

521  
EXCHANGE WAY

COMMERCIAL POINT, OH

IMMEDIATE OCCUPANCY



For Sublease  
320,666 SF

 CUSHMAN &  
WAKEFIELD

# // PROPERTY FEATURES



**40'** CLEAR HEIGHT



**BTS** OFFICE SPACE



**30** DOCKS



**2** DRIVE-INS



**ESFR** FIRE PROTECTION



**127** PARKING SPACES



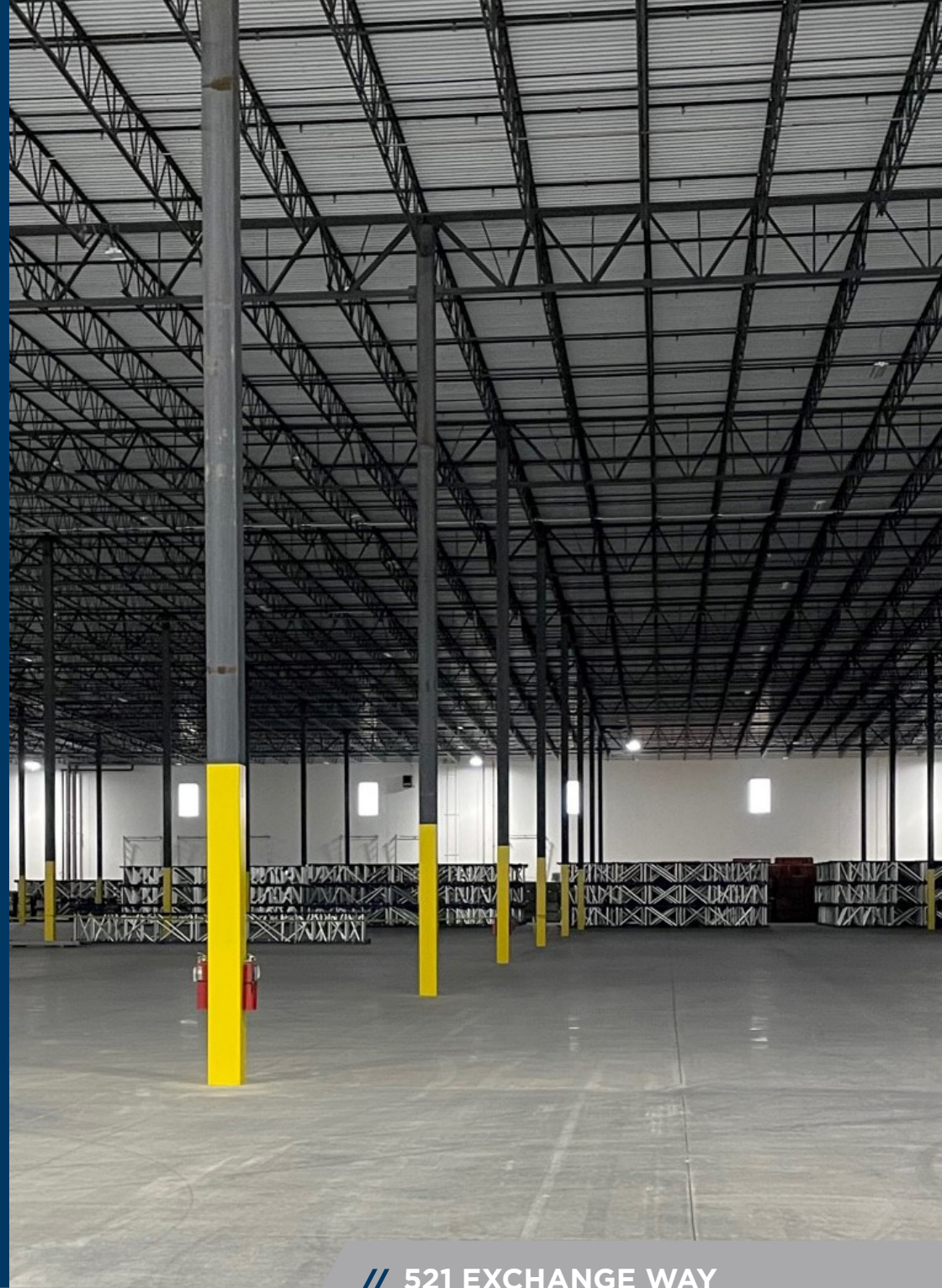
**40** TRAILER STALLS



**INDUSTRIAL** ZONING



**TAX** 15 YEAR, 100% ABATEMENT



// **521 EXCHANGE WAY**  
Commercial Point, OH 43117



# // BUILDING SPECS

<b>BUILDING SIZE</b> 1,194,865 SF	<b>DOCK LEVELERS</b> 17 MECHANICAL (40,000 LBS) 12 HYDRAULIC (40,000 LBS)	<b>ZONING</b> INDUSTRIAL	<b>COLUMN SPACING</b> 60' X 56' SPEED BAY 56' X 50' INTERIOR BAY
<b>AVAILABLE SPACE</b> 320,666 SF	<b>DOCK LIGHTS</b> 30	<b>LIGHTING</b> 2 LED HIGH-BAY PER BAY	<b>WATER LINES</b> 3 INCH DOMESTIC WATER AND 10" FIRE LOOP
<b>OFFICE</b> BTS	<b>DOCK SEALS</b> 29	<b>SPRINKLERS</b> ESFR	<b>ELECTRICAL DROPS</b> 100: 110-VOLT DROPS
