

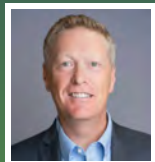


SPERRY

TREASURE AND ASSOCIATES

COMMERCIAL/ LIGHT INDUSTRIAL

996 THORNWOOD DR
HEATH, OH 43056



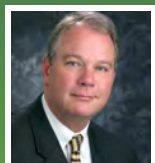
Jamie Gentry

ASSOCIATE

614.499.7066

jamie.gentry@sperrycga.com

OH #2021005707



Tim Treasure

PRINCIPAL

614.403.8162

tim.treasure@sperrycga.com

OH #2009002222



Property Summary



FOR SALE |



PROPERTY HIGHLIGHTS

- Zoned Commercial, City of Heath, OH
- 100% property tax abatement on building through 2032
- +16 ft clear height in warehouse
- Three 14 x 14 ft drive-in doors, with one drive-thru bay
- Zoning permits exterior storage, laydown yard
- Public utilities accessible on site
- Quick access to Interstate 70 (6 miles)

OFFERING SUMMARY

Sale Price:	\$2,790,000
Lot Size:	13.78 Acres
Building Size:	5,935 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	26	114	530
Total Population	71	305	1,399
Average HH Income	\$87,699	\$85,648	\$81,999

Property Description



PROPERTY DESCRIPTION

Introducing 996 Thornwood Drive Southwest, a prime commercial property located in the thriving Heath area. Boasting a spacious 5,935 SF building constructed in 2017, this property is ideal for an office or office building investor looking for an excellent investment opportunity. Zoned Commercial by the City of Heath, OH, and site-abated through 2032, this property offers low taxes of just \$3,383.16. With ample parking and excellent visibility, it presents an attractive option for redevelopment or multiple commercial and industrial uses. Don't miss out on this outstanding investment potential.

