

1000

**Hedstrom Drive
Ashland, OH**

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Drone Video**



**A Newmark Industrial
Investment Opportunity
Modern Building in Strategic
Ashland I-71 Corridor**

FOR SALE

CONTACT



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NEWMARK

Terry **COYNE**.com

PROPERTY HIGHLIGHTS

Occupancy
100%

Lease Term Remaining
4.83 Years

Lease Type
NNN



Sale Price
Call for Offers



Building Size
45,294 SF Total



Building Layout

- 6,019 SF Office
- 39,275 SF Warehouse



Docks/Drive-in Doors

- 4 Docks
- 1 Drive-in Door



Year Built
1990



Acreage
4.018



Clear Height
16'-20'



Sprinklers
Full Coverage with Wet Pipe System



Parking
Ample Surface Parking
(All New Concrete)



Power
Heavy Power: 2,000 Amp,
480/277Volt, 3-Phase, 4-Wire



Roofing
New Roof Installed in 2016
(Warranty Through 2036)



Location
Immediate Proximity to
SR-42, US-250, and I-71

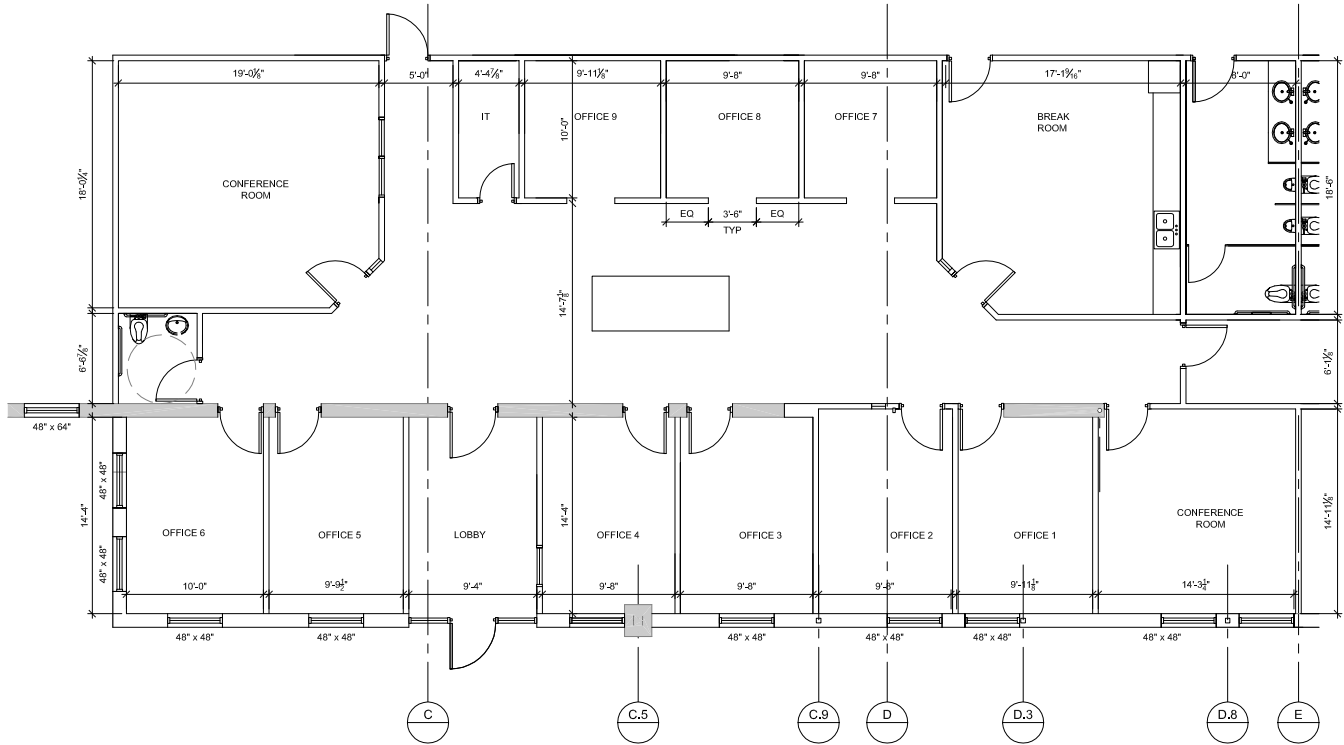
SITE PLAN



TENANT PROFILE & RENT SCHEDULE

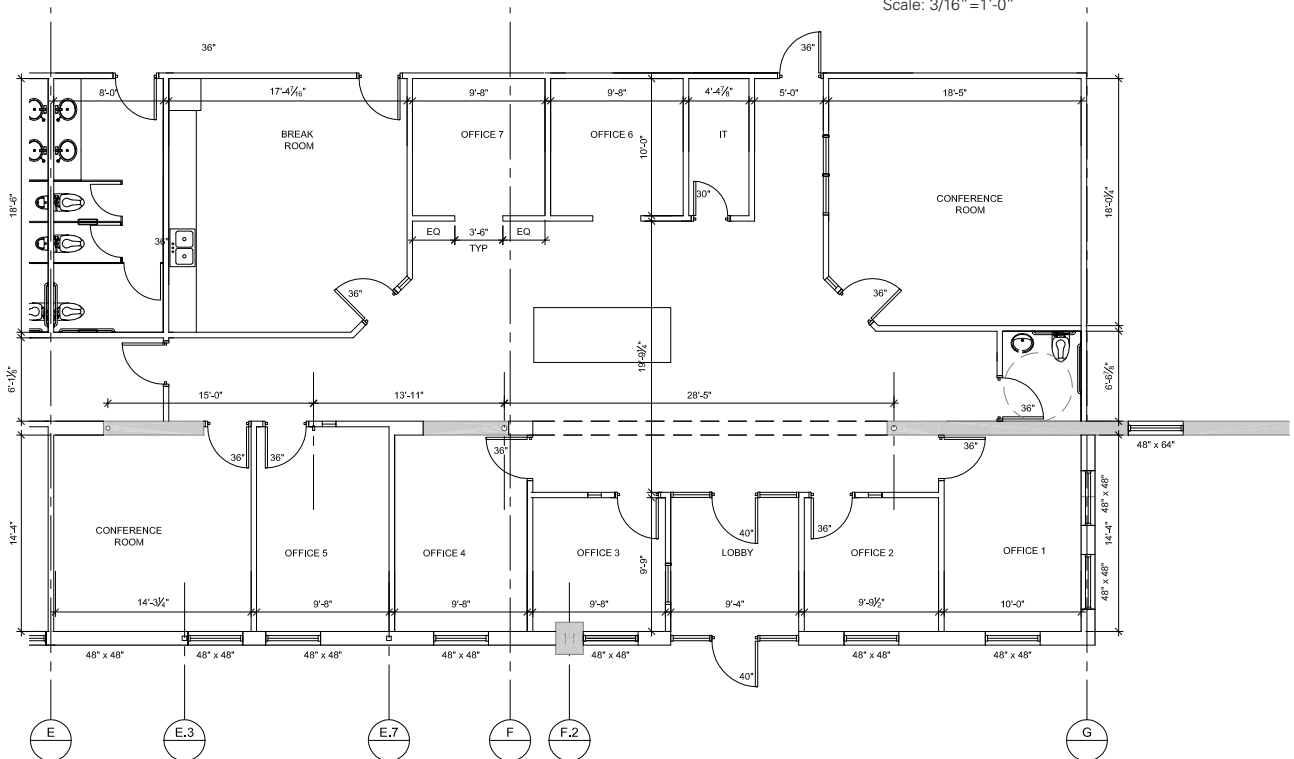
CONFIDENTIAL INFORMATION
Contact Brokers for Information

OFFICE FLOOR PLAN



Suite 1000

Scale: 3/16" = 1'-0"



Suite 1010

Scale: 3/16" = 1'-0"

WAREHOUSE PHOTOS