<b>GUARD SHACK</b> OFFICE & RESTROOM	<b>DOCK LOCKS</b> 12	<b>RACKING</b> NEGOTIABLE	<b>ELECTRICAL</b> (1) 1200 AMP, 480/277 VOLT
<b>CLEAR HEIGHT</b> 40'	<b>DOCK SCREENS</b> 6	<b>TAX INCENTIVES</b> 15 YEARS, 100% ABATEMENT	<b>MECHANICAL</b> DIRECT GAS-FIRED MAKE-UP AIR HANDLING UNITS
<b>SITE SIZE</b> 90 ACRES	<b>DRIVE-IN DOORS</b> 2 (12' X 14')	<b>TRUCK COURT</b> 130'	<b>WAREHOUSE AIR EXCHANGE</b> 1 AIR CHARGER PER HOUR 2 BIG ASS FANS
<b>YEAR BUILT</b> 2022	<b>TRAILER PARKING</b> 20 CURRENT 51 FUTURE	<b>ACCESS</b> ROUTE 762 TO SR 23; SR 104 TO SR-665	<b>FLOOR SEALER</b> ASHFORD FORMULA
<b>DOCKS</b> 30 (9'X10') 30 FUTURE DOCK DOORS 25 FUTURE DOCK DOORS ON EAST WALL	<b>ROOF</b> .45 MIL MECHANICALLY FASTED WHITE TPO	<b>WALLS</b> EXTERIOR TILT UP PANELS 9" CONCRETE 2" INSULATION	<b>CAR PARKING</b> 127 CAR PARKING SPACES; 231 FUTURE STALLS
	<b>FLOOR</b> 8" UNREINFORCED CONCRETE	<b>WALL PROTECTION</b> ANGLE IRON ON INTERIOR WAREHOUSE WALLS	