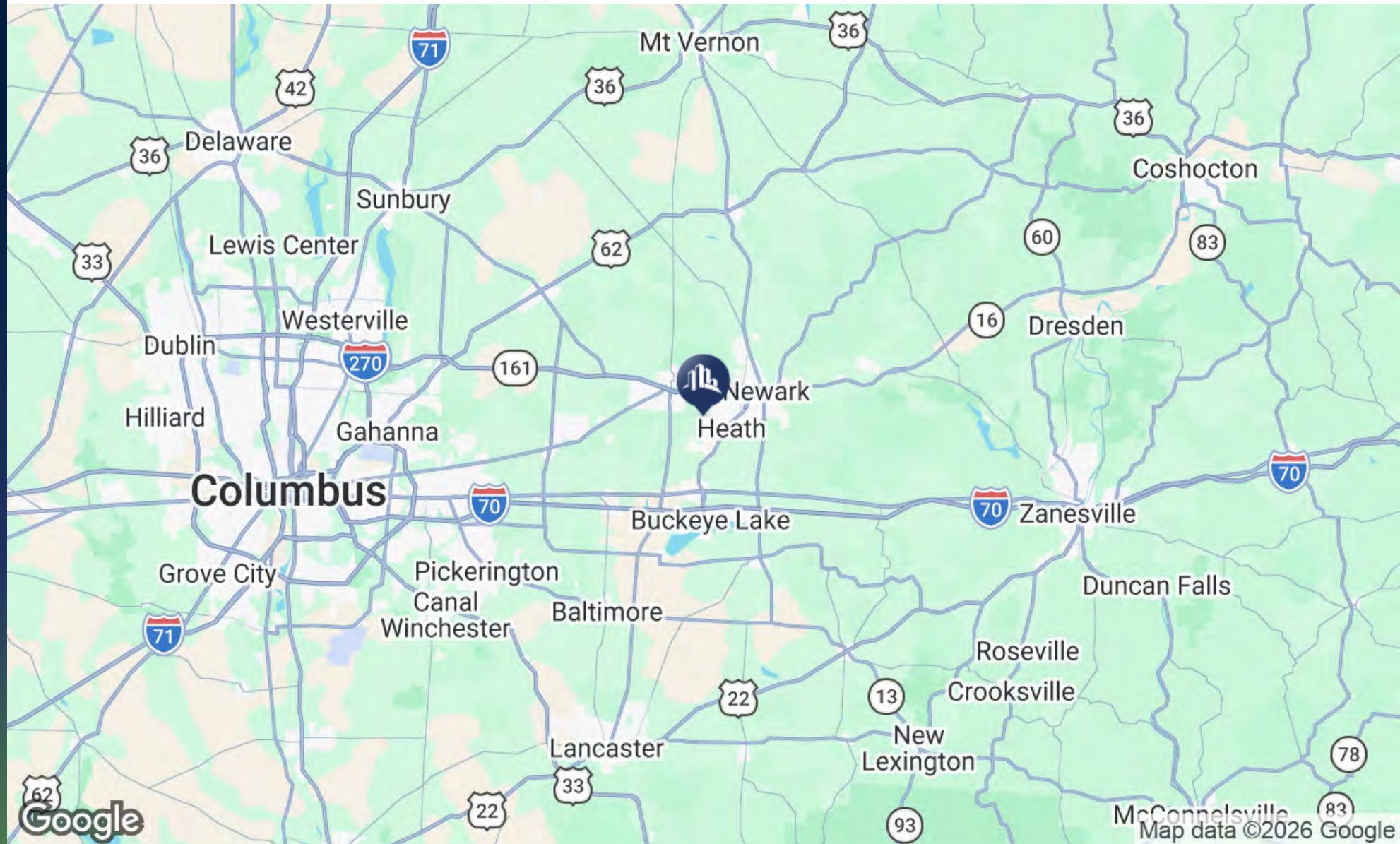
LOCATION DESCRIPTION

Located next to Licking County's growing Aerospace & Technology Center in Heath, Ohio, this prime location puts you in the heart of one of the fastest growing Counties in the State of Ohio. Neighbors such as Microsoft, Boeing, and Owens Corning anchor this growing industrial area just north of Interstate 70. Driven by the Heath-Newark-Licking County Port Authority, this area is poised for growth well beyond 2026 in industries spanning defense, food, energy, life sciences, and many other manufacturing sectors. This facility will place you in the center of a growing industrial region that will continue to increase in value well into the future.



