



Space Profile for

Unit: #25

Area: 12078 sq ft

Address

13908-13998 Cedar Road

University Heights, OH 44118



4300 West Cypress St., Suite 160

Tampa, FL, 33607

**Cedar Center
South**



FIRST NATIONAL REALTY

151 Bodman Place
Suite 201
Red Bank, NJ 07701

**Unit # 25
Ground Floor
+/- 12,078 SF**

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

**Width
+/- 79'**

**Depth
+/- 153'**

Revisions

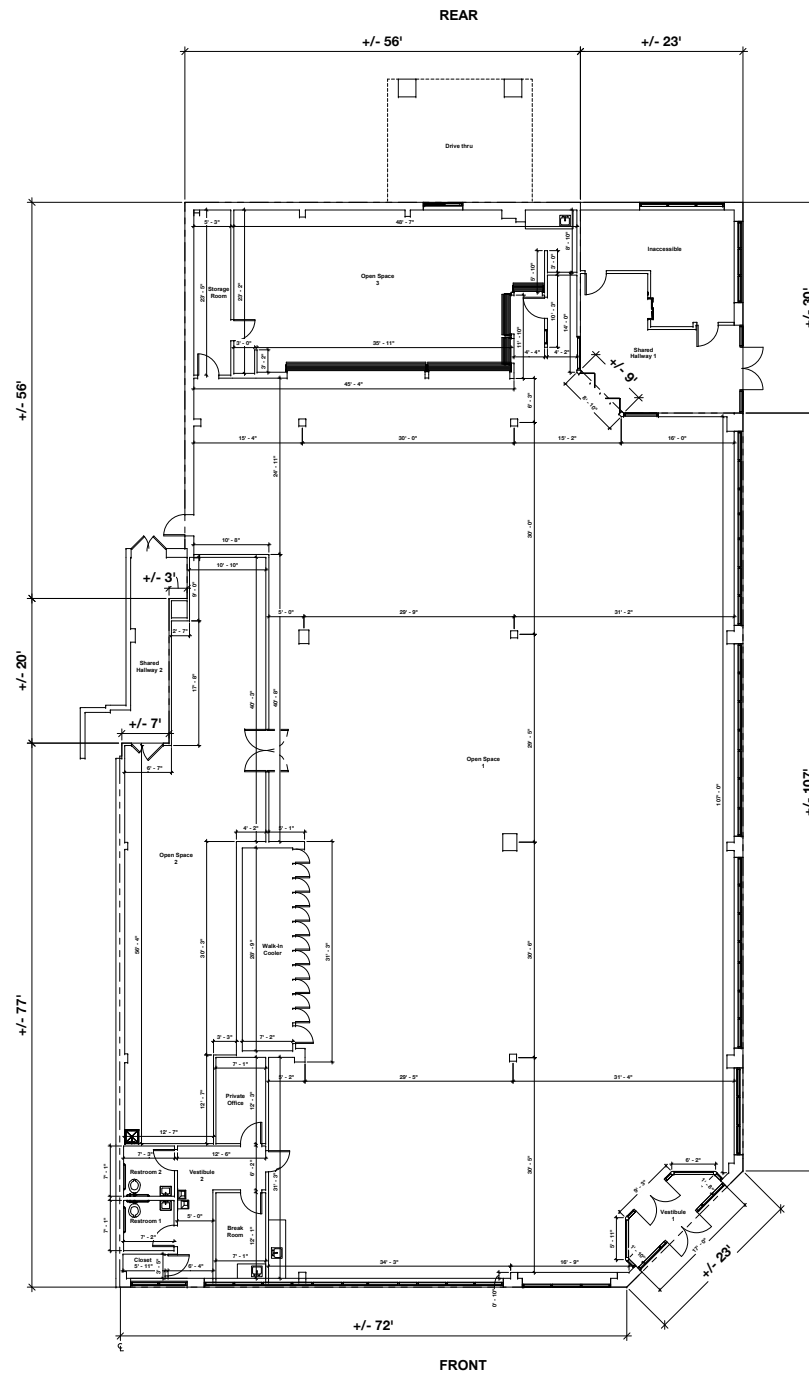
Floor Plan
Prepared 03/12/2025
Unit # 25