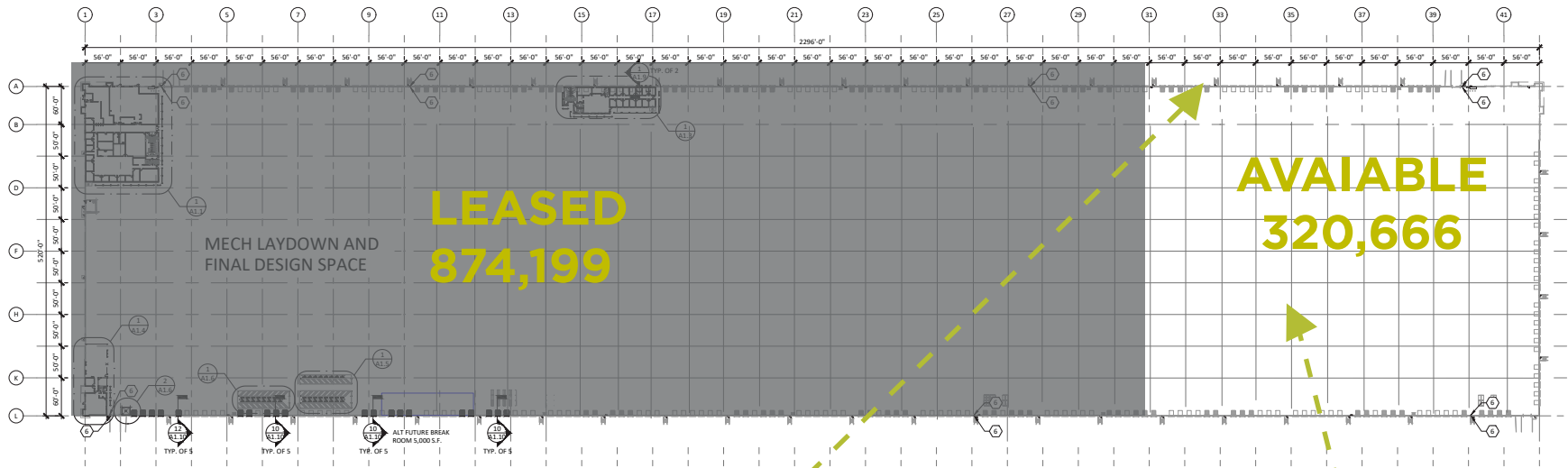
# // SITE PLAN

## SITE PLAN



# // WAREHOUSE FLOOR PLAN

## FLOOR PLAN



# // RACKING ON SITE

## RACKING OPTIONS

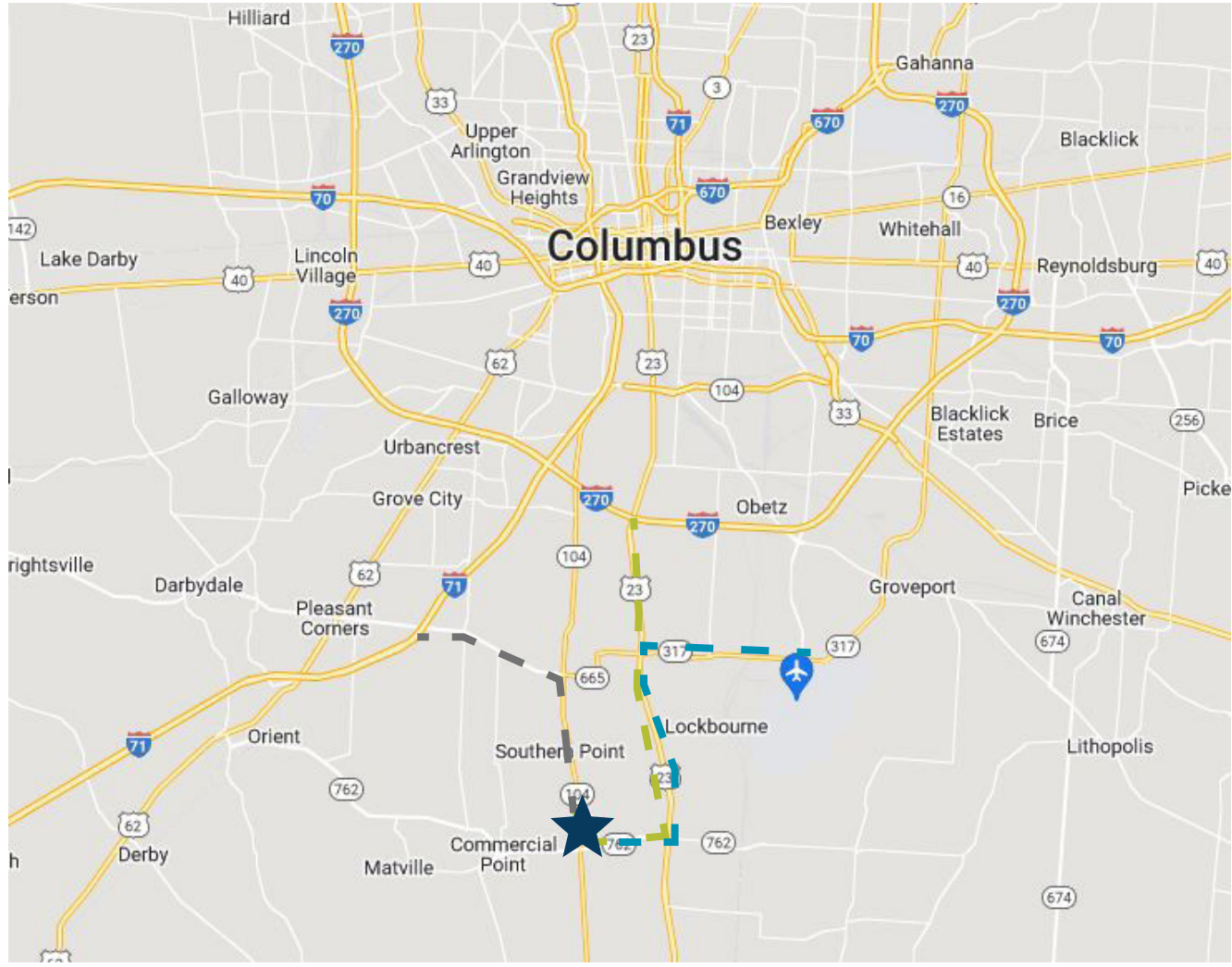
### Materials:

