



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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Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states

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

Prime I-80 Access

Positioned **less than 1 mile** from the Ohio Turnpike/I-80, Turnpike Commerce Center will provide **optimum highway accessibility** in a heavily populated area - approximately 7.7 million people within a 100 miles.



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

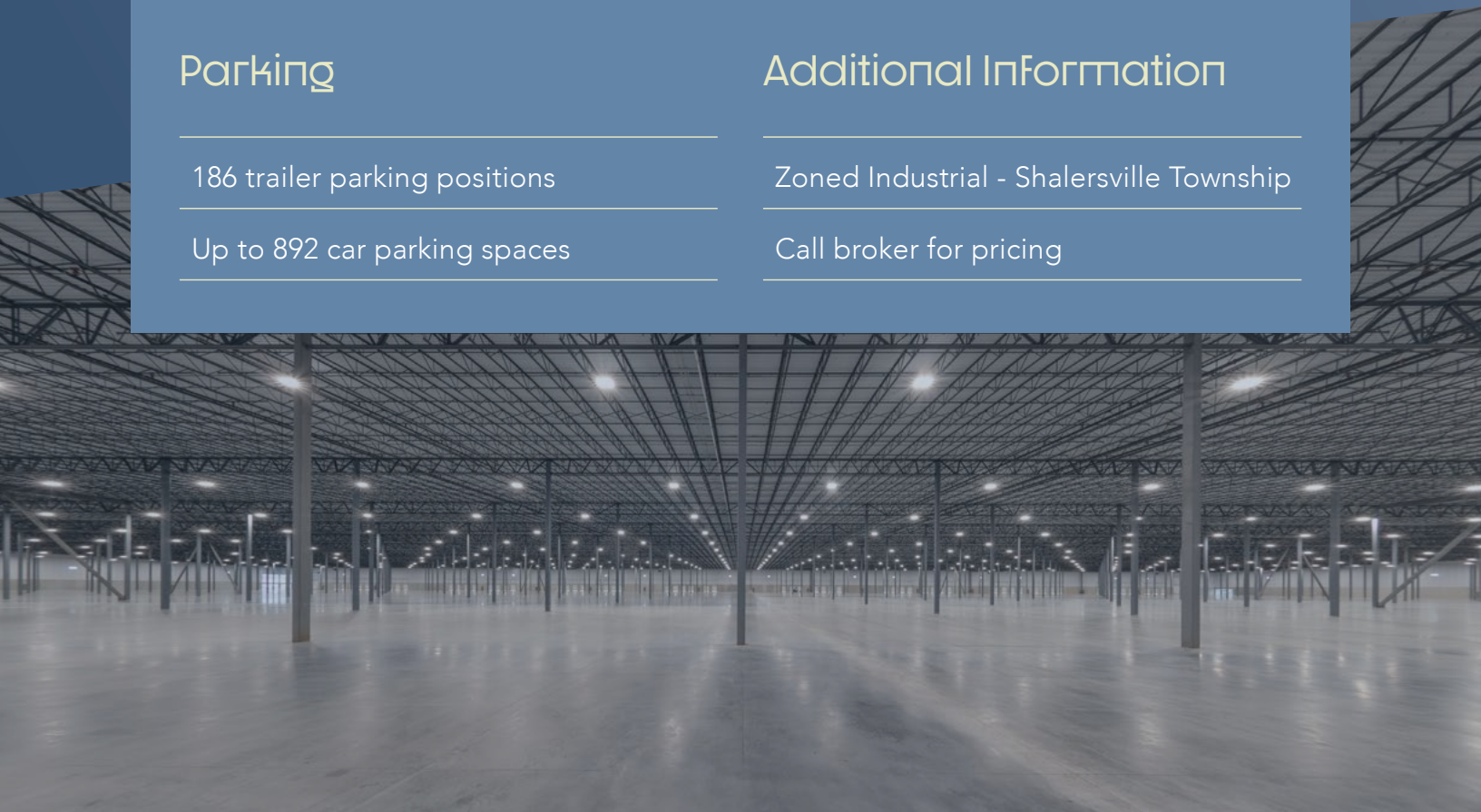
60' concrete truck aprons

60' speed bays

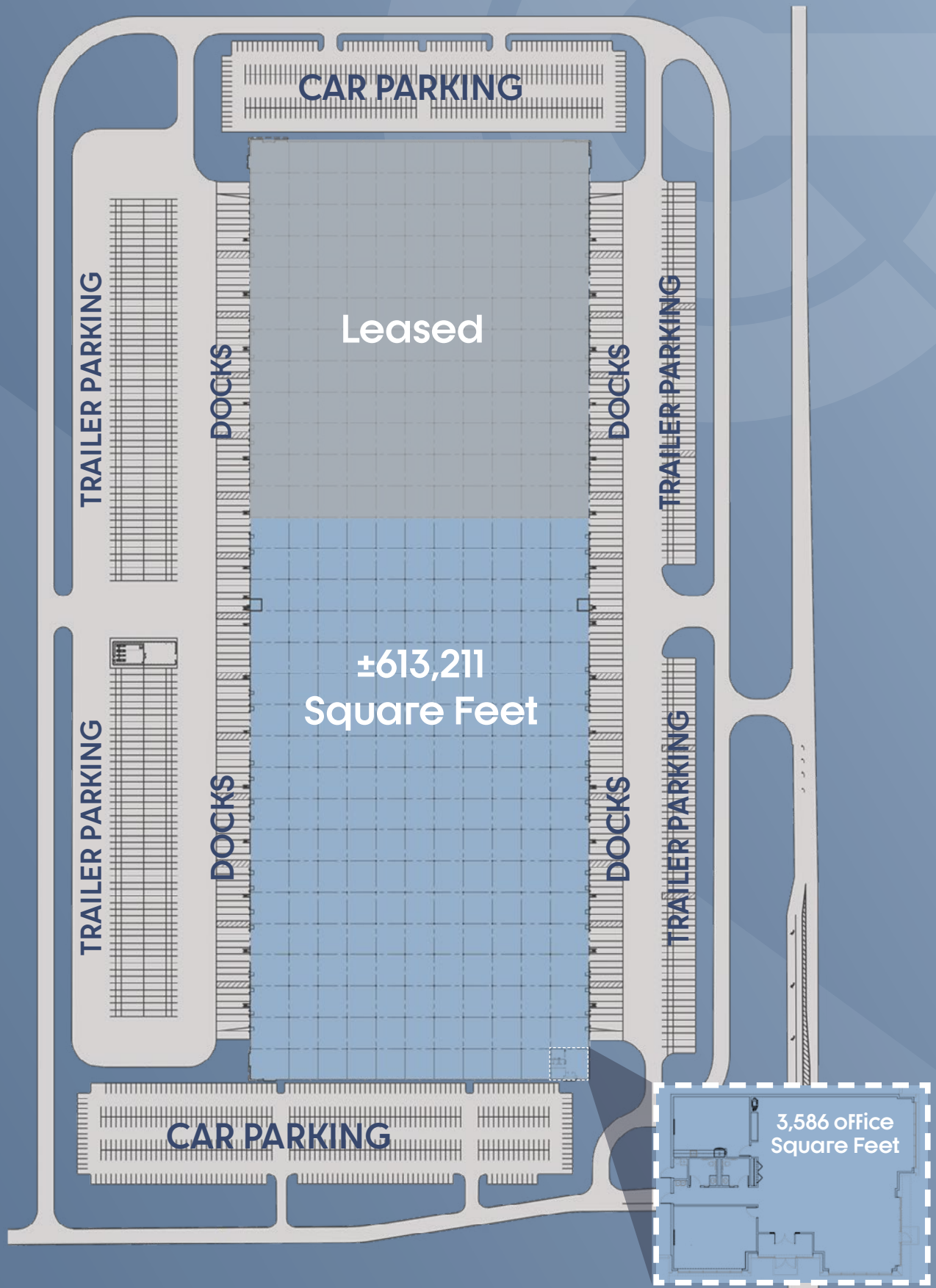
Additional Information

Zoned Industrial - Shalersville Township

Call broker for pricing