FOR SALE |

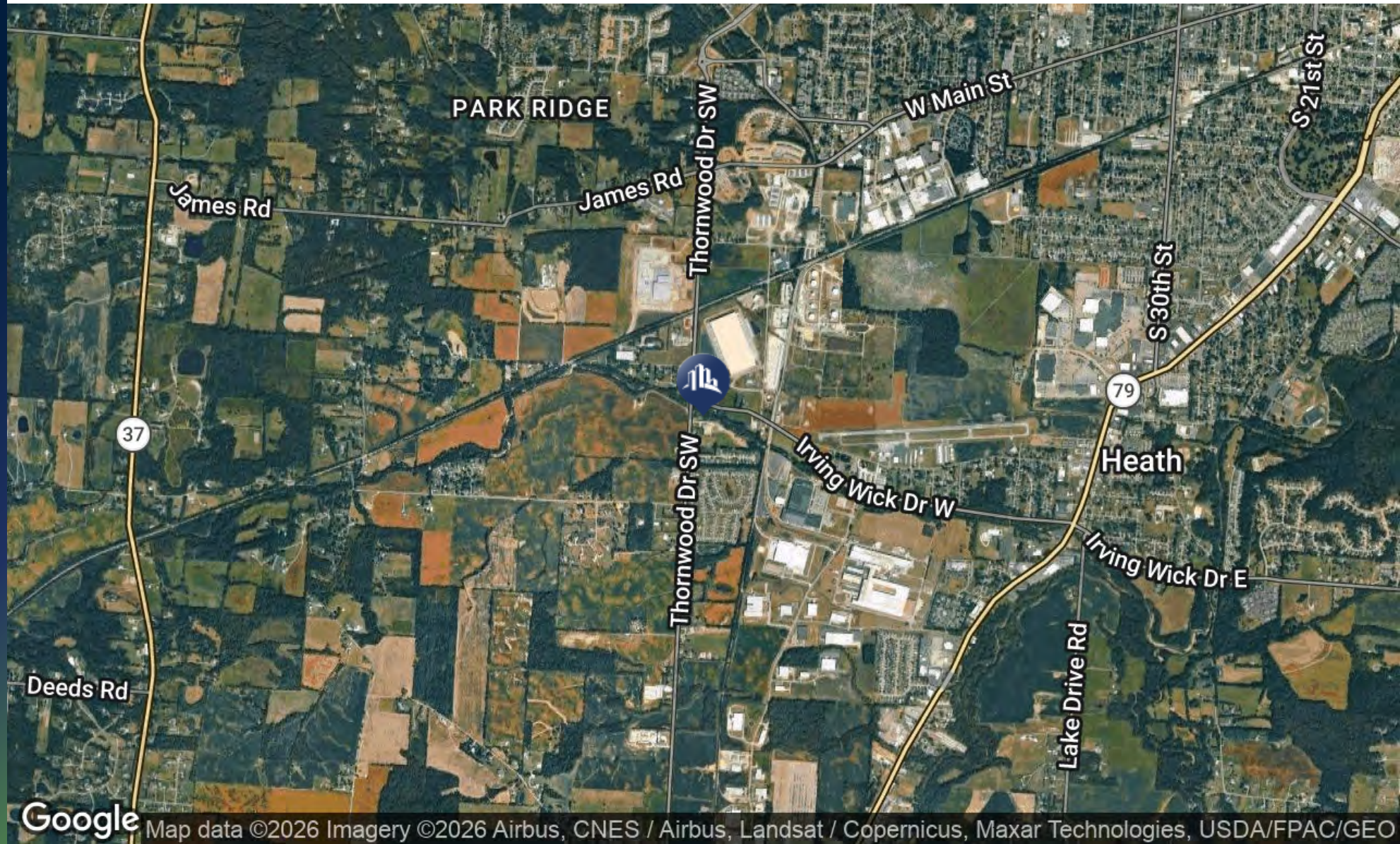
Location Map



FOR SALE |

Aerial Map

FOR SALE |



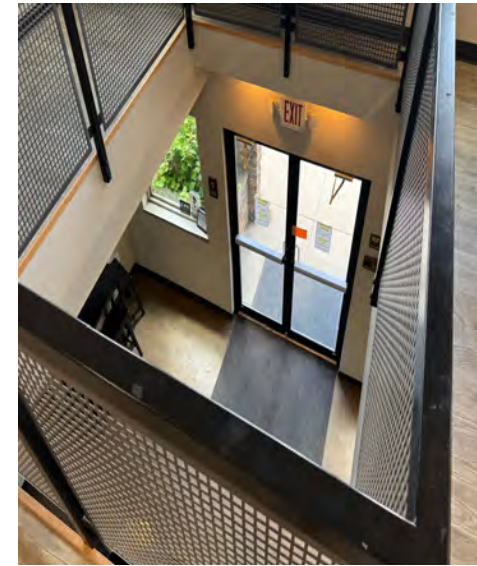
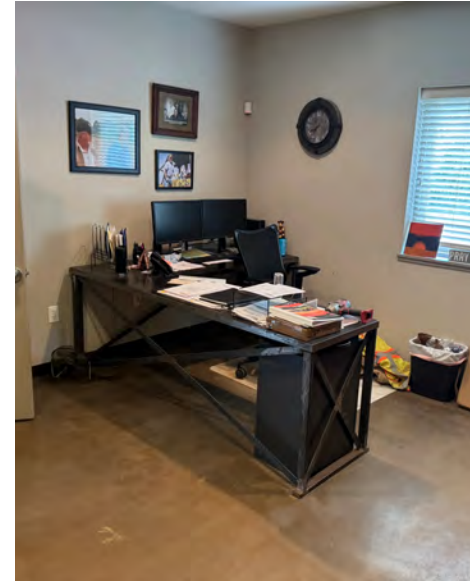
Industrial Map