Plans Produced by:
ID PLANS

4300 West Cypress Street,
Suite 160, Tampa, Florida 33607
Phone: (866) 657-2545
idplans.com

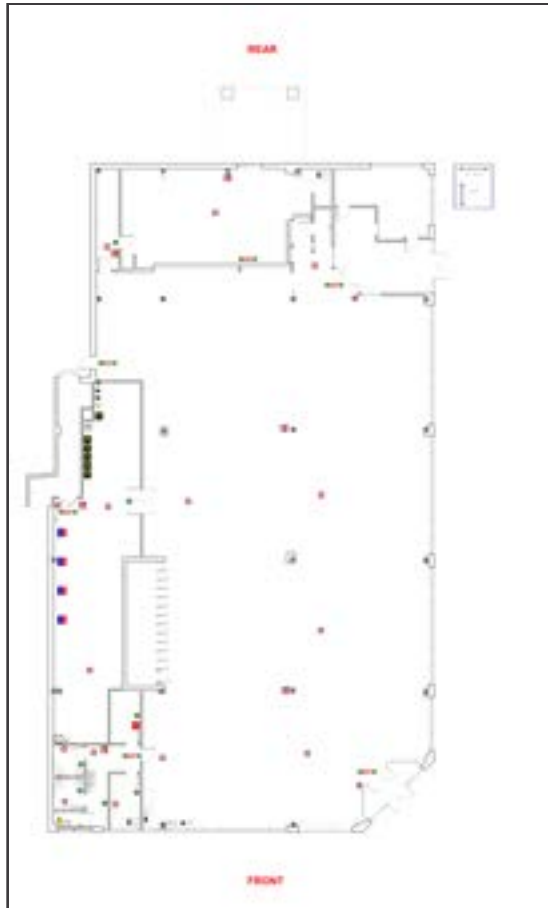


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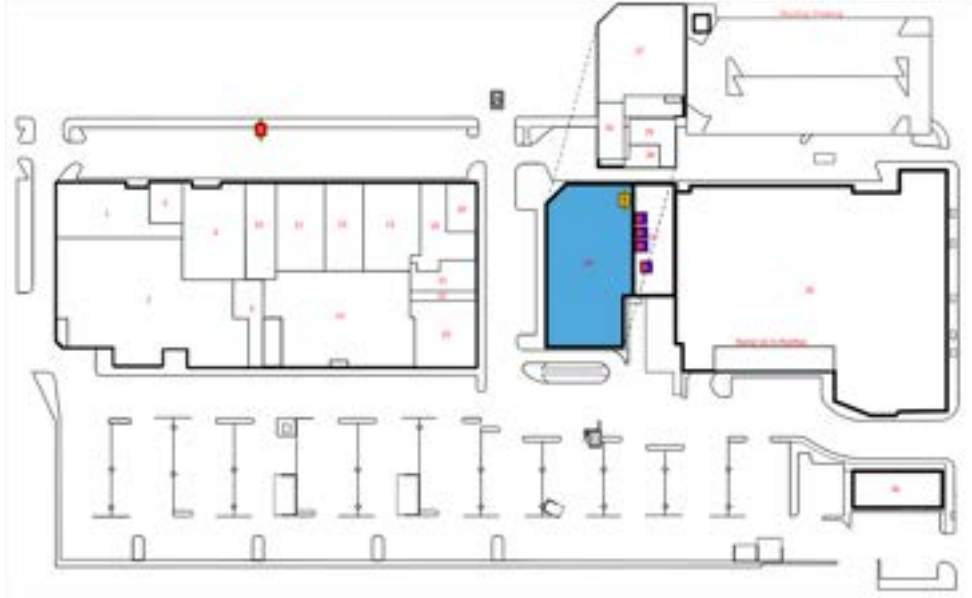
A1 MAIN FLOOR





Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent



Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	12078 SQFT	153' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	1' 3"	1' 1"	1' 3"	1' 3"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	1383.06 SQFT	9595.11 SQFT		449.44 SQFT	12078 SQFT	11427.61 SQFT

Ceiling
Information

Height From Floor To Ceiling

Height From Floor To Bottom Of Deck

Height From Floor To Bottom Of Joist

Front: 11' 11" Back: 9' 0"

Front: 16' 5" Back: 16' 5"

Front: 14' 3" Back: 14' 3"

Ceiling
Information
Cont.

Clear Ceiling Height

8' 10"

Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	YORK	DH150N15P4KZZ30001C	N0L6081316	12.5	2006	
	2	YORK	DH060N10P4DZZ30003A	N0L6085401	5	2006	
	3	YORK	DH150N15P4KZZ30001C	N0L6081315	12.5	2006	
	4	YORK	ZE060H12B4A1ABA1A2	N2H2874653	5	2022	

Not Present	Assets Not Present
	Air Handler

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	400	Electrical Room	Not Listed	General Electric	Handle	Located in 2F Electrical Room.

Electric Meter	Reference	Meter #	Location	Amps	Notes
	1	5002366040	Electrical Room	320	CVS Pharmacy. Utility company will not confirm the name on account.

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	250	120/208	P1	Not Listed	Siemens	Storage Room		
	2	250	120/208	P1	Not Listed	Siemens	Electrical Room		
	3	250	120/208	P1	Not Listed	Siemens	Storage Room		
	4	400	277/480	P3	Not Listed	Siemens	Storage Room		
	5	250	120/208	P1	Not Listed	Siemens	Storage Room		
	6	250	120/208	P1	Not Listed	Siemens	Storage Room		

Step Down Transformer	Reference	Size (kVA)	Service Type	Location	Notes
	1		150	480V	Storage Room

IDPlans does not provide an Ampacity Report

Plumbing

Backflows	Number of Backflows	Location	Size	Notes
	1	Utility Room	2"	

House Water Meter	Reference	Meter #	Location	Meter Size	Notes
	1	B14538989/72626950	Front Exterior	2 inch	Service address 13926 Cedar Road. 1st number provided and confirmed by water company. Utility company will not confirm the name on account.

Sub Water Meter	Reference	Meter #	Location	Meter Size	Line Size	Notes
	1	60482388	Inside the Space	1 1/2 inch		

Water Fountains	Number of Water Fountains	Location	Notes
	2	Hallway	

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Tankless	Water Line (in)	Location	Notes
	1	Chronomite Laboratories, Inc.	SR-30L/120	565505	0	No	Yes	1/2"	Break Room	
	2	Chronomite Laboratories, Inc.	SR-30L/120	565504	0	No	Yes	1/2"	Open Space	
	3	Chronomite Laboratories, Inc.	SR-30L/120	554629	0	No	Yes	1/2"	Open Space	
	4	Rheem	XE10P06PU20U0	0412223086	10	Yes	No	3/4"	Storage Room	

Waste

Not Present	Assets Not Present
	Grease Trap
	Grease Container

Fire

Fire Alarm Control Panel	Reference	Manufacturer	Model	Number of Lines	Phone Numbers Listed	Location	Notes
	1	Honeywell	MS-9200UDLS			440-783-0300	Private Room

Fire Extinguisher	Number of Fire Extinguishers	Notes
	6	

Sprinkler Heads	Sprinkler Heads Present	Riser Located in Space	Additional Information
	86	Yes	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	1	11444174	Rear Exterior	2 inch	CVS - Utility company will not confirm the name on account.

Room

Restroom	Unit	Description
	Restroom 2	
	Restroom 1	

Storefront 1

