

INDUSTRIAL FOR LEASE ELFORD DEVELOPMENT

Innovation Way, Marysville, Ohio 43040

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

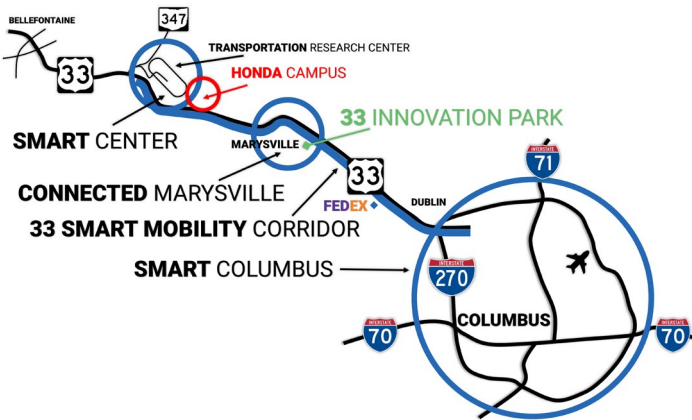


NEW CONSTRUCTION | CLASS A INDUSTRIAL | UP TO 184,140 SF



Innovation Park Building 2

Total	184,140 SF
Divisible To	60,000 SF
Clear Height	32' minimum
Lighting	LED with sensors
Column Spacing	54' X 50' deep (60' dock bay)
Fire Suppression	ESFR
Dock Doors	Up to 28
Drive In Doors	4 - motorized
Interior Improvements	Build To Suit
Auto Parking	Up to 208 spaces
New Construction	2019
Real Estate Tax Abatement	Up to 10 year 75%



Mike Spencer, SIOR
mike.spencer@lee-associates.com
C 614.353.3852

Todd Spencer, SIOR, CCIM
todd.spencer@lee-associates.com
C 614.327.0258

Alex Vulic
avulic@elford.com
C 614.271.0292



All information furnished regarding property for sale, lease, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rate, or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or agent herein.

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33 INNOVATION PARK | ZONED INDUSTRIAL



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INDUSTRIAL FOR LEASE

BUILDING 2 SPECIFICATIONS

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Building 2 Specifications

Municipality	Marysville, Ohio	Dock Doors	14 (9' x 10') + 14 KOs
Total Building	184,140 SF	Dock Equipment	Seals, bumpers, track guards, lights
Building Dimensions	310' deep x 594'	Drive In Doors	4 (12' x 14') with vision panel
Available Suite	184,140 SF (divisible from 60,000 SF)	Auto Parking	162 spaces / 46 future spaces
Suite Dimensions	310' deep x 594' (11 lanes)	Trailer Parking	Dock Wall
Office	Build To Suit	Electric Service	2,000 AMP, 277/480V 3 Phase
Warehouse/Production Area	184,140 SF	Gas Service	CERC
Site Size	10 Acres	Water / Sewer	City of Marysville
Year Built	2019 (planned)	Telecom	Spectrum, Century Link, COGS Fiber
Zoning	Heavy Industrial (M-2)	Park Setting	Institutional with design standards
Exterior Walls	Precast Concrete Panel (8")	Incentives	RE Tax Abatement (75%) available
	Interior face painted white	Signage	Building / Monument / Suite
Column Spacing	54' x 50' deep throughout	Logistical Access	US 33 Via Scottslawn Road
Dock Wall Bays	60' deep		8 Miles to US 42
Bay Size	16,740 SF (310' x 54')		9 Miles to future FedEx NW Hub
Roof	Mechanically fastened TPO		12 Miles to Honda Manufacturing
	over rigid insulation		15 Miles to I-270 Columbus
Floor	7" concrete slab - 4,000 psi		50 Miles to I-75
Ceiling Height	32' minimum at 1st column	Intermodal Access	CSX Buckeye Yard 20 Miles
Warehouse Lighting	LED lighting with motion sensors		Norfolk Southern 40 Miles
Heating	Roof mounted direct gas fired	Airport Access	OSU Don Scott (OSU) 20 miles
Fire Suppression	ESFR (nominal K Factor 25.2)		John Glenn Intl (CMH) 36 Miles
Loading	Rear Load Configuration		Rickenbacker (LCK) 40 Miles
Truck Courts	135'-195' depth / 60' concrete pad	Corporate Neighbors	Sumitomo, Moriroku, Nissin,
			Scotts Miracle-Gro, Honda

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