

1

Hedstrom Drive
Ashland, OH



40,447 SF
Modern Commercial/Retail
Building in Strategic
Ashland I-71 Corridor

**FOR SALE
OR LEASE**

CONTACT



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PROPERTY HIGHLIGHTS



Year Built
1990



Building Size
40,447 SF Total



Docks
1 Dock (8'x8')



Clear Height
15'



Parking
Ample Surface Parking
(All New Concrete)



Roofing
New Roof Installed in 2016
(Warranty Through 2036)



**Available For Lease
or Owner-User**

- 22,805 SF Total Available
- 60% Office
- 40% Storage/Industrial



Leased Size

- 17,642 SF Leased
- Providing Immediate Rental Income & Room to Expand



Sprinklers
Full Coverage with Wet Pipe System



Acreage
6.3



Current Use
Class A Office & Industrial
Storage Distribution Space



Power
Heavy Power: 2,000 Amp,
480/277Volt, 3-Phase, 4-Wire



Potential Uses
Reuse Options Include a Retail Showroom, Specialty Grocery, Pet Care Center, Hybrid Fulfillment Space, Education Facility, Sports or Fitness Center, Co Working Hub, Professional Services Space, R&D Center, Event Venue, or Micro Brewery with Taproom.



Location
Immediate Proximity to SR-42,
US-250, and I-71

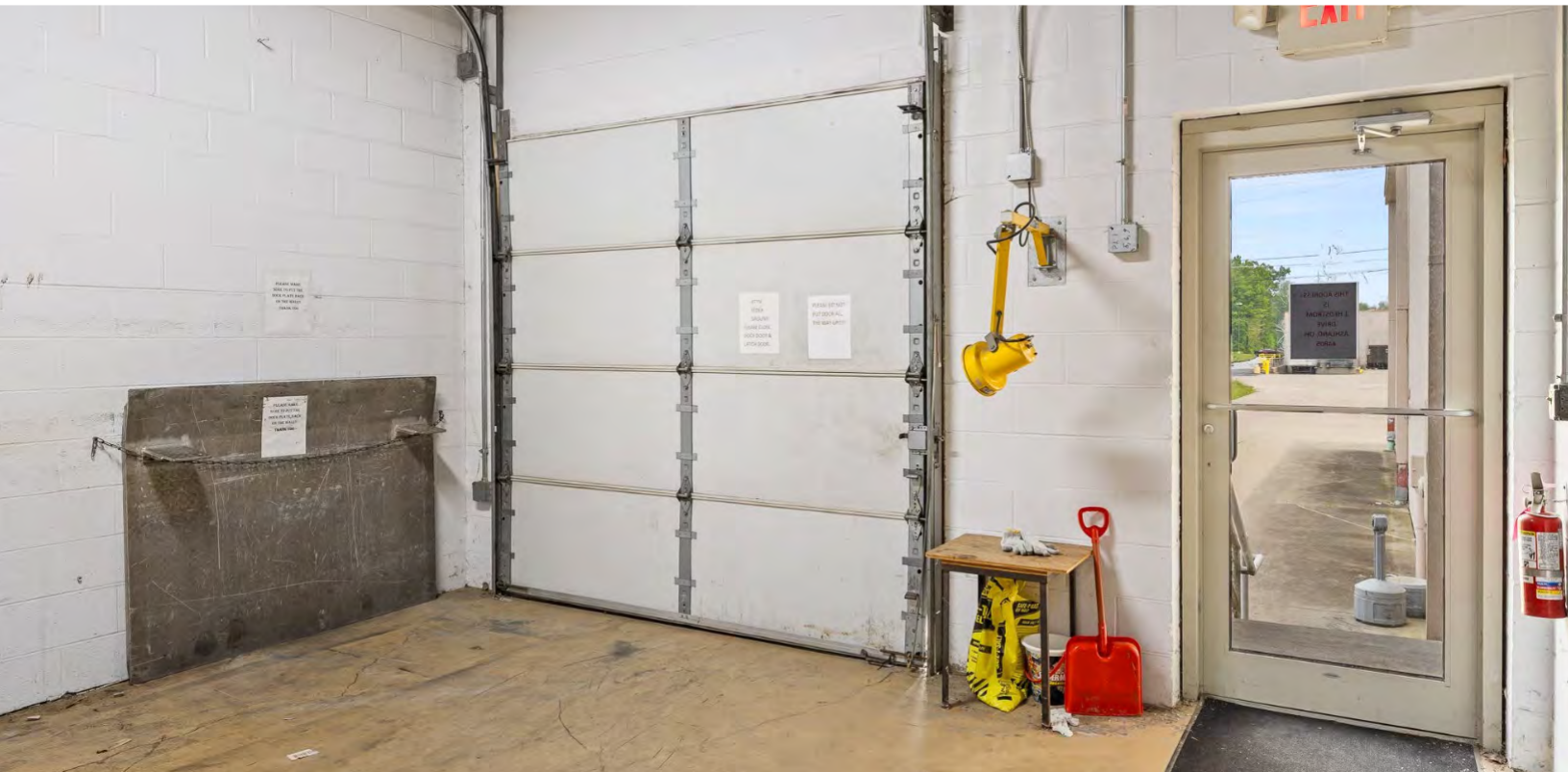
SITE PLAN



WAREHOUSE PHOTOS



WAREHOUSE PHOTOS



OFFICE 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.



1

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

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Terry COYNE.com