Building Plan



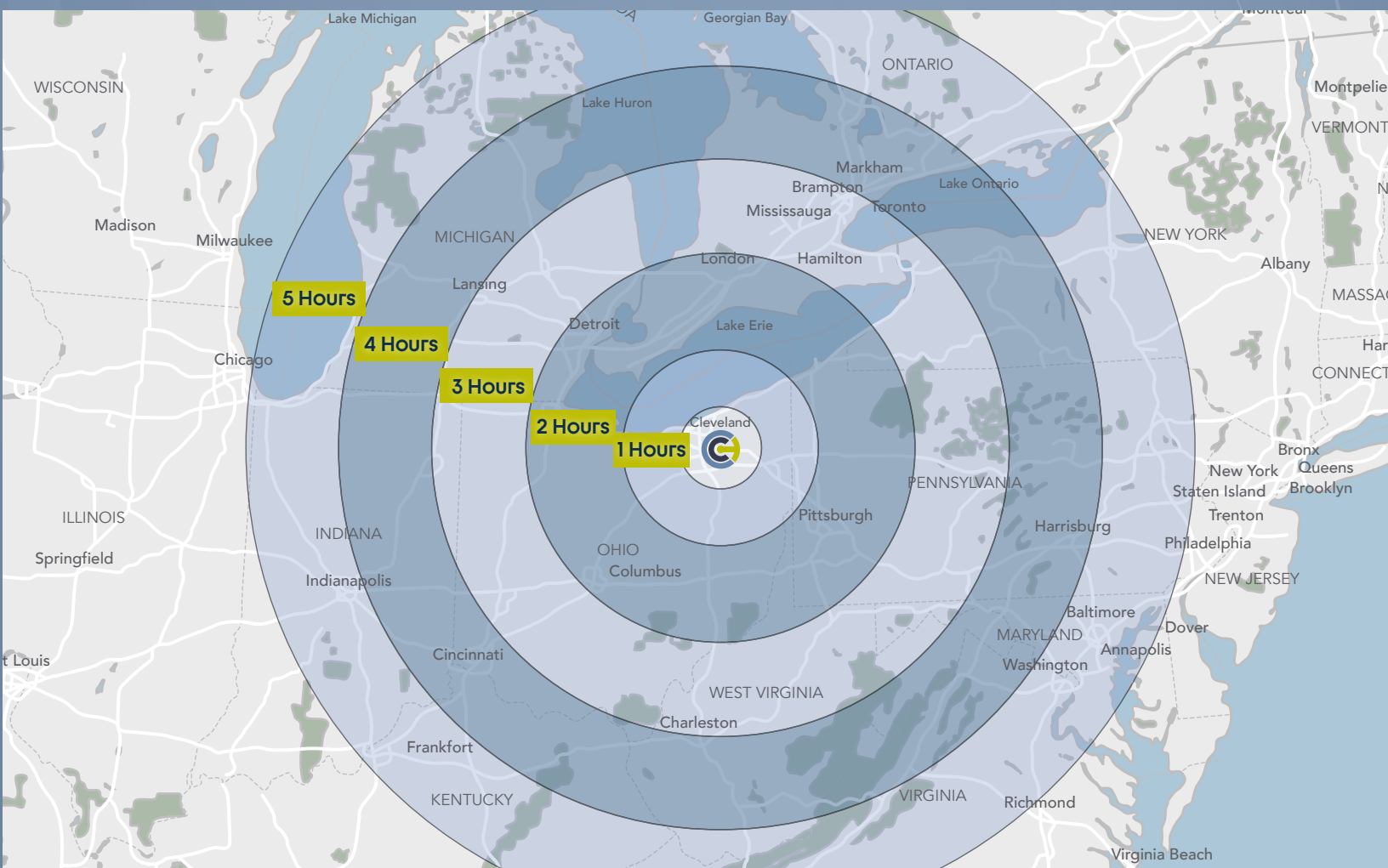
Building Photos



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.

Cleveland 0.5h	Pittsburgh 1.5h	Columbus 2h	Detroit 2.5h	Cincinnati 3.5h
Indianapolis 4.5h	Washington DC 5h	Chicago 5h	Philadelphia 5.5h	New York City 6h





TurnpikeCommerceCenter.com

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