

Industrial for Sublease

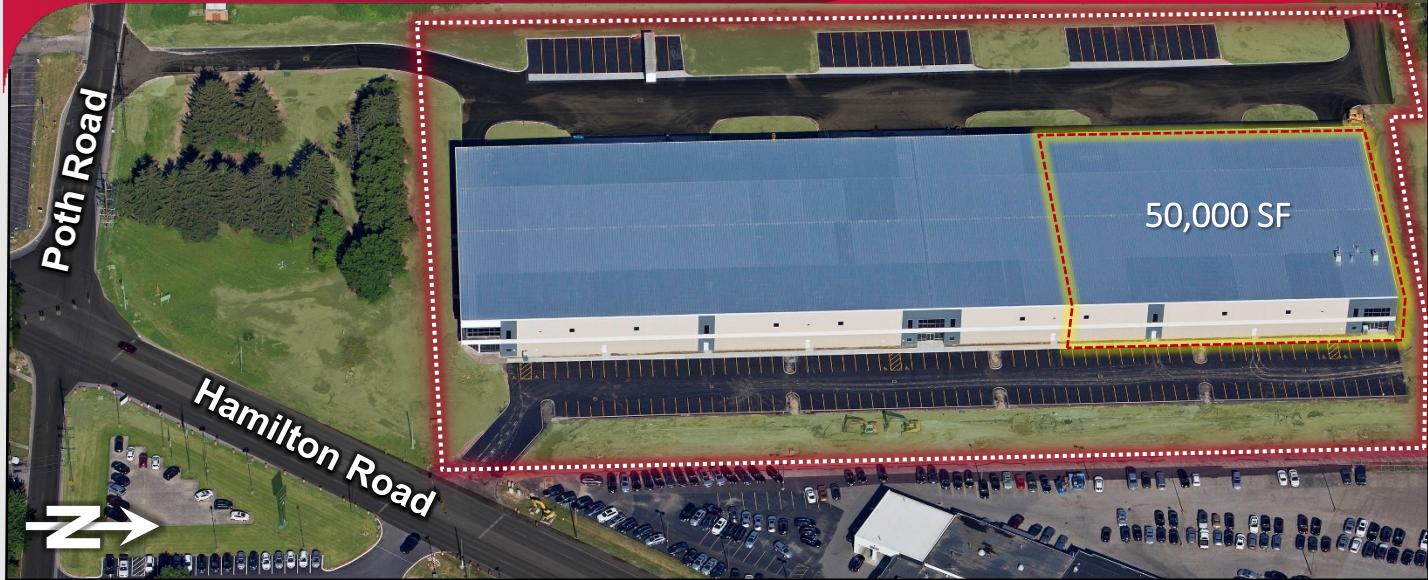
285 N. Hamilton Road, Whitehall, Ohio 43213