WAREHOUSE PHOTOS



OFFICE PHOTOS



OFFICE PHOTOS



EXTERIOR PHOTOS



AERIAL PHOTOS



AREA OVERVIEW

Located midway between Cleveland and Columbus along the I-71 corridor, **Ashland** offers a cost effective, business friendly environment with excellent regional connectivity. The area provides access to a stable manufacturing labor pool, efficient transportation routes, and a supportive local economic development ecosystem, making it an attractive location for industrial operators and long term occupiers.



1000

Hedstrom Drive
Ashland, OH



LOCATION	DRIVE TIME	DRIVING DISTANCE
Akron, Ohio	48 minutes	48 miles
Cleveland, Ohio	1 hour and 3 minutes	65 miles
Columbus, Ohio	1 hour and 16 minutes	80 miles
Toledo, Ohio	1 hour and 45 minutes	99 miles
Pittsburgh, Pennsylvania	2 hours and 33 minutes	156 miles
Detroit, Michigan	2 hours and 34 minutes	153 miles
Cincinnati, Ohio	2 hours and 51 minutes	187 miles
Indianapolis, Indiana	3 hours and 49 minutes	253 miles
Buffalo, New York	3 hours and 57 minutes	250 miles
Chicago, Illinois	5 hours and 18 minutes	330 miles
Toronto, Canada	5 hours and 41 minutes	351 miles

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Terry **COYNE**.com