



BINSWANGER

6711 MONROE STREET, BUILDING V, SYLVANIA, OH 43560
419-882-1961 • FAX: 419-882-1963 • E-MAIL: INFO@BINSWANGER.COM

191 Arrowhead Boulevard Hebron, Ohio 43025

SIZE:	250,410 sq. ft.
GROUND:	Approximately 13.62 acres
NUMBER OF BUILDINGS:	One
NUMBER OF FLOORS:	One
FLOOR AREAS:	Clear span warehouse with front office
DIMENSIONS:	Approximately 440' x 568'
CONSTRUCTION:	Floor: 6' reinforced concrete Walls: Pre-cast tilt-up Columns: Steel
DATE OF CONSTRUCTION:	2000
CONDITION OF PROPERTY:	Very good
PLANS AVAILABLE:	Yes
CEILING HEIGHTS:	28' – 30' clear
COLUMN SPACING:	50' x 50'
TOILET FACILITIES:	Men's: One (1) urinal and one (1) stall; one (1) is H.C. Women's: Two (2) stalls; one (1) is H.C.
LIGHTING:	Metal Halide
ROOF:	Carlisle EPDM- Rock ballasted rubber membrane
POWER:	Provided by AEP: 600 amp service: 3-phase

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA • Melville, NY • Miami, FL • Minneapolis, MN • Nashville, TN • Natick, MA • New York, NY • Newport Beach, CA • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Tampa, FL • Toledo, OH • Washington, D.C. • Woodland Hills, CA • Bangkok • Buenos Aires • Caracas • Hanoi • Hamburg • Lima • London • Madrid • Mexico City • Mumbai • Paris • Quito • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Taipei • Tokyo • Toronto • Warsaw • Zurich

