



Space Profile for

Unit: #250

Area: 3004 sq ft

Address

643 Hebron Road

Heath, OH 43056



4300 West Cypress St., Suite 160

Tampa, FL, 33607

Southgate Center



FIRST NATIONAL REALTY PARTNERS

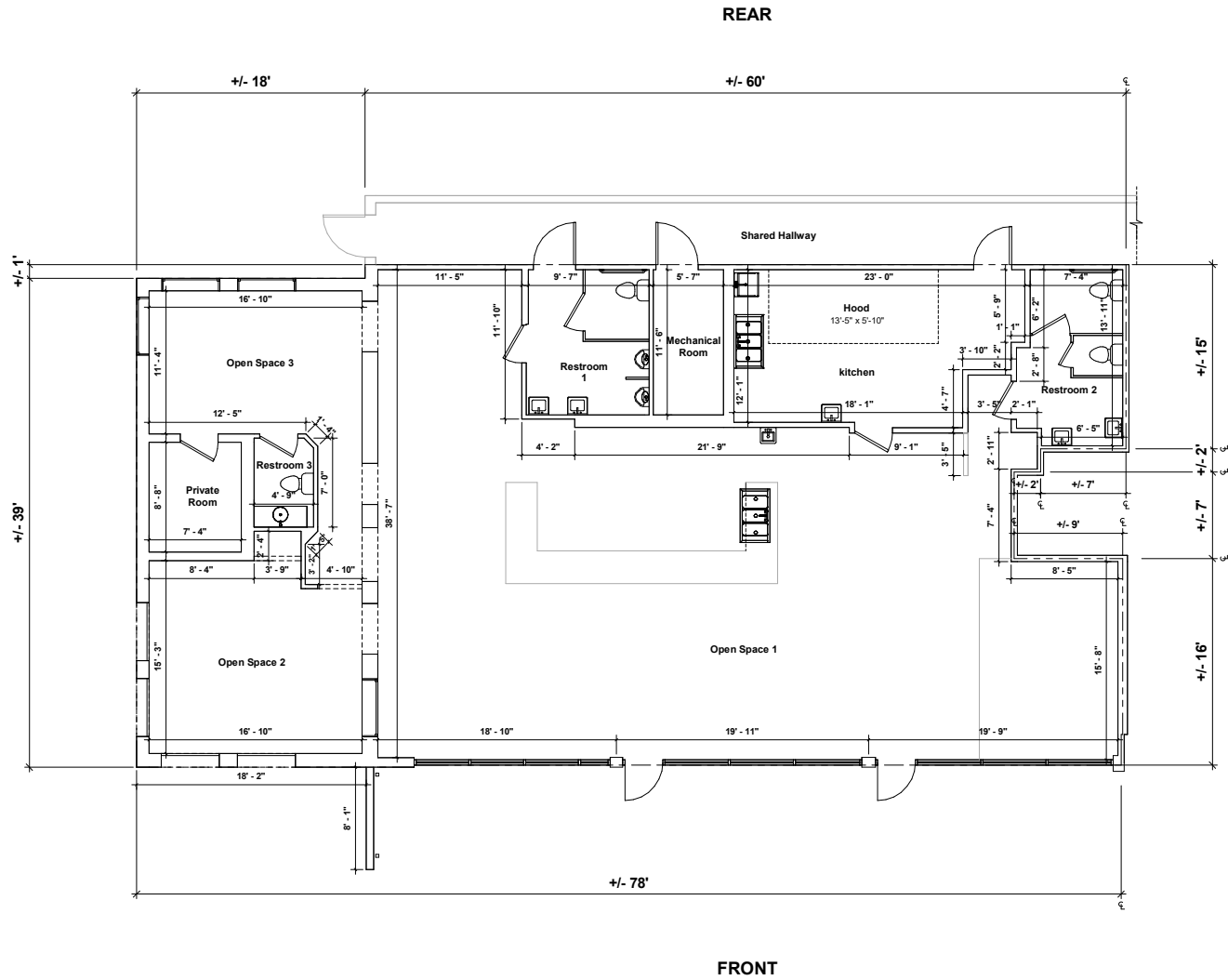
125 Half Mile RD.
Suite 207
Red Bank, NJ 07701

Unit # 250
Ground Floor
+/- 3,004 SF

Square footage shown was measured on-site and adheres to BOMA standards

Width
+/- 78'

Depth
+/- 40'



