



TURNPIKE COMMERCE CENTER



613,211 SF ON BRAND NEW INDUSTRIAL SPACE,
INCLUSIVE OF 3,586 SF OF OFFICE SPACE

STATE ROUTE 44 & OHIO TURNPIKE ROUTE 80 | SHALERSVILLE, OH 44255

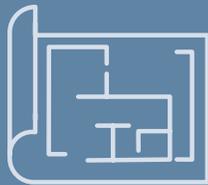


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All of the Possibilities

Turnpike Commerce Center is a unique opportunity delivering **±1,021,980 SF** to the Northeast Ohio industrial market in a new 470 acre fully designed master-planned park. With immediate access to the Ohio Turnpike/I-80, Turnpike Commerce Center is ideally located for high volume e-commerce, fulfillment & technology manufacturing operations. This new Shalersville location is destined to become a premier distribution and logistics hub.



±613,211 SF

spec new construction
available



±100,000 SF

divisible to



470 ACRE

master-planned
industrial park



40 FOOT

clear height



186 SPACES

trailer parking



LED

standard lighting



ESFR

fire suppression

Building Specifications

Building

±1,021,980 SF state-of-the-art facility

±613,211 SF total available

40' minimum interior ceiling clearance

3,586 SF of office space

ESFR fire suppression system

Option for skylights

56' x 52' typical column spacing

7MW/8,500 amps; 277/480v; 3-phase

Parking

186 trailer parking positions

Up to 892 car parking spaces

Loading Area

Cross-load building

(72) 9' x 10' Dock high positions

(34) 9' x 10' knock out panels

(34) dock levelers

(2) 14' x 16' grade level docks

190' truck courts

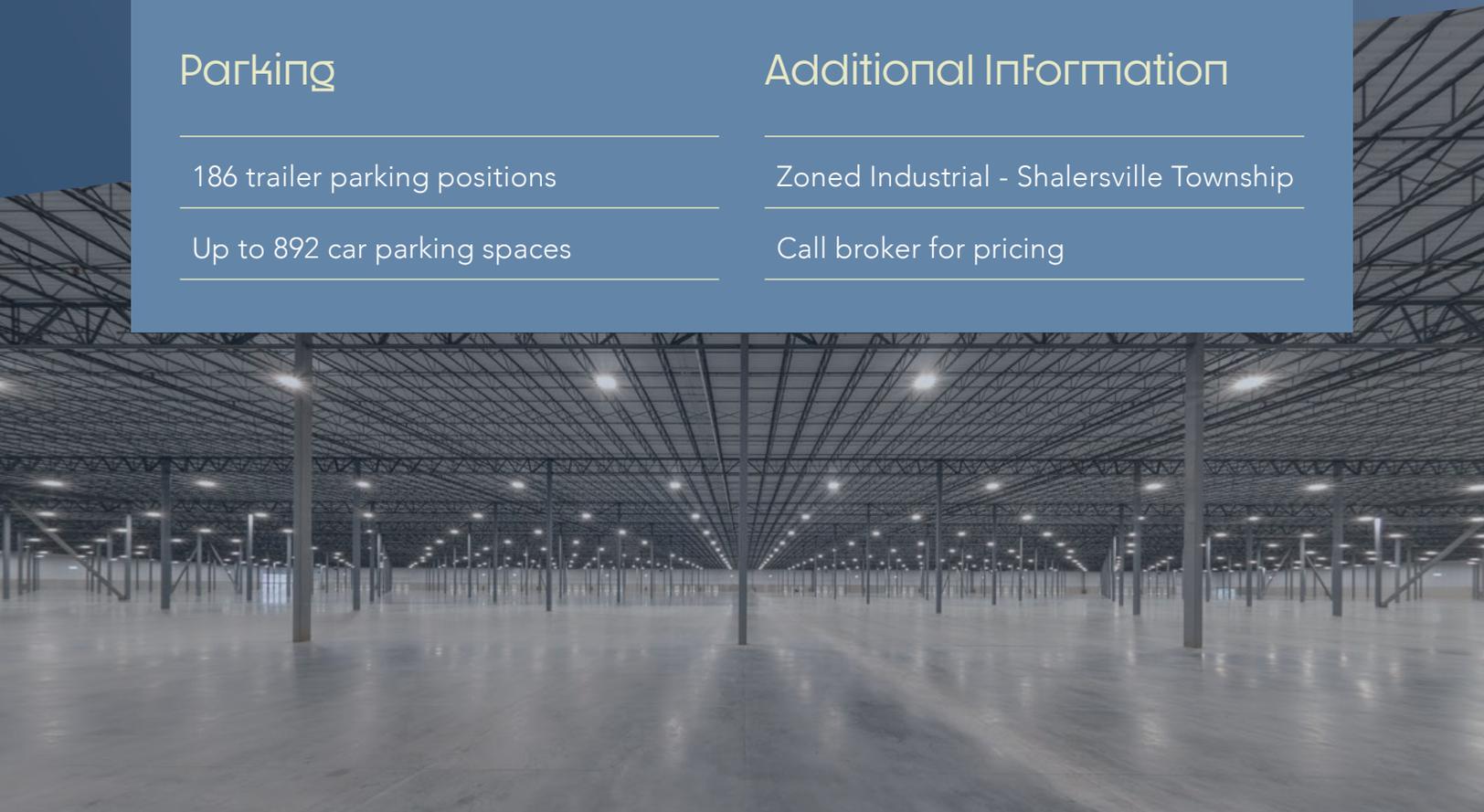
60' concrete truck aprons

60' speed bays

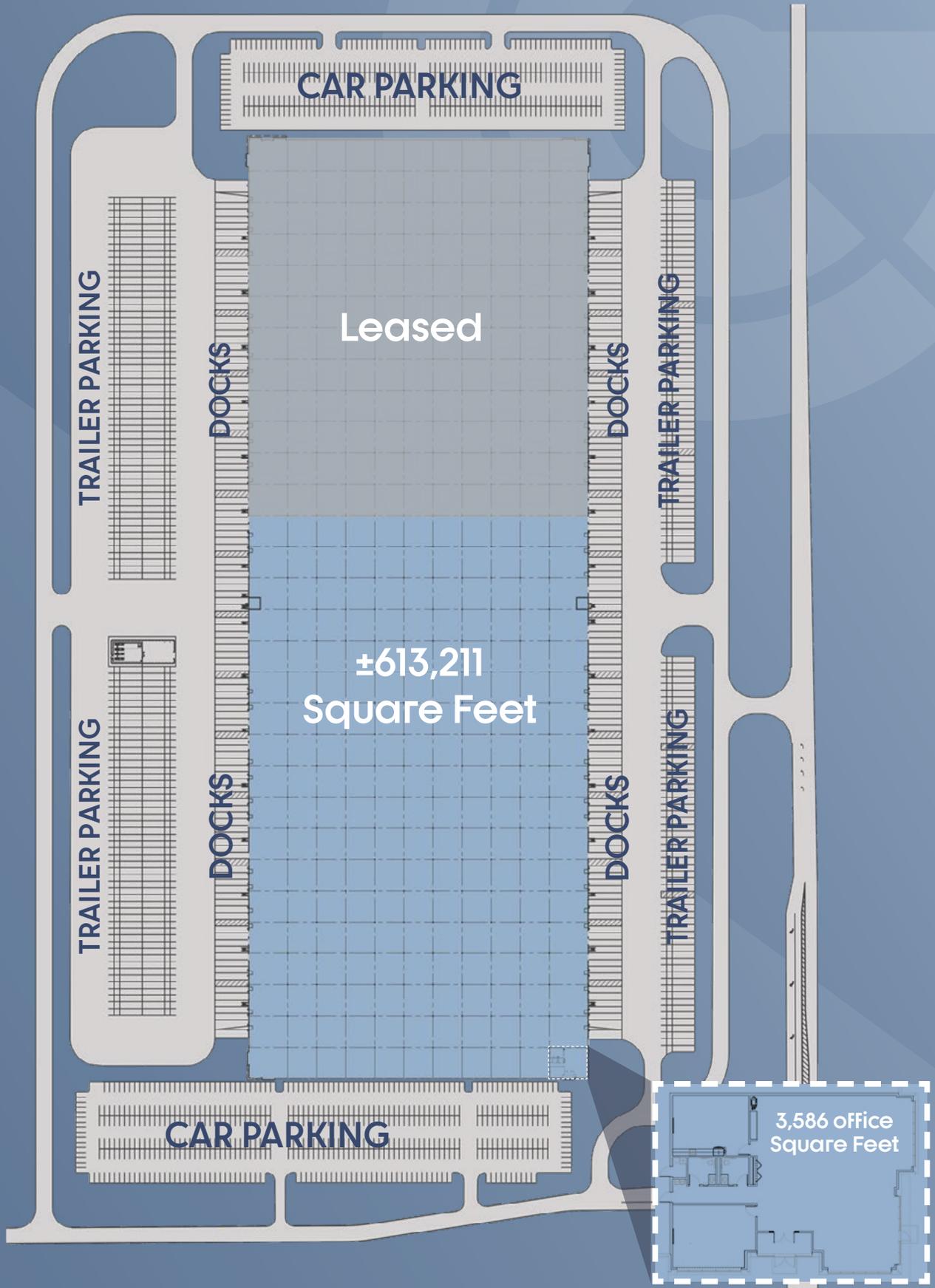
Additional Information

Zoned Industrial - Shalersville Township

