





**804,000 SF**DIVISIBLE TO 80,000 SF





### **PROPERTY SPECIFICATIONS**

OFFICE SF	8,840 SF
WAREHOUSE SF	795,160 SF
YEAR BUILT	1956
BUILDING DIMENSION	400' x 2,010'
CONSTRUCTION	Masonry/Siding
CEILING HEIGHT	20'
SPRINKLER	High Hazard .6 per 3,000 SF
	(previous use-tire storage)
LIGHTING	LED with motion sensors
HEAT	Radiant/Unit Heaters
DOCKS	33 (size varies)
DRIVE-IN DOORS	Three (3) - 12' x 14'
ROOF	Concrete deck; TPO (approx. 7-10 years)
COLUMN SPACING	32' x 66'5"
POWER	4000A / 480V / 3P
RAIL	Ashland Railway (20-12'x13' rail doors)

#### **COMMENTS**

- 60-70 vehicle parking in the front (additional available)
- 12 acre hard pan lot in the rear for trailer storage
- Ashland Railway available

804,000 SF

TOTAL SPACE SIZE

**48.15 ACRES** 

TOTAL SITE SIZE

\$3.50 NNN

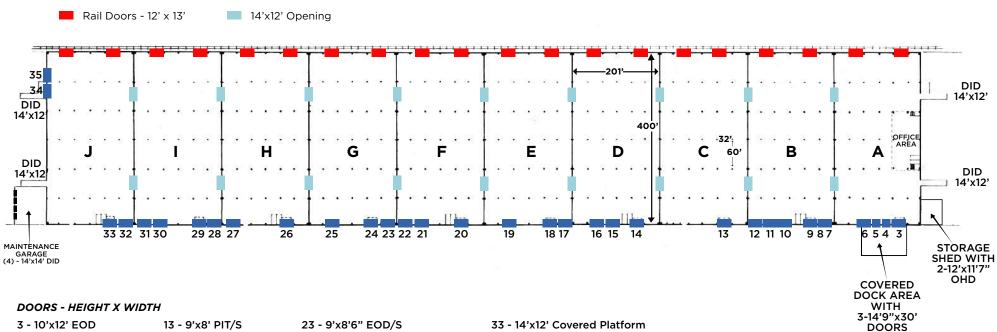
LEASE RATE





Ashland Railway began operations in 1986 and operates in Richland, Ashland, Huron, and Wayne counties. We are a 56-mile short line railroad serving North Central Ohio in a region known as "Mid-Ohio." Located between Cleveland, Columbus, and Akron/Canton along the I-71 corridor, we provide essential rail service to the communities of Ashland, Mansfield, Willard, Shelby, Plymouth, and West Salem. Ashland Railway interchanges with Class 1 railroads Norfolk Southern and CSX Transportation as well as regional short line Wheeling & Lake Erie Railway.

## PROPERTY FLOOR PLAN



3 - 10'x12' EOD	13 - 9'x8' PIT/S	2
4 - 10'x12' EOD	14 - 9'x8' PIT/S	2
5 - 10'x12' EOD	15 - 10'6"x8'6" S	2
6 - 10'x12' EOD	16 - 12'x8'6" S	2
7 - 9'x8'6" EOD/S	17 - 9'x8' EOD/S	2
8 - 9'x8'6" EOD/S	18 - 12'x8'6" S	2
9 - 9'x8' PIT/S	19 - 9'4"x8'6" S	2
10 - 12'x8'6" S	20 - 9'x8' PIT/S	3
11 - 9'x8'6" EOD/S	21 - 9'4"x8'6" S	3
12 - 9'x8'6" EOD/S	22 - 9'x8'2" EOD/S	3

23 - 9'x8'6" EOD/S
24 - 9'x8' PIT/S
25 - 9'x8'6" S
26 - 10'x8'6" EOD/S
27 - 9'6"x8'6" EOD/S
28 - 9'2"x8'6" EOD/S
29 - 9'6"x8'6" EOD/S
30 - 9'6"x8' EOD/S
31 - 9'6"x8' EOD/S
32 - 14'x12' Covered Platform

35 - 9'x8' EOD/S

DOCK EQUIPMENT

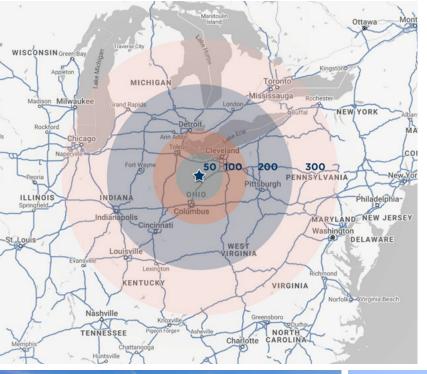
EOD - Edge of Dock Leveler

PIT - Pit Dock Leveler

S - Dock Seal

34 - 9'x8' EOD/S

# PROPERTY MAP & PHOTOS



### **REGIONAL ACCESSIBILITY**

CITY	<b>POPULATION</b>	DISTANCE	<b>DRIVE TIME</b>
Columbus	922,223	74 miles	1 h 23 m
Cleveland	1,763,000	83 miles	1 h 39 m
Detroit	3,548,000	142 miles	2 h 24 m
Cincinnati	1,746,000	183 miles	2 h 56 m
Pittsburgh	1,704,000	185 miles	2 h 55 m
Indianapolis	1,807,000	266 miles	4 h 1 m
Louisville	624,890	280 miles	4 h 19 m
Chicago	8,865,000	319 miles	4 h 59 m
Toronto	6,197,000	379 miles	5 h 50 m
Washington D.C.	6,200,000	425 miles	7 h
Philadelphia	5,717,000	483 miles	7 h 16 m
Charlotte	2,054,000	500 miles	7 h 53 m
New York	8,323,340	512 miles	7 h 49 m









