade level access door

Utilities

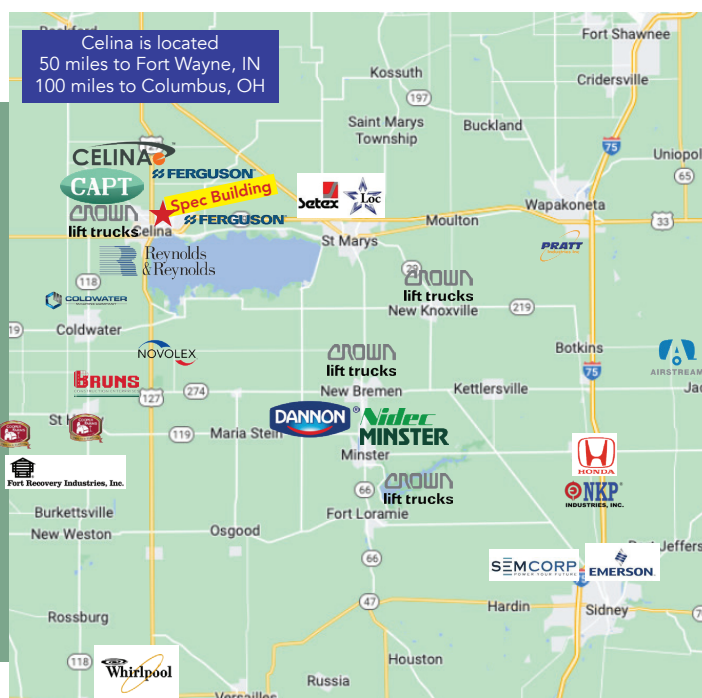
Gas	Dominion East Ohio Gas Company - 4"
Power	Midwest Electric, Inc. - 2 MW
Water	Celina Municipal Utilities - 8"
Sewer	City of Celina - 12"
Data/Fiber	NK Telco

Transportation Accessibility

Interstates	I-75 (21 miles)
Access Hwy	SR 29
Rail	R.J. Corman Railroad

the advantages

- Located in Growing Acres Industrial Park, a SiteOhio certified (authenticated) site.
- Regional Workforce of 200,000 in a 45-mile radius.
- Adjacent to SR 29 with easy access to I-75.
- Rail Service interchanges with Norfolk Southern thru R.J. Corman Railroad.



site plans