Revisions

Floor Plan
Prepared 11/25/2025
Unit # 250

Plans Produced by:
ID PLANS

4300 West Cypress Street, Suite 160,
Tampa, Florida 33607
Phone: (866) 657-2545
Idplans.com



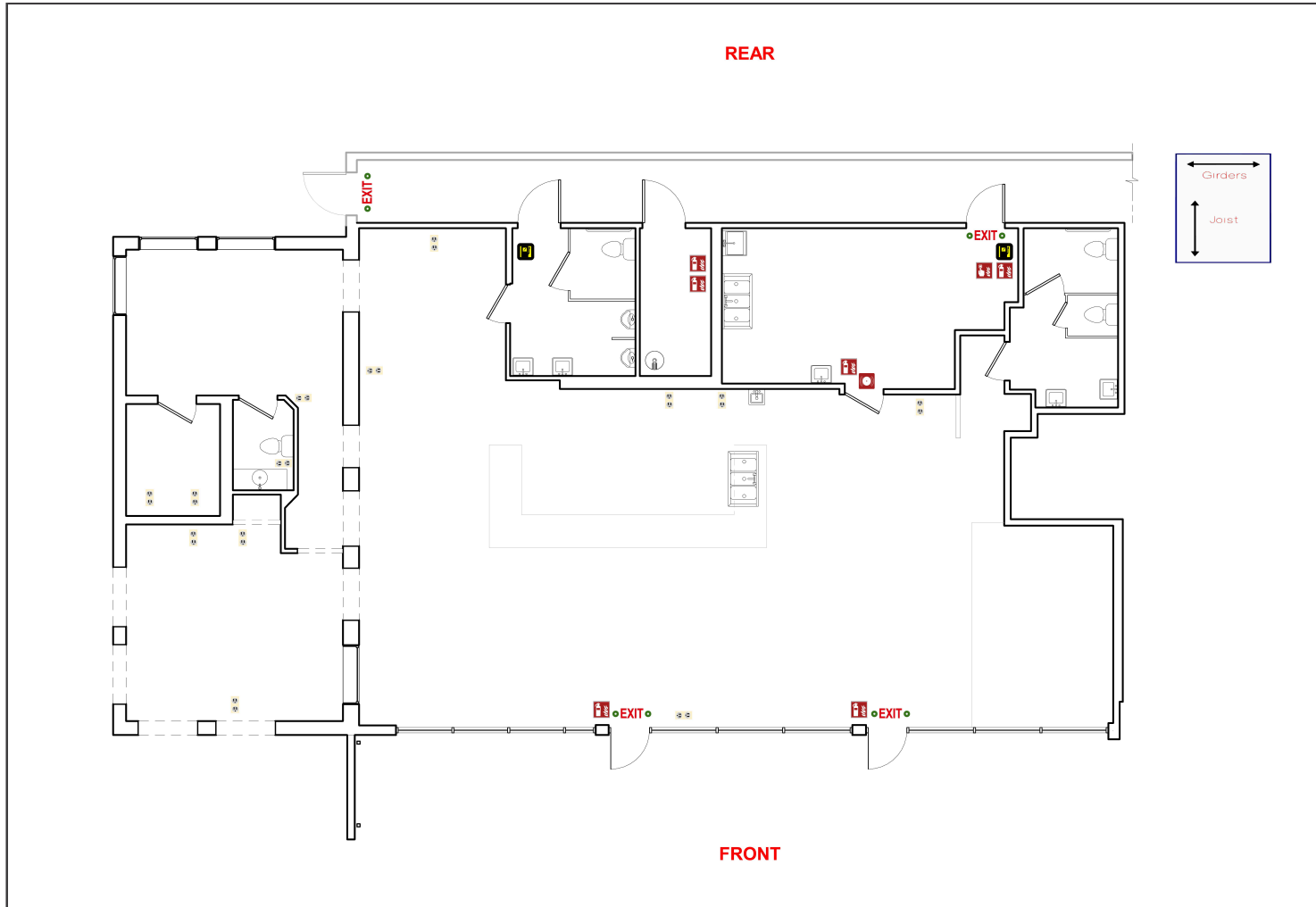
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














