



Space Profile for

Unit: #00240

Area: 1835 sq ft

Address

587 Hebron Road

Heath, OH 43056



400 N. Tampa St., Suite 2210

Tampa, FL, 33602

Southgate Center



FIRST NATIONAL REALTY

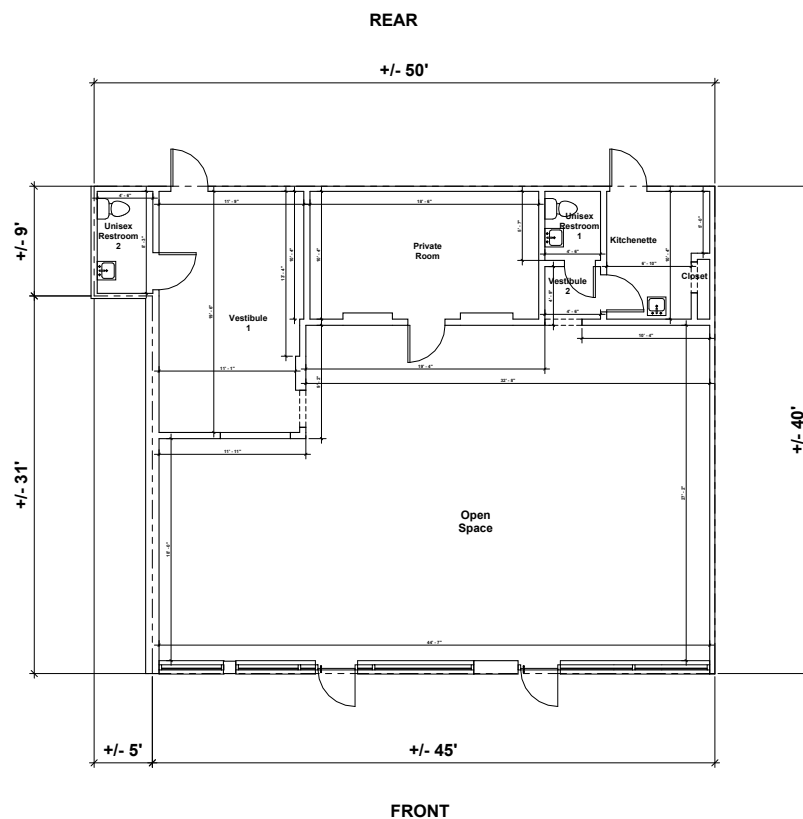
125 Half Mile Rd
Suite 207
Red Bank, NJ 07701

Unit # 00240 Ground Floor +/- 1,835 SF

Gross square footage was measured on-site and adheres to BOMA standards

Width
+/- 50'

Depth
+/- 40'