Call broker for pricing



Building Plan

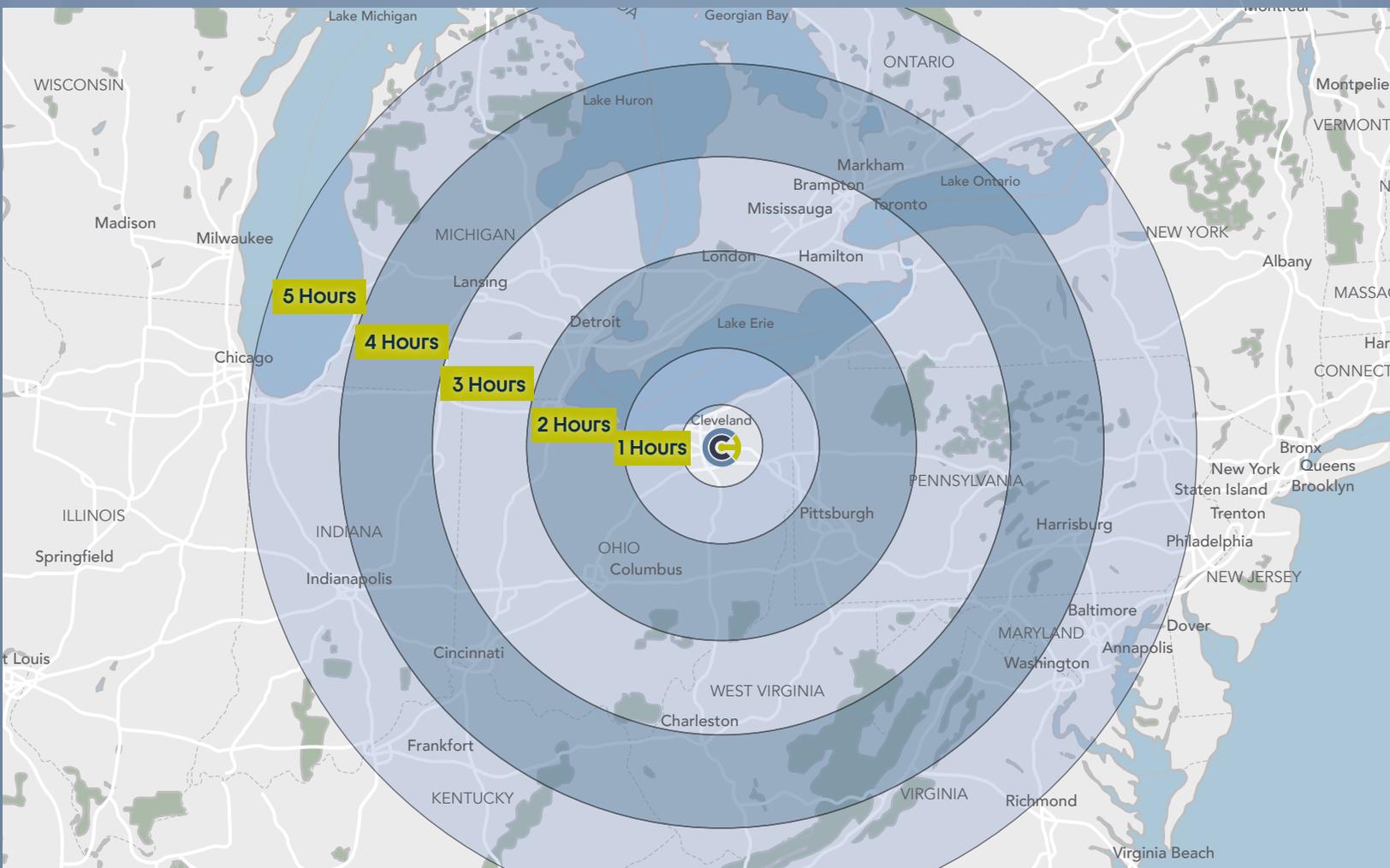
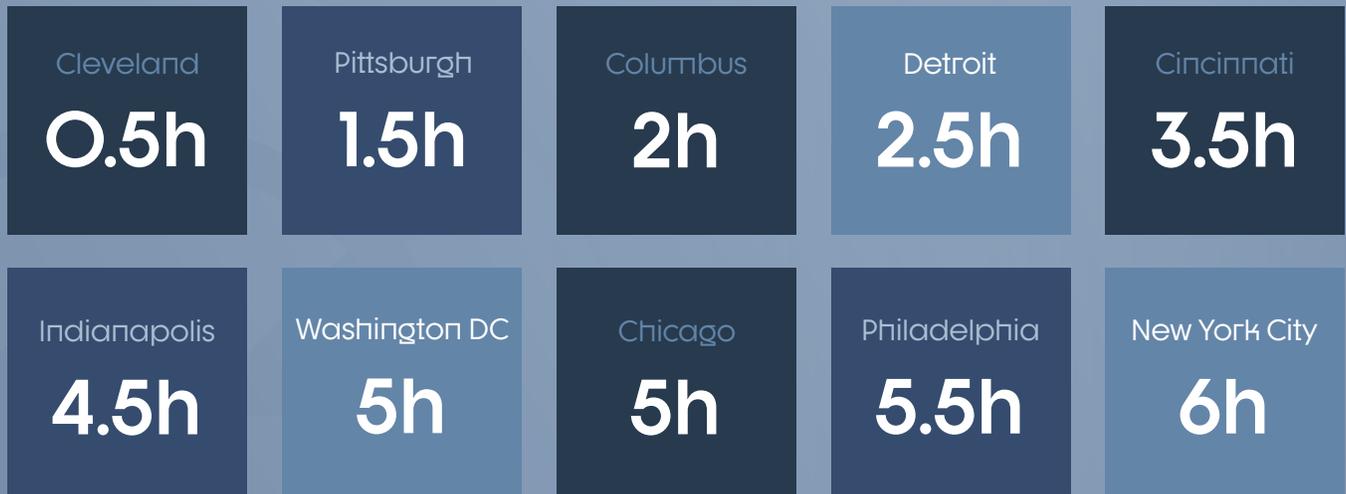


Building Photos



A Regional Game Changer

Turnpike Commerce Center provides a key central location in the region with excellent proximity to both the **East Coast and Midwest**. Positioned along I-80, the building is easily accessible to two of the top three largest cities in the US - a five hour drive to Chicago and a six hour drive to New York City.





TurnpikeCommerceCenter.com

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