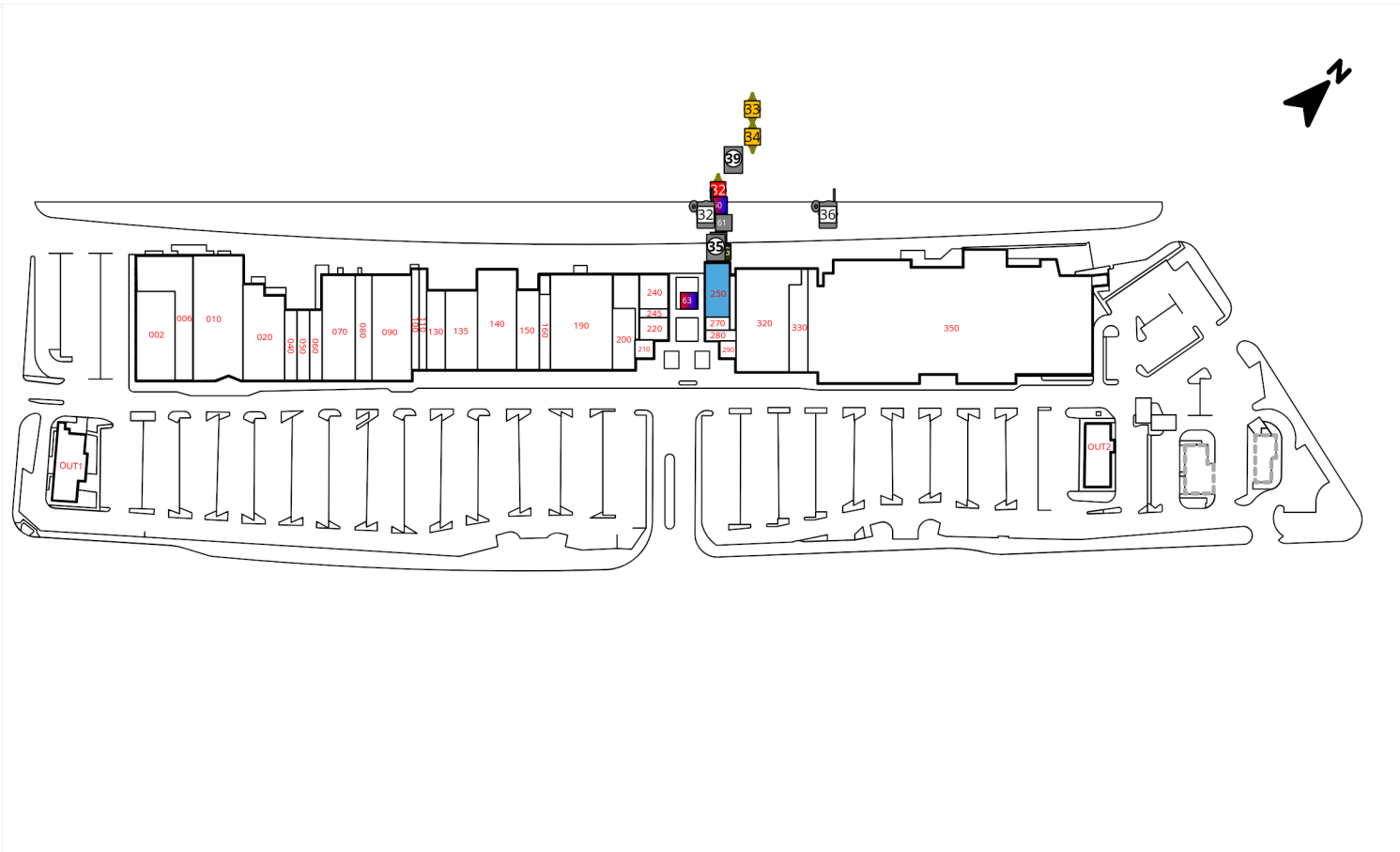
A1 MAIN FLOOR

Virtual Tour



Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent



Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	3004 SQFT	40' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 5"	0' 5"	1' 0"	0' 6"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	63.58 SQFT	406.21 SQFT	996.09 SQFT	1510 SQFT	3004 SQFT	2975.88 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
	Front: 9' 0" Back: 9' 1"	Front: 11' 10" Back: 11' 10"	Front: 9' 10" Back: 9' 10"

Ceiling Information Cont.	Clear Ceiling Height	Height From Floor To Bottom Of Girder
	7' 9"	NaN' NaN"

Mechanical

Blank HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	61	NO HVAC	NO HVAC				
	62	NO HVAC	NO HVAC				

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	60	YORK	ZS-05N13ATAAA2A	N1N3304517	5	2013	
	63	YORK	ZE036H10A2A1ABA1A2	N2E0828588	3	2020	

Not Present	Assets Not Present
	Air Handler

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	100	Rear Exterior	Not Listed	Westinghouse	Handle	
	2	200	Rear Exterior	Not Listed	General Electric	Handle	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	35	680838906	Rear Exterior		Utility company will not confirm the name on account M Fex LLC.
	39	687054628	Meter Room		

Not Present	Assets Not Present
	Step-Down Transformer

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	150	120/208	Indoor Load Center	C-1012	Siemens	Kitchen		
	2	200	120/208	Indoor Load Center	Not Listed	Siemens	Restroom		

IDPlans does not provide an Ampacity Report

Plumbing

Backflows	Number of Backflows	Location	Size	Notes
	1	Rear Exterior	1 1/2"	

Not Present	Assets Not Present
	Water Fountains

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Water Line (in)	Location	Notes
	1	Bradford White	RE250T6-1NCWW	YA49186374	50	Tank	3/4"	Storage Room	

Water Meter	Reference	Meter #	Location	Meter Size	Line Size	Notes
	34	50967381	Meter Room	3/4 inch		
	32	74169989	Meter Room	1 1/2 inch	1 1/2 inch	Previous Account #18.1029.9, New account number 3082
	33	46379287	Meter Room	5/8 inch		

Waste

Grease Container	Company	Size	Notes
	G.A Wintzer & Son		

Not Present	Assets Not Present
	Grease Trap

Fire

Fire Extinguisher	Number of Fire Extinguishers	Notes
	7	

Not Present	Assets Not Present
	Fire Alarm Control Panel
	Sprinkler Heads

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	36	21847550	Rear Exterior	1 1/4 inch	Utility company will not confirm the name on account. M Fex LLC.
	32	25710788 / S1625710788	Rear Exterior	1 1/4 inch	1st # on physical meter, 2nd # supplied by utility company. Utility company will not confirm the name on account.

Room

Restroom	Unit	Description
	Restroom 1	
	Restroom 2	

Storefront 1