Revisions

Floor Plan

Prepared 02/15/2023
Unit # 00240

Plans Produced by:
ID PLANS

400 North Tampa St. Suite 2210
Tampa, FL 33602
Phone: (866) 657-2545
idplans.com

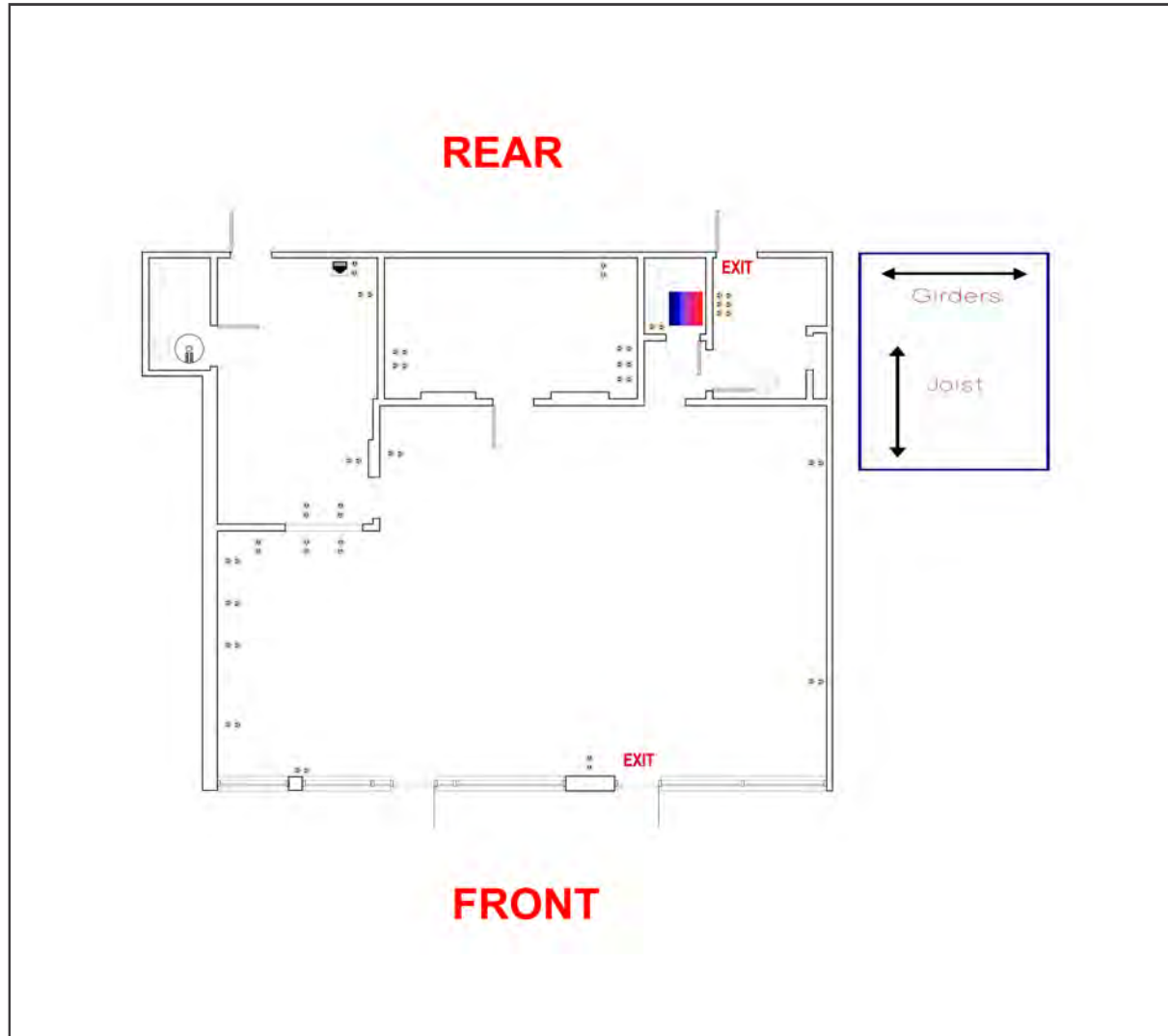


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











































Floor plan is for general use and purposes only. ID Plans does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally used for construction purposes or accepted as replacement for documents, drawings, or media intended or claiming to be architecturally accurate such as blueprints. The client hereby has and reserves the right and responsibility to verify, change or alter the provided information at any time for any reason.

