

INDUSTRIAL FOR LEASE

1076 PITTSBURGH DRIVE

Delaware, OH 43015

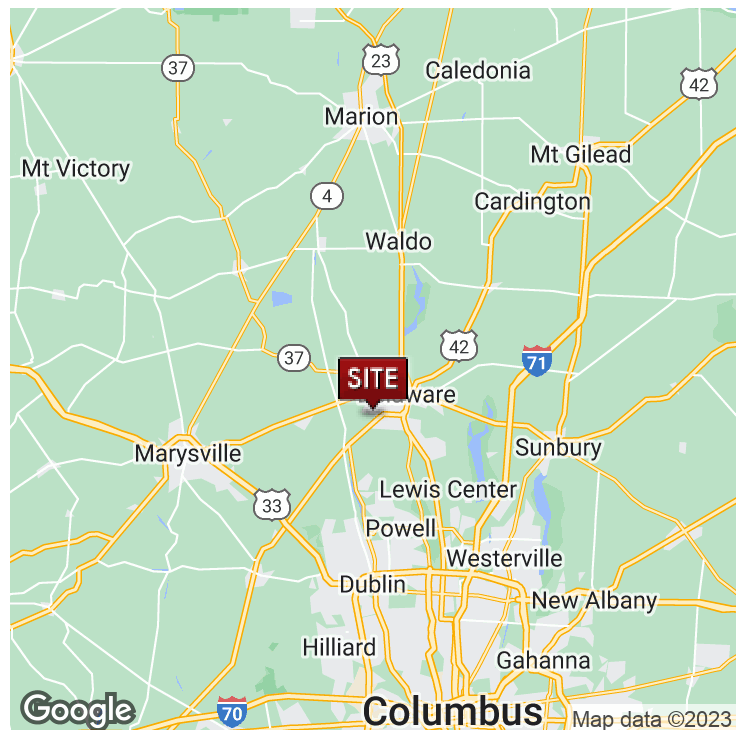


LOCATION

Immediately southwest of the City of Delaware
North of the Delaware Municipal Airport
Excellent access to the US-23 / US-42 Interchange
1.5 miles to US-42
3.0 miles to US-23

PROPERTY HIGHLIGHTS

- Multi-tenant, warehouse building
- 163,395± SF available
- 2,007± SF of office
- 16 dock doors with levelers, bumpers, shelters, and locks
- 1 drive-in door (12' x 14')
- 30' x 50' column spacing
- 27' - 33' clear height
- Additional 50± trailer parking spaces