FOR SALE |



Interior Photos

FOR SALE |



Exterior Photos



FOR SALE |

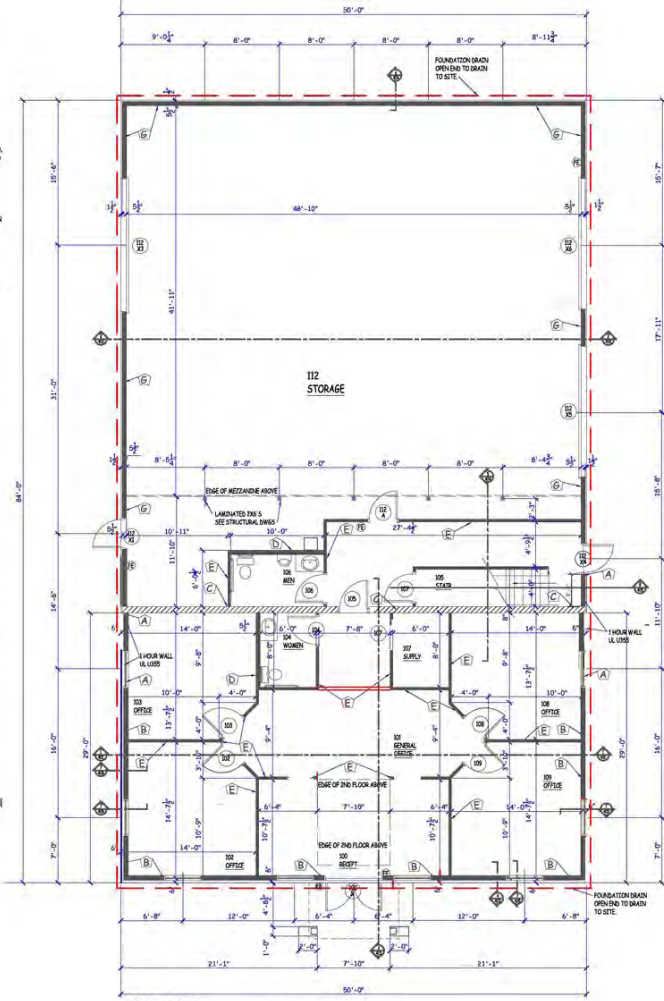
Floor Plan

FOR SALE |

FIRE RATING ASSEMBLIES

- UL 308-1 HOUR RATING WALL**
 1. WOOD STUDS-NOM 2 BY 4 IN SPACED MAX 16 IN OC
 2. BATTLS AND BLANKETS-OPTIONAL-PLACED TO COMPLETELY FULL THE STUD CAVITIES. ANY GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SAFETY BURNING CHARACTERISTICS AND/OR RESISTANCE
 3. GYPSUM BOARD BEARING 2 CLASSIFICATION MARK-APPLIED EITHER HORIZONTALLY OR VERTICALLY VERTICAL JOINTS COVERED OVER STUDS MAX 16 IN WIDTH OTHER MIN WALLBOARD IS TO BE INSTALLED HORIZONTALLY NOM 5/8 IN THICK BOARD ATTACHED TO STUDS AND PLATES WITH 66 CEMENT COATED WALLS (5) IN LONG SPACED 24 IN OC ON WITH (5) IN LONG TYPE 5 SCREWS SPACED 24 IN OC IN LONG TYPE 6 CEMENT COATED GYPSUM BOARD STEEL SCREWS SPACED 8 IN OC WITH THE LAST SCREW 1 IN FROM EDGE OF BOARD
- UL 108-1 HOUR RATING WALL**
 1. WOOD STUDS-NOM 2 BY 4 IN SPACED MAX 16 IN OC
 2. BATTLS AND BLANKETS-APPLIED TO COMPLETELY FULL THE STUD CAVITIES AND BOTTOM OF WALL
 3. GYPSUM BOARD-5/8 IN THICK 4 FT WIDE GYPSUM BOARD, PAPER OR VINYL SURFACED, WITH REVELED SQUARE OR TAPERED EDGES, APPLIED VERTICALLY WALLBOARD NAILS 8 IN OC WITH 66 CEMENT COATED WALLS ON 16 IN SPACED 24 IN LONG TYPE 5 SCREWS SPACED 24 IN OC WITH THE LAST SCREW 1 IN FROM EDGE OF BOARD
 4. JOINTS AND WALL HEADS- WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND WALLBOARD WALL HEADS COVERED WITH JOINT COMPOUND
 5. SHEATHING-7/8 IN THICK 4 FT WIDE SHEATHING, WITH SQUARE EDGES, SHEATHING IS APPLIED VERTICALLY SHEATHING FASTENED WITH 16 IN LONG 6 D. FLOORING NAILS SPACED 8 IN OC ALONG THE EDGES AND 12 IN OC IN THE FIELD
 6. EXTERIOR WALL COVERING- INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FIRE-RATING SIDING OR 1/2 IN THICK FIBER CEMENT BOARD SIDING FASTENED OVER FOAM PLASTIC SHEATHING TO WOOD STUDS USING 8D X 1 1/2 IN LONG GALV NAILS
- UL WOOD-4 HOUR RATING WALL**
 1. 4" CONCRETE BLOCK-CLASSIFICATION 4
 2. REINFORCING BARS-3/8 IN DIA. 16 IN ON CENTER NOM 1/2" THICK OF NOTLESS THAN 1/4 IN AND NOT MORE THAN 3/4 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT AND NOT MORE THAN 5% IMPURED LIME, 100% TIGHTLY COMPACTED