LEE & ASSOCIATES

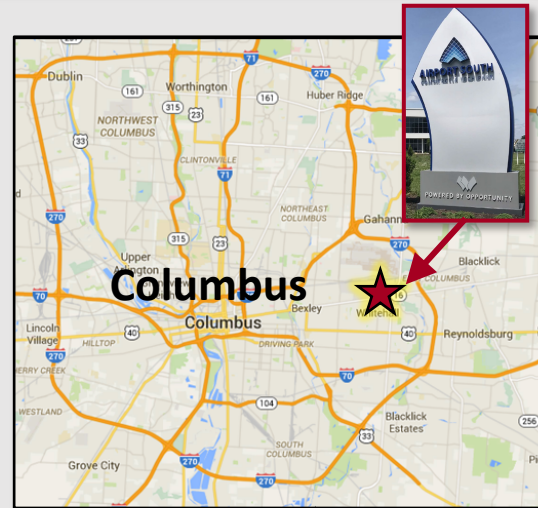
COMMERCIAL REAL ESTATE SERVICES

50,000 SF

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- **Total Building:** 140,000± SF
- **SF Available:** 50,000± SF (2,728± SF of existing office)
- **Availability:** Immediate
- **Sublease Expires:** 10/31/24 (possibly longer-term w/ Landlord)
- **Docks (Vacancy):** 5 - 9' x 10' docks (more can be added)
- **Drive-Ins (Vacancy):** 1 - 12' x 14' doors (more can be added)
- **Year Built:** 2016 (concrete tilt-up)
- **Clear Height:** 28' – 32'
- **Parking (Vacancy):** 53± Auto & 12± Trailer (more can be added)
- **Sprinklers:** ESFR
- **Roof:** Standing-seam metal roof (still under warranty)
- **Column Spacing:** 50' x 50' (each Bay is 50'w x 200'd or 10,000 SF)
- **NNN Asking Rate:** \$5.25/SF
- **Est. Op. Exp:** \$1.57/SF



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VIRTUAL
PROPERTY TOUR



PROPERTY
WEBSITE

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6175 Emerald Parkway, Dublin, OH 43016
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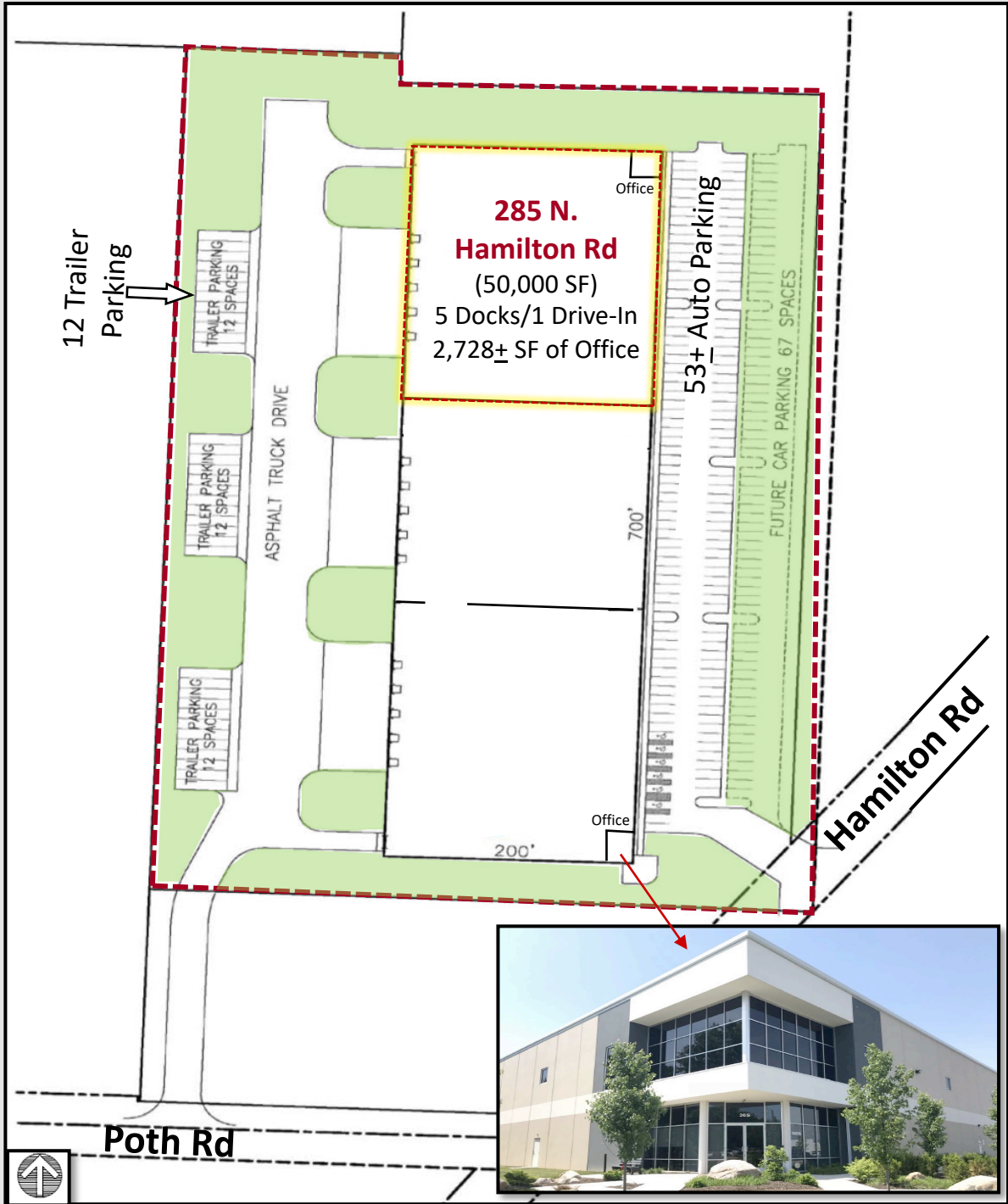
The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Site Plan – Total Building 140,000+ SF