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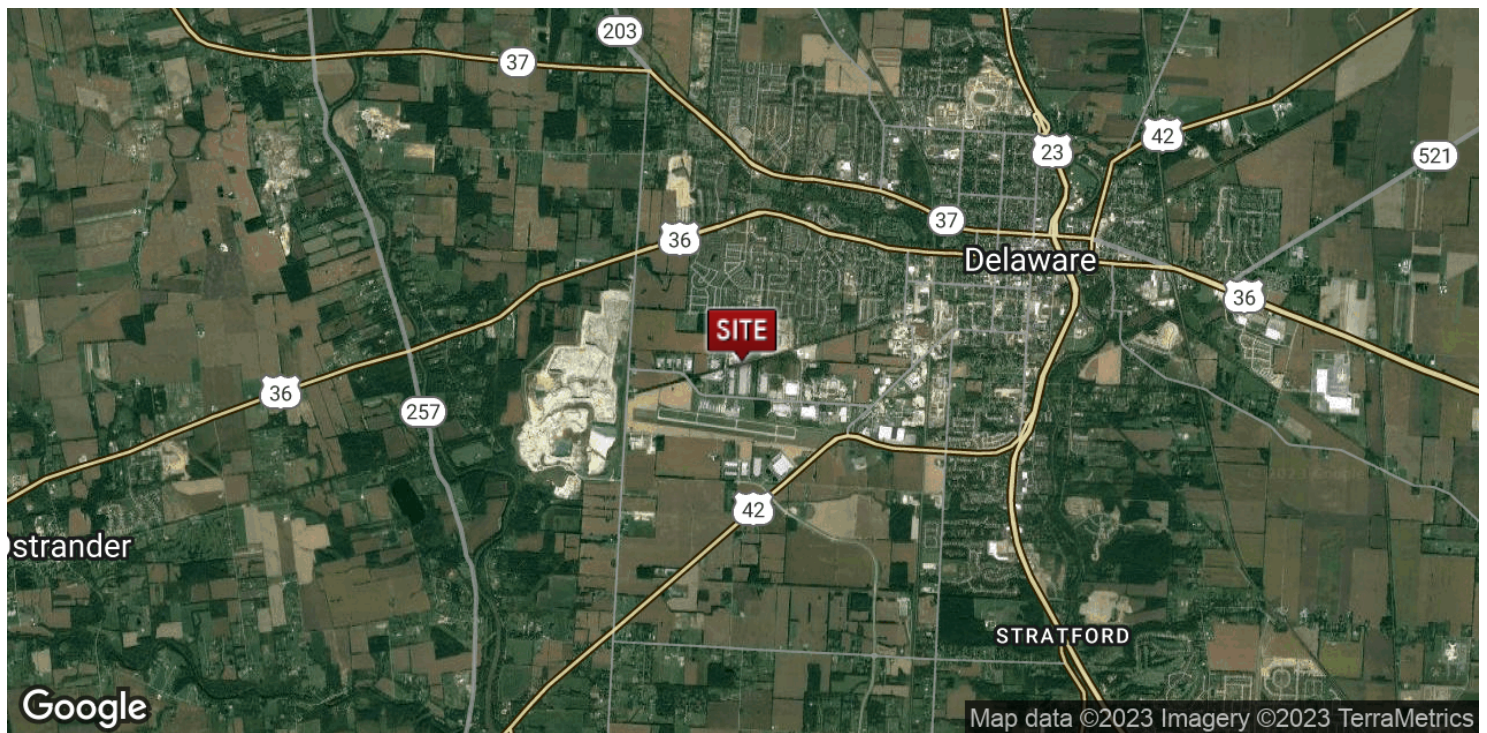
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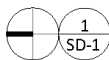
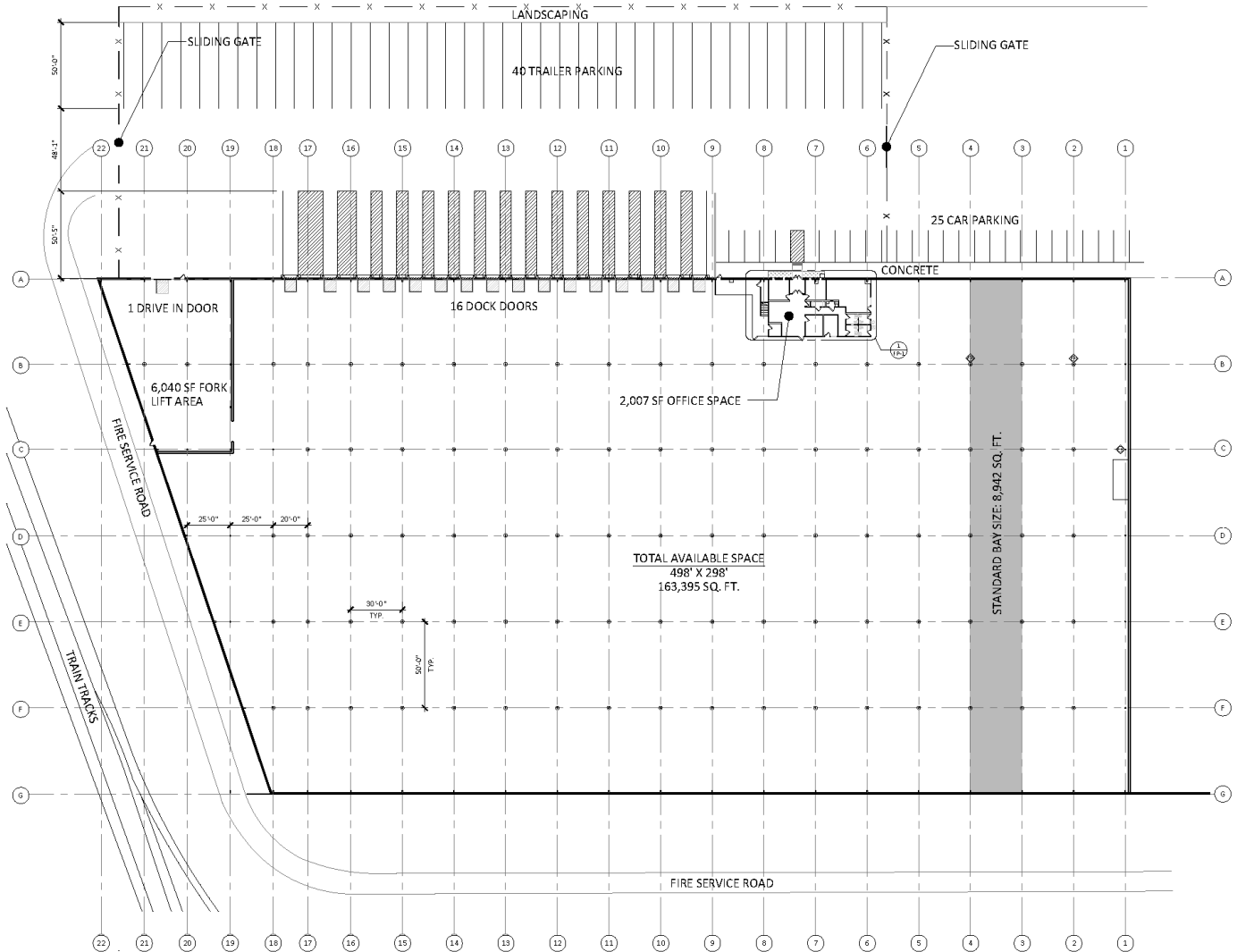
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SITE PLAN - 1076 PITTSBURGH DRIVE

1/32" = 1'-0"

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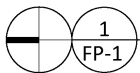