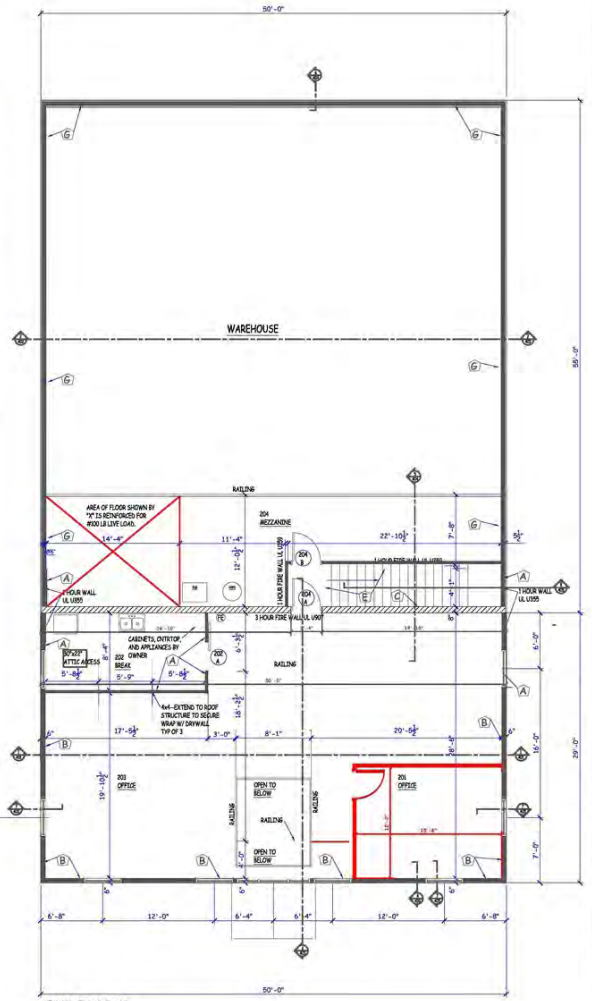
- UL 308-1 HOUR RATING WALL**
 (A) 5/8" DRYWALL ON 2X6'S 16" OC R19 INSULATION 5/8" GYPSUM SHEATHING HOUSE WRAP CEMENT PANELS UL U355
- EXTERIOR WALL**
 (B) 5/8" DRYWALL ON 2X6'S 16" OC R19 INSULATION 7/8" OSB SHEATHING HOUSE WRAP CEMENT PANELS
- 3 HOUR FIREWALL**
 (C) 8" CONCRETE BLOCK 3 HOUR FIREWALL UL--U907
- 1 HOUR WALL**
 (D) 5/8" DRYWALL BOTH SIDES OF 2X6" WOOD STUDS 16" OC R19 INSULATION
- 1 HOUR WALL**
 (E) 5/8" DRYWALL BOTH SIDES OF 2X4'S 16" OC R13 INSULATION
- 1 HOUR WALL**
 (F) 5/8" DRYWALL BOTH SIDES OF 2X6" WOOD STUDS 16" OC R19 INSULATION
- 1 HOUR WALL**
 (G) 2x6 WOOD STUDS 16" OC R11 INSULATION 2X6'S HORIZONTAL 4'-0" OC VI METAL SIDING



