

## 50,000 SF SPECULATIVE FACILITY

Growing Acres Industrial Park • 8360 Albers Road • Celina, OH 45822

### FOR LEASE OR SALE



#### For More Information Contact:

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## property highlights

### Building

Building Size	50,000 sf potentially expandable to 300,000 sf pad ready for 50,000 sf
Bays	25' x 100'
Lot Size	10 acres
Parking	~10 spaces (can be added during upfit)
Ceiling Height	32' clear height
Floors	6" depth with 4,000 psi mix design
Columns	Single row of internal columns @ 25' centers
Lights	30 foot candles throughout
Roofing	Standing Seam Metal Roof
Walls	Metal wall panels - 26 gauge



### Truck Court

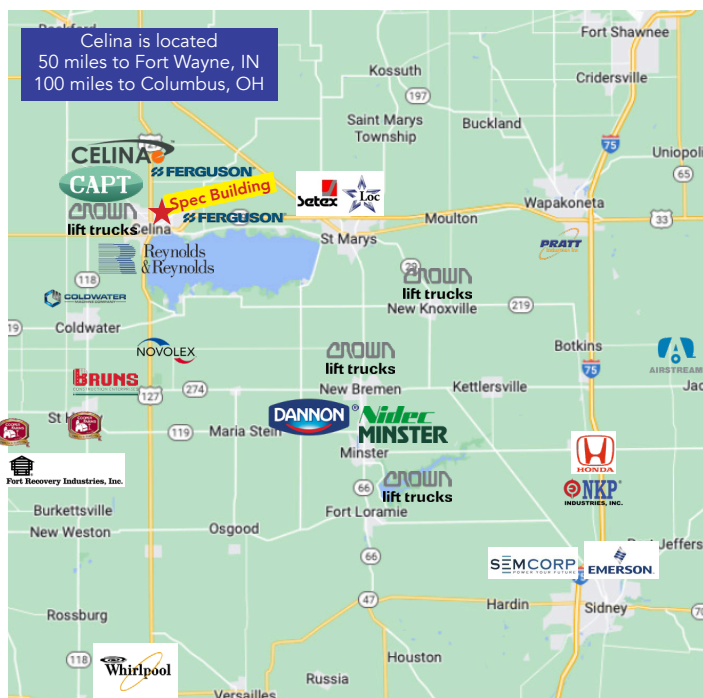
Dock Doors	(4) 9'x10' Motor Operated
Docks	(4) dock positions (more can be added)
Drive-In Door	(1) 20'x20' Motor Operated

### Transportation Accessibility

Interstates	I-75 (21 miles)
Access Hwy	SR 29 (4-lane)
Rail	R.J. Corman Railroad

### Utilities

Gas	Dominion Energy dba Enbridge Gas Ohio - 4" line with (1000-10,000 MCF/month)
Power	AES dba Dayton Power and Light - 2-5MW
Water	12-inch line w/1.2 MGD excess capacity
Sewer	8-inch line w/600k GPD excess capacity
Data/Fiber	NK Telco



## the advantages

- Located in Growing Acres Industrial Park, a SiteOhio certified (authenticated) site.
- Regional Workforce of 200,000 in a 45-mile radius.
- Adjacent to SR 29 with easy access to I-75.
- Rail Service interchanges with Norfolk Southern thru R.J. Corman Railroad.

## site plans