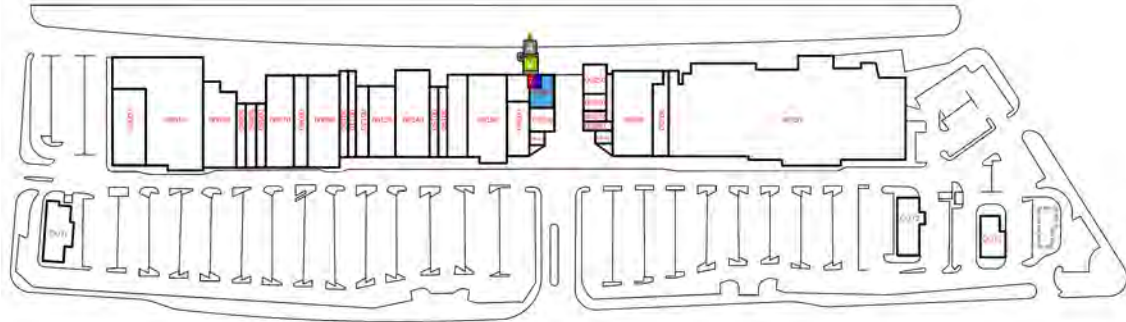
A1 MAIN FLOOR





Legend

	Breaker Panel		Fire Extinguisher		Ceiling Fan w/ Light		Fire Sprinkler
	Circular Column		Fire Alarm Pulldown		Rectangular Column		Pocket Door
	Appliance Outlet		Glass Door		Refrigerator		Track Lighting
	Fire Alarm		Handicap Handrail		Roll-Up Door		2-Bulb Fluorescent Lighting
	Drinking Fountain		Roof Hatch		Sink		3-Bulb Fluorescent Lighting
	Door		HVAC Unit		Swing Door		4-Bulb Fluorescent Lighting
	Double Hung Door		Recessed Light		Toilet		Ceiling Air Vent
	Electrical Outlet		Staircase		Can Light		Air Diffuser
	Emergency Light		Water Heater		Urinal		Ceiling Fan w/o Light
	EXIT Light		Telephone Panel		Thermostat		Air Handler
	Tankless Water Heater		Window Wall Opening		RJ 45		Fire Alarm Control Panel
	Step Down Transformer		Maintenance Sink		Window		Tenant Water Meter
	Disconnect		Sub Water Meter		House Gas Meter		Sub Gas Meter
	House Water Meter		Air Handler		House Electric Meter		Tenant Electric Meter
	Tenant Gas Meter						
	Sub Electric Meter						



Space Overview

Overview	Actual Square Footage	Measured Depth of Space	Total Depth of Space	Has Stepdown Transformer
	1835 SQFT	40' 0"		No

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

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
				1691 SQFT	1835 SQFT	1691 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
	Front: 8' 6" Back: 8' 6"	Front: 11' 10" Back: 11' 10"	Front: 9' 11" Back: 9' 11"

Ceiling Information Cont.	Clear Ceiling Height	Height From Floor To Bottom Of Girder	Number Of Acoustical Tiles
	7' 11"		

Other Cont.	Phone Board Location	Mop Sink Location	Thermostat Location	Dmarc Distance	Are Interior Walls Full Height
					No

Other Cont.	Hazardous Materials	Loading Dock	Are Demising Walls Full Height	Changes In Demising Wall Thickness
	No	No	No	No

Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	2	AMERICAN STANDARD	2YCC3060A1120AA	6175WKB9H	5	2006	

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	2	200	Rear Shared Hallway	Not Listed	Gould	Handle	

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Notes
	1	0	120/208	Not Listed	Not Listed	Gould	Rear Shared Hallway	Amps Not Listed, Label Missing
2	150	120/240	ITE Indoor Load Center	A7687	Gould	Rear Shared Hallway		

Electric Meter	Reference	Meter #	Location	Meter Reading	Read On	Voltage	Notes
	2	680838938	Rear Exterior			Tue Feb 14 2023	120-480

IDPlans does not provide an Ampacity Report

Plumbing

Backflows	Number of Backflows	Location	Size	Notes
	1	Rear Shared Hallway	5/8"	

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tankless	Water Line (in)	Location	Notes
	1	A.O. Smith	ELS 6 908	NH81-08831-H54	6	No	.625	Unisex Restroom 2	

Water Meter	Reference	Meter #	Location	Size	Notes
	4	84548558	Rear Shared Hallway	N/A	Previously under Hotshot Gaming under name of Yantis.

Waste

No assets available for this section.

Fire

Sprinkler Heads	Sprinkler Heads Present	Sprinkler Head Type	Riser Located in Space	Riser Location	Additional Information
		0	N/A	No	N/A

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	2	19201371	Rear Shared Hallway	1 1/4 inch	Previously Hotshot Gaming but under a personal name.

Room

Restroom	Unit	Description
	Restroom 2	Unisex Restroom 2
	Restroom 1	Unisex Restroom 1

Storefront 1