Part #	Qty	Description	Color	Wt. Total
WD4446-2200	932	44"D x 46"W inside waterfall wire deck, 2200lb UDL capacity	Gray	16,590
WD4446-1650	5,364	44"D x 46"W inside waterfall wire deck, 1650lb UDL capacity	Gray	90,652
WD4846-600	10,878	48"D x 46"W inside waterfall wire deck, 600lb UDL capacity	Gray	152,292
Wire Dividers	10,878	Wire Dividers, 46.25"L x 16"H, 4x4 mesh, 2 hooks	Gray	43,512
I2312G43244N	380	36"H x 44"D upright, teardrop, 312 column	Blue	115,748
T0203320	3,230	12"H bolt-on bullnose column protector	Blue	14,212
T0034223	14,512	5/16" x 1-1/2" bolt		58
U0200338	42,040	3.6"H x 96"L teardrop beam - 4,170lb capacity per pair	Orange	924,880
U0072730	71,406	44"D pallet supports		414,155
U0074733	211,528	1/4-14 X 3/4" tek screws		212
T0047975	6,124	12" row spacer		9,798
T0047977	1,080	16" row spacer		2,268
T0200870	3,128	upright leveling shims		938
U0074596	16,580	1/2" x 5-1/2" hilti anchor		4,974
I2313G43244N	2,748	36"H x 44"D upright, teardrop, 313 column	Blue	745,258
I2314G43248NM	270	36"H x 48"D upright, teardrop, 314 column	Blue	72,900
U0200316	10,878	2.7"H x 96"L teardrop beam - 2,440lb capacity per pair	Orange	207,770
T0200823	372	7.8" x 7.8" shims		409
T0203315	204	BOLTW 5/16X 3-3/4" D391 G5		20
I2313G43244NM-1	102	36"H x 44"D upright, teardrop, 313 column, double column up to 16'	Blue	38,576
U0082134	5,760	ST.Push Back Deep 2 40" x 48"		589,248
U0201170	2,880	Pushback Beam IK435U F3M 8H	Orange	109,728
U0201350	2,880	Pushback Beam IK435P F3M 4H044	Orange	109,728
U0201207	2,880	Pushback Beam IK335P F3M 4H125	Orange	86,688
T0034514	500	Post TD U102 33"	Blue	59,900
T0210711	4,000	ST.Brace Frontal Frame U100		4,800
T0203853	4,000	Diagonal U C715 G 46 1/16"		16,400
T0032355	1,500	Shims U100 11ga		1,500
T2102G39654N	500	33"H x 54"D upright, teardrop, 102 column	Blue	169,200
T00297078	500	Heavy Footplate U100		1,300
T0032353	1,000	Shims U100 18ga		400
T0029082	1,000	3/8" x 1" bolt		100
T0043168	1,000	Washer Cup Footplate TD UU		100
T0032383	500	12"H bolt-on bullnose column protector - U100 frames	Blue	2,300
IRP-42LH-HD	153	42"L space saving end of aisle guard, left hand	Yellow	8,951
IRL-42RH-HD	153	42"L space saving end of aisle guard, right hand	Yellow	9,027
WA3-4X4.25	1,224	3/4" wedge anchors, 4.25"L		759
Load Signs	180	11" x 17" plastic load information signs		0
Spares - decks	1	Spare wire decks		0
Spares - rack	1	Spare uprights, beams, crossbars, row spacers		0