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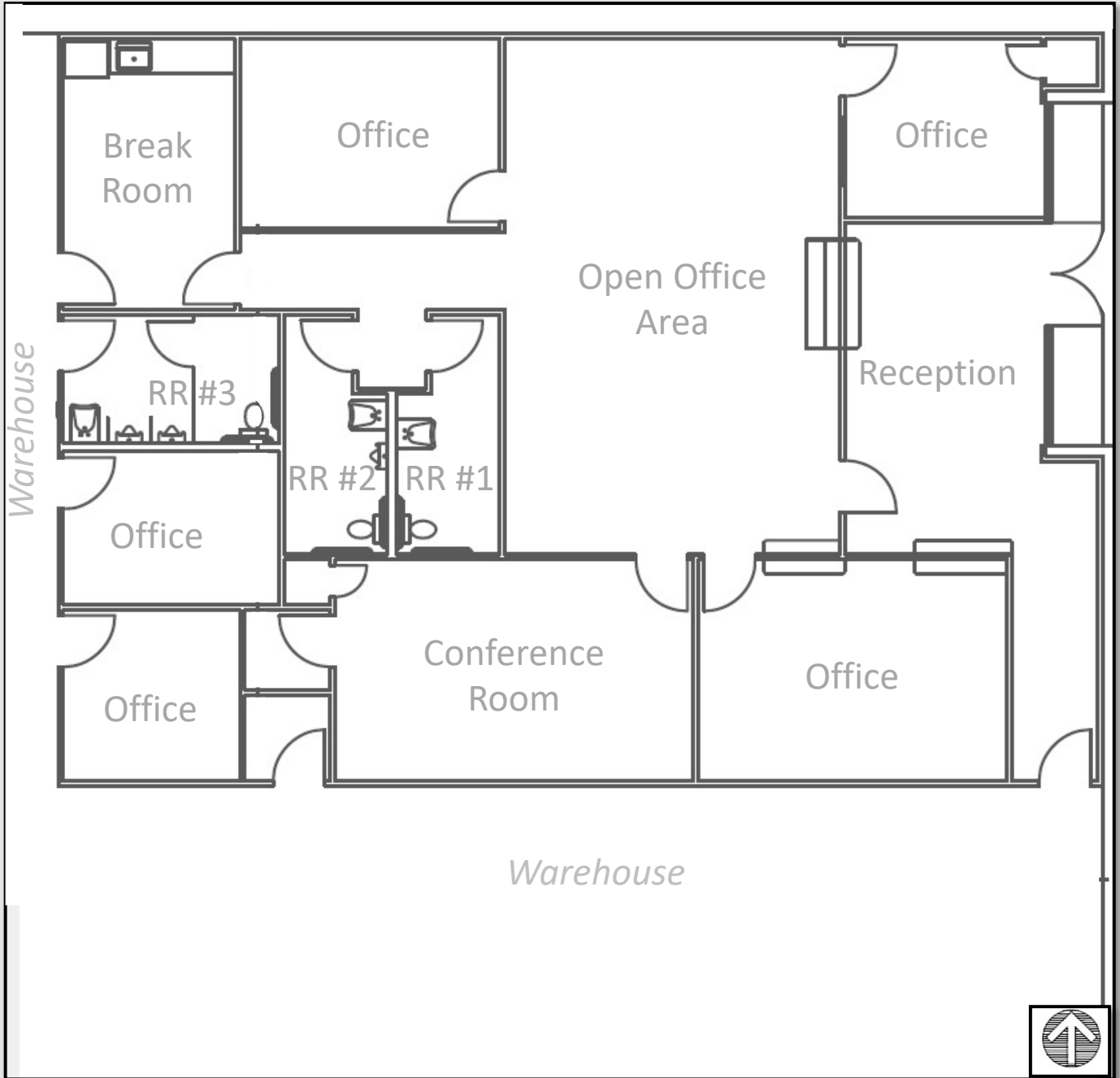
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2,728+ SF Office Area in 50,000+ SF space