FIRST FLOOR PLAN
 1/8"=1'-0"
 NOTE
 ALL WALLS SHOWN SHADED ARE 2X4 (3 1/2") UNLESS NOTED OTHERWISE

(FE) FIRE EXTINGUISHER J. L. INDUSTRIES 101 COSMIC E AMBASSADOR CABINET

(KB) INOX BOX FURNISHED BY FIRE DEPARTMENT, INSTALLED BY GENERAL CONTRACTOR



SECOND FLOOR PLAN
 1/8"=1'-0"
 NOTE
 ALL WALLS SHOWN SHADED ARE 2X4 (3 1/2") UNLESS NOTED OTHERWISE

THE COVENANT GROUP
 37 LOUELLA DRIVE
 HEBRON, OH

NEW OFFICE FOR TPLI, INC
 996 THORNWOOD DRIVE
 HEATH, OHIO 43056

REVISIONS
 10-26-16
 3-1-17

DATE
 10/10/16

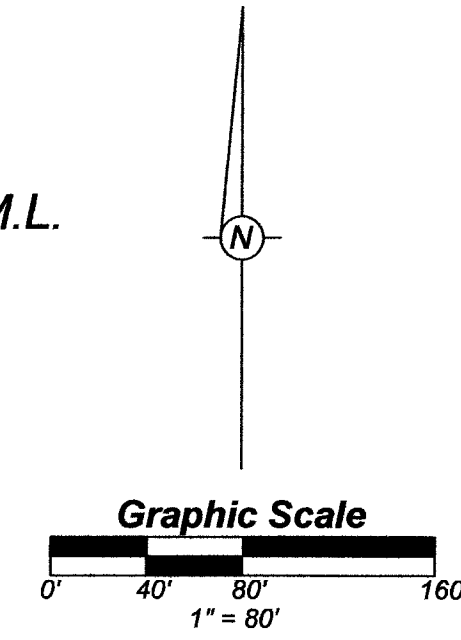
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Boundary Survey for TPLI, LLC

Situated in Lot 4 in the 2nd Qtr. of T 1N, R 12W, U.S.M.L.
City of Heath, Licking County, Ohio.

Being all of the property conveyed to
TPLI, LLC by deeds recorded
as Instrument #201610060021873 &
Instrument #201805240010442
(Aud. Par. #030-088056-00.000, all)



Legend

- - Stone Found
- - Iron Pin Found, 5/8" rebar (unless shown otherwise)
- - Iron Pin Set, 5/8" x 30" rebar (with plastic identification cap)

Pertinent Documents

Pertinent documents used for this survey are all deeds as shown; tax map; and a survey plat prepared by Harold W. Hitchens, Reg. Surv. #4623 dated April 18, 1972.

Bearing Reference

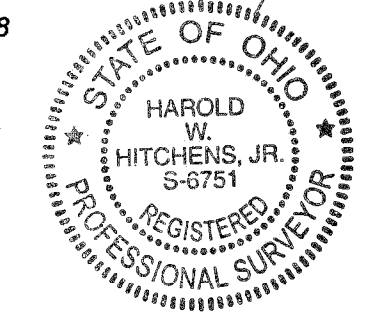
The bearings shown on this plat are based on the bearings in the deed to TPLI, LLC as recorded in Instrument #20160060021873.

Certification

I hereby certify this plat to be true and accurate based on an actual field survey made under my supervision during November of 2017.