160 Offices Worldwide
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

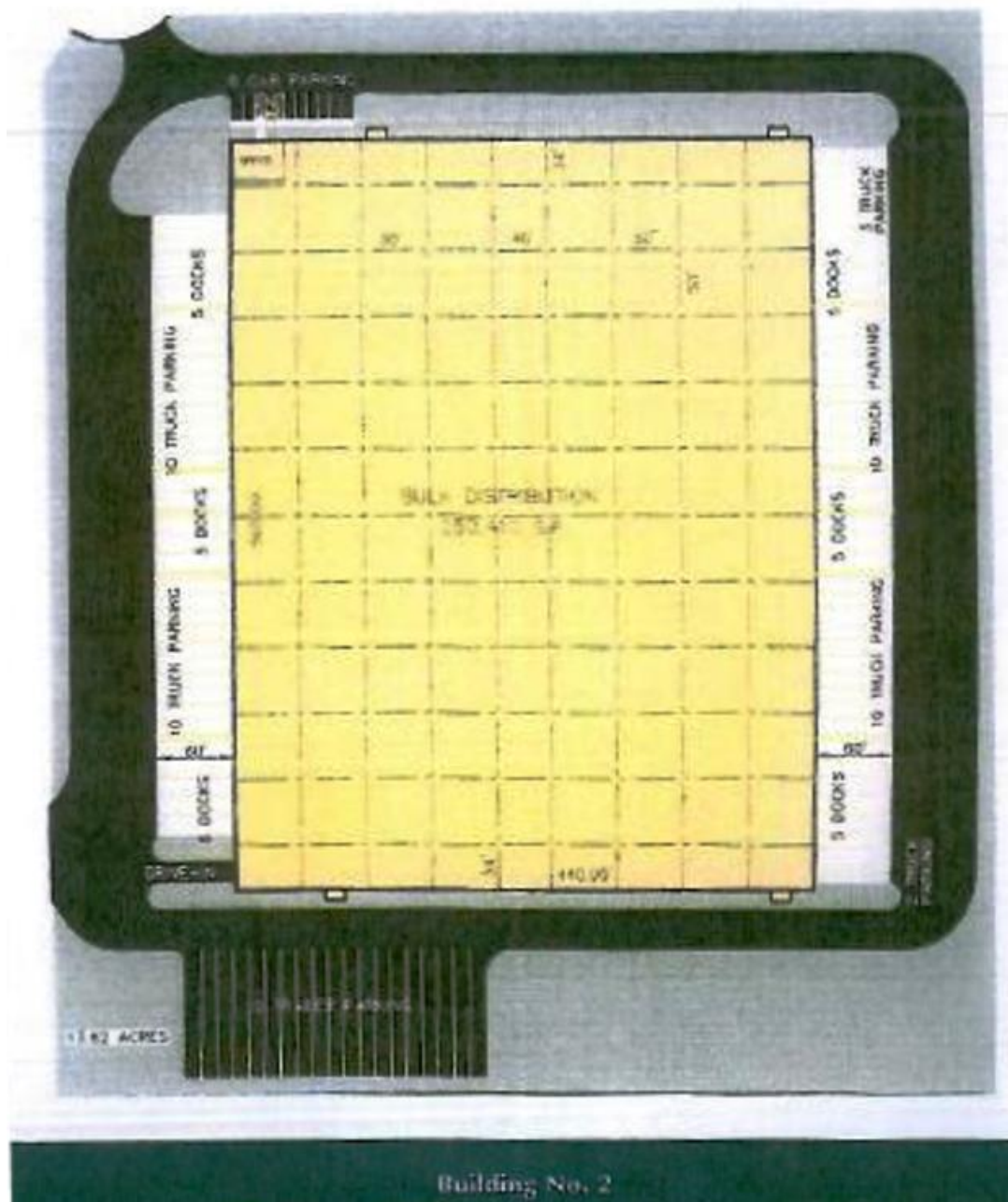
HEAT:	Gas forced air in the office No Heat in Warehouse – Owner willing to provide
WATER:	Provided by Village of Hebron
SEWER:	Provided by the Village of Hebron
GAS:	Provided by Columbia Gas of Ohio
SPRINKLER:	Dry system
OFFICE FACILITIES:	Approximately 1,375 sq. ft. comprised of three private offices and break room
TRUCK LOADING FACILITIES:	Thirty (30) total docks. Cross-dock flow-through design. (Three sets of five (5) docks each on north and south walls.) One (1) 12' x 16' drive-in door.
PARKING:	70 trailer spots adjacent to building (includes dock positions) plus 44 trailer spots on east property line. 9 auto parking spaces
AIR CONDITIONING:	Office only
FENCING:	Gate at front entrance
ZONING:	M-2 Light Manufacturing
TAXES:	Property taxes are paid in arrears, current annual taxes \$19,100.76. Property has a tax abatement that runs through 2011: property taxes will increase to an estimated \$135,822.75 annually in 2013. 2011 Total Assessed Value- \$ 6,454,200.00
LOCATION DESCRIPTION:	Property is ideally located just off the interchange for State Highway 79, ½ mile north of I-70, 20 miles east of Columbus, Ohio.
PREVIOUS USE:	Warehouse
MISCELLANEOUS:	• 100% Real estate tax abatement on improvements through 2012 • Owner willing to make improvements for term lease

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Nashville, TN • Natick, MA • New York, NY • Newport Beach, CA • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Valencia, CA • Washington, D.C. • Amsterdam • Athens • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Hamburg • Hong Kong • Lima • London • Madrid • Manila • Montreal • Paris • San Juan • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Taipei • Tel Aviv • Tokyo

Worldwide Coverage
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Nashville, TN • Natick, MA • New York, NY • Newport Beach, CA • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Valencia, CA • Washington, D.C. • Amsterdam • Athens • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Hamburg • Hong Kong • Lima • London • Madrid • Manila • Montreal • Paris • San Juan • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Taipei • Tel Aviv • Tokyo

Worldwide Coverage
 North America • South America
 Europe • Middle East
 Asia • Australia
www.binswanger.com