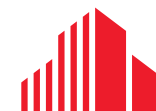


FOR LEASE

341 O'Neill Dr.

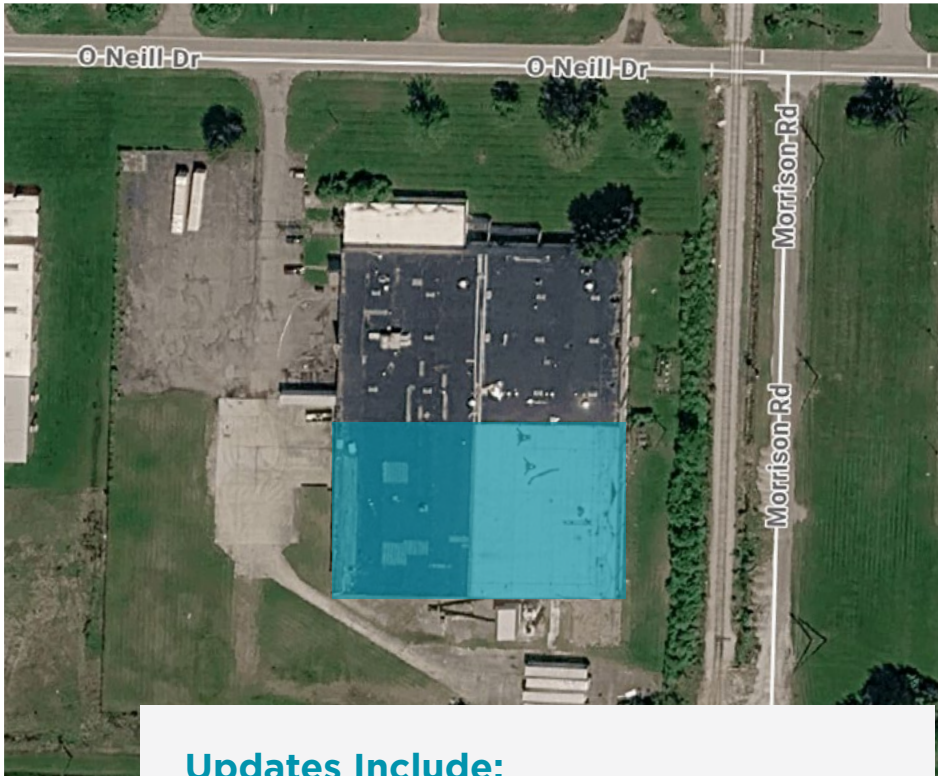
Hebron, Ohio 43025



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

341 O'Neill Drive - For lease approx $\pm$ 40,000SF (south part of the building). Located just off of I-70, the building lends itself to a variety of potential uses given its quality loading capabilities, heavy electric and usable acreage. Updates have recently been made.

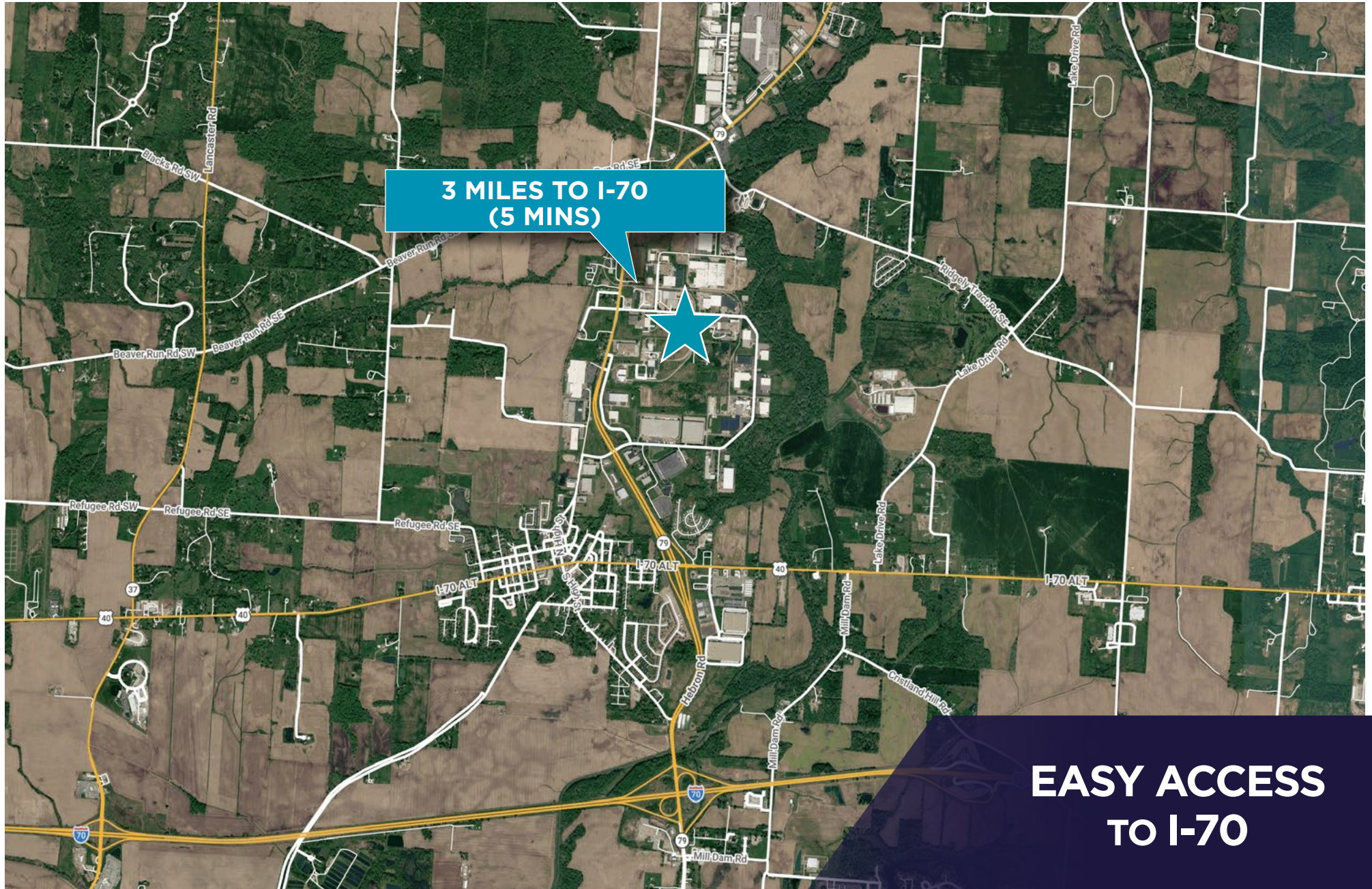


Updates Include:

- New/updated sprinkler system
- Natural gas direct-fired unit heaters
- Energy-efficient high-bay LED lighting
- Roof recently replaced
- Dock & drive-in door improvements

Building Size:	81,359 SF
Space Available:	South half of building approx. 40k SF
Office Space:	$\pm$ 4,000 SF
Clear Height:	20'-21'
Column Spacing:	40'x40'
Parking:	Abundant Parking
Electric:	3-Phase Service, Heavy Electric
Sprinkler:	Wet
Available:	Immediate
Flexible Terms:	Short Term Leases Considered

AERIAL MAP





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