Harold W. Hitchens, Jr.
Harold W. Hitchens, Jr., Reg. Surv. #6751
November 28, 2017.
Revised May 24, 2018

Drawn By: HWH III
JN:5063-08-16



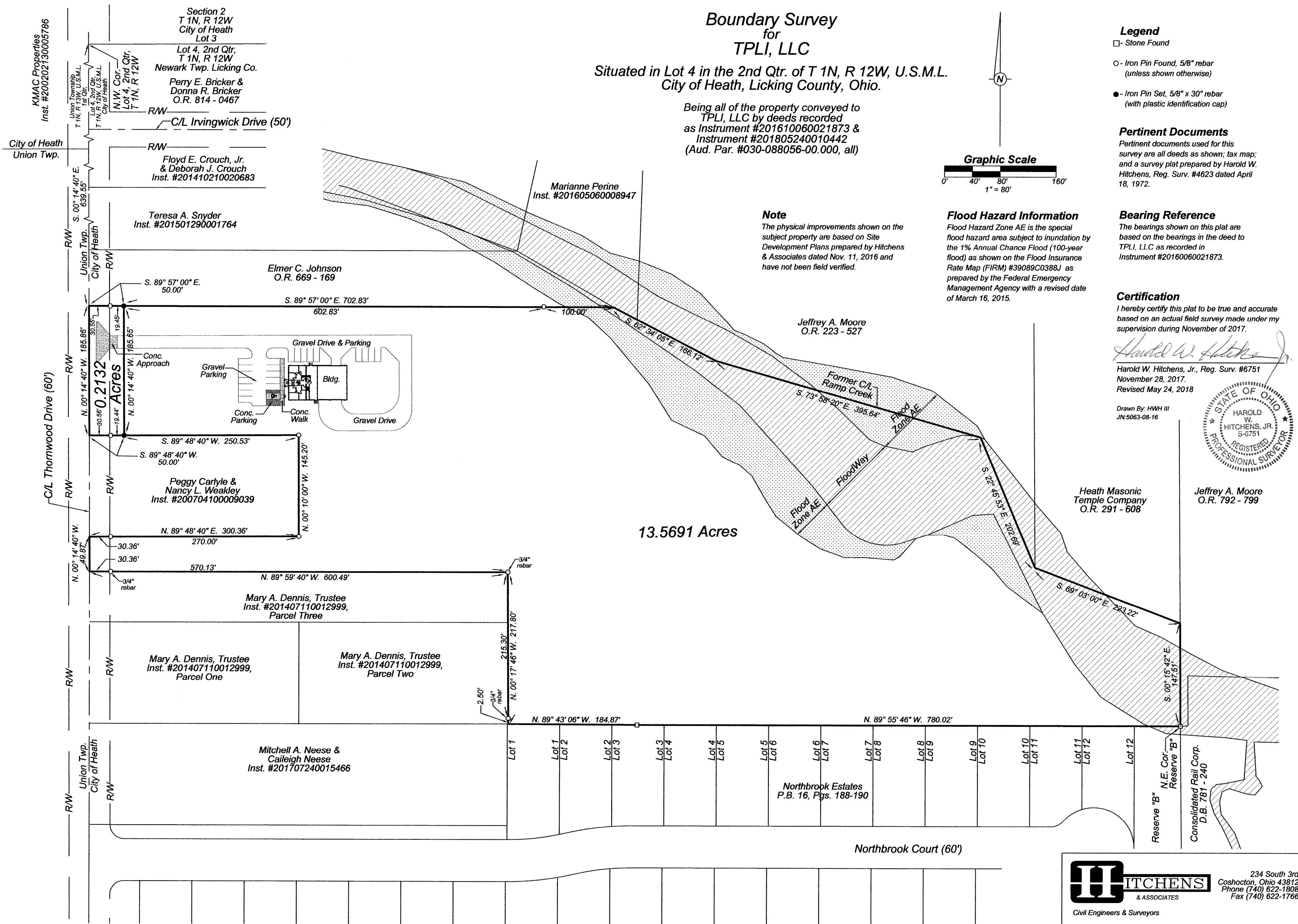
Note

The physical improvements shown on the subject property are based on Site Development Plans prepared by Hitchens & Associates dated Nov. 11, 2016 and have not been field verified.

Flood Hazard Information

Flood Hazard Zone AE is the special flood hazard area subject to inundation by the 1% Annual Chance Flood (100-year flood) as shown on the Flood Insurance Rate Map (FIRM) #39089C0388J as prepared by the Federal Emergency Management Agency with a revised date of March 16, 2015.

13.5691 Acres



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Civil Engineers & Surveyors