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Interchange Access

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Aerial Photograph

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Property Photographs

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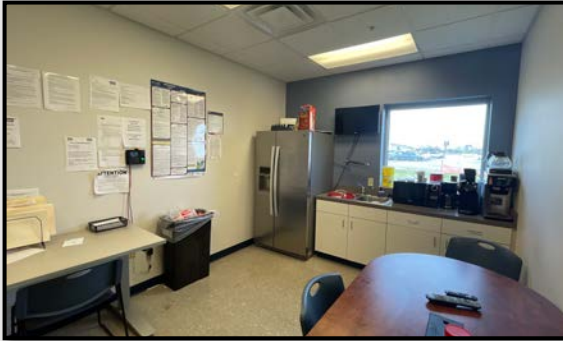
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Industrial for Lease

265–285 N. Hamilton Road, Whitehall, Ohio 43213



Property Information & Specifications

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• <u>PHYSICAL ADDRESS:</u>	265-285 N Hamilton Road Whitehall, OH 43213
• <u>TOTAL BUILDING AREA:</u>	140,000 SF (700' x 200')
• <u>YEAR BUILT:</u>	2016
• <u>GROSS SITE AREA:</u>	9.562+/- acres
• <u>ACCESS:</u>	Poth Road and Hamilton Road (signalized entrance off of Hamilton Road)
• <u>DOCKS:</u>	Fifteen (15) 9' x 10' docks w/ insulated doors and vision panels. Each position shall have 30,000 lb. 6' x 6' in floor mechanical levelers, dock seals and swing around trailer lights.
• <u>DRIVE INS:</u>	Two (2) 12' x 14' insulated doors w/ electric operators and vision panels.
• <u>TRUCK SERVICE AREA:</u>	55' concrete dock pads
• <u>TRAILER PARKING:</u>	36 trailer parking spaces
• <u>CAR PARKING:</u>	135 cars expandable to 202 cars (1.44/1,000 sf)
• <u>FLOOR:</u>	3,500psi, six (6") inch concrete, "Super Flat" ff=50/FI=35
• <u>LIGHTS:</u>	Six (6) tube fluorescent T-5 lights w/ motion sensors (30 fc average)
• <u>NATURAL LIGHT:</u>	Rectangular light panels in exterior walls
• <u>HEAT:</u>	S1200 Cambridge 1.2MM BTU direct gas fired heaters (1 unit/50,000 sf)
• <u>ELECTRICAL:</u>	1600A three (3) phase four (4) wire 277/480V.
• <u>CLEAR HEIGHT:</u>	28' to 32' clear
• <u>ROOF:</u>	Standing seam metal with 8" white vinyl backed insulation (R value of 25)
• <u>EXTERIOR WALLS:</u>	Insulated concrete tilt up "sandwich" panels with an R value of 2.2
• <u>DEMISING WALLS:</u>	Drywall. Bottom panel is non-com plywood.
• <u>FIRE SUPPRESSION:</u>	ESFR, fully sprinklered system
• <u>ZONING:</u>	I-2 Limited Industrial District
• <u>UTILITIES:</u>	AEP, Columbia Gas & City of Columbus Water and Sewer
• <u>PARCEL ID:</u>	090-008 397-00 & 090-008398-00

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