

**1000**

**Hedstrom Drive  
Ashland, OH**

**Click Here**



**To View  
Drone Video**



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

**FOR SALE**

**CONTACT**



**Terry Coyne**  
Executive Vice Chairman  
216.218.0259  
Terry.Coyne@nmrk.com  
Licensed Real Estate Broker



**Connor McCoy**  
Director  
216.453.3085  
Connor.McCoy@nmrk.com  
Licensed Real Estate Salesperson

**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

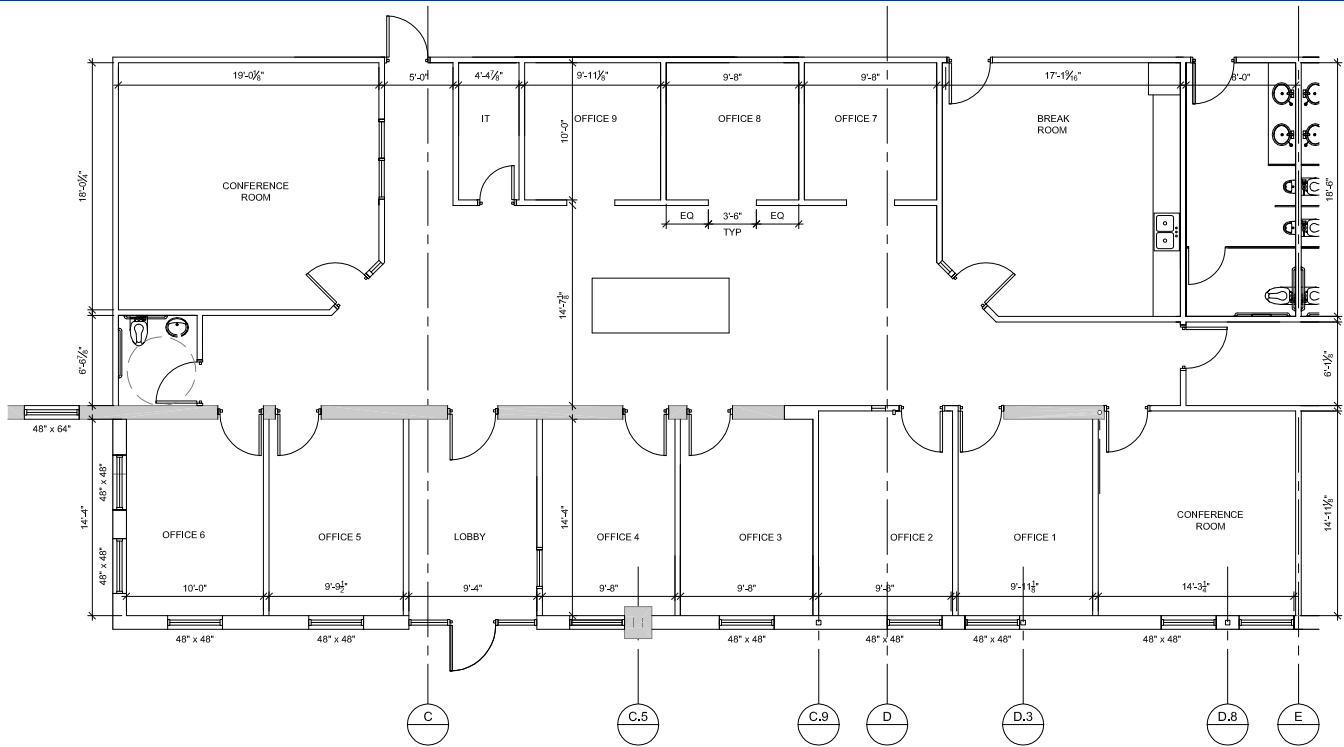
# SITE PLAN



# TENANT PROFILE & RENT SCHEDULE

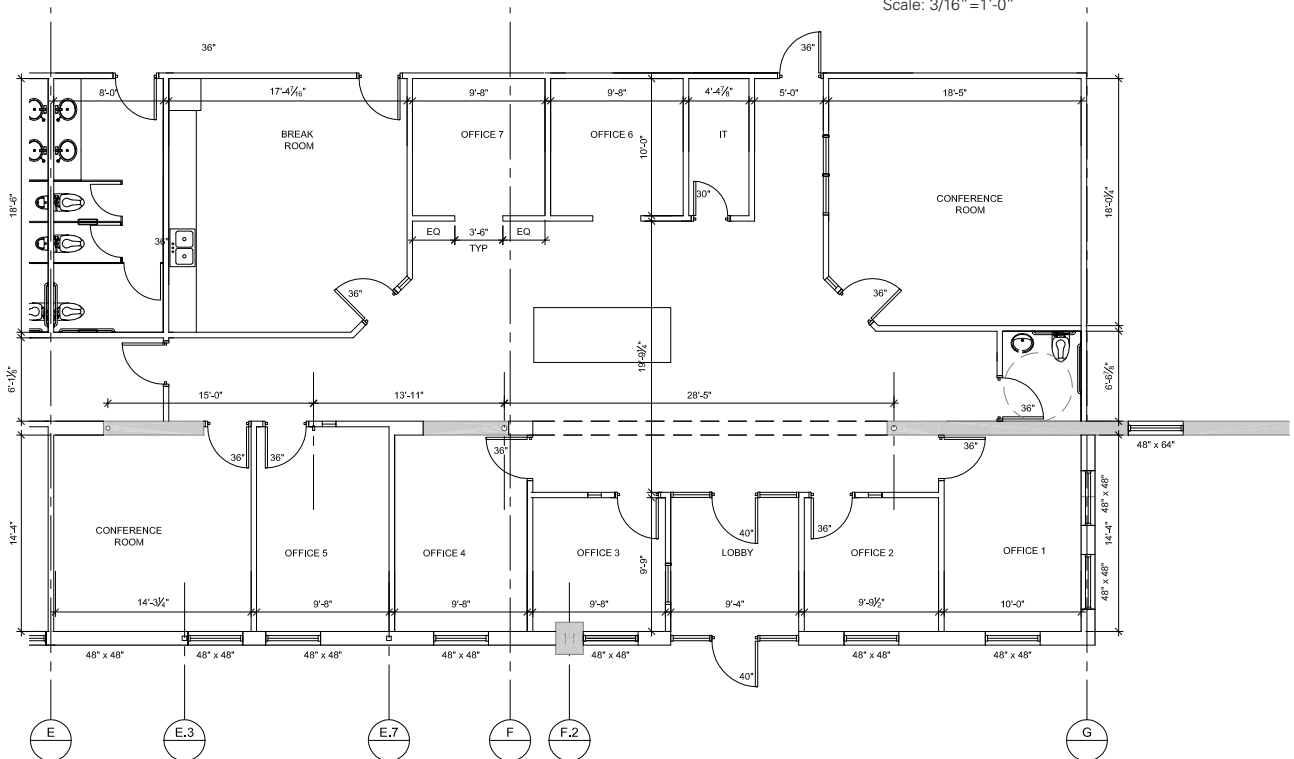
**CONFIDENTIAL INFORMATION**  
Contact Brokers for Information

# 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

CONTACT



**Terry Coyne**  
Executive Vice Chairman  
216.218.0259  
Terry.Coyne@nmrk.com  
Licensed Real Estate Broker



**Connor McCoy**  
Director  
216.453.3085  
Connor.McCoy@nmrk.com  
Licensed Real Estate Salesperson

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale and availability are subject to change or withdrawal without notice. Any Purchaser which is represented by a broker is responsible to compensate the broker.

*Terry* **COYNE**.com