# // GALLERY



# // DRIVE TIMES

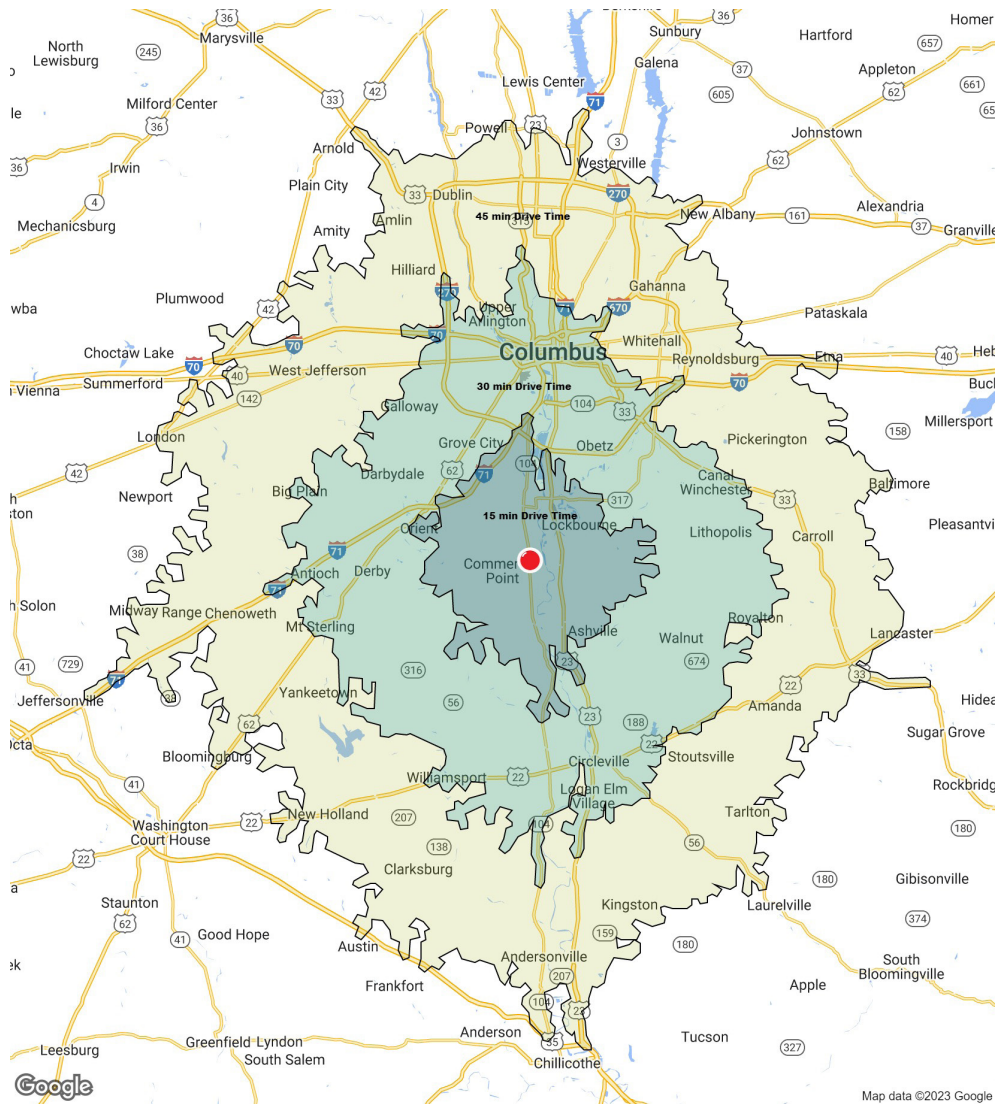


8.5 Miles  
to I-270

4 Miles to  
Rickenbacker  
Airport

7.5 Miles  
to I-71

# // POPULATION DRIVE TIMES



15 Minutes

30 Minutes

45 Minutes

	15 MIN	30 MIN	45 MIN
<b>POPULATION</b>	44,788	551,837	1,481,328
<b>EMPLOYEES</b>	13,169	310,362	690,296

# 521 EXCHANGE WAY

COMMERCIAL POINT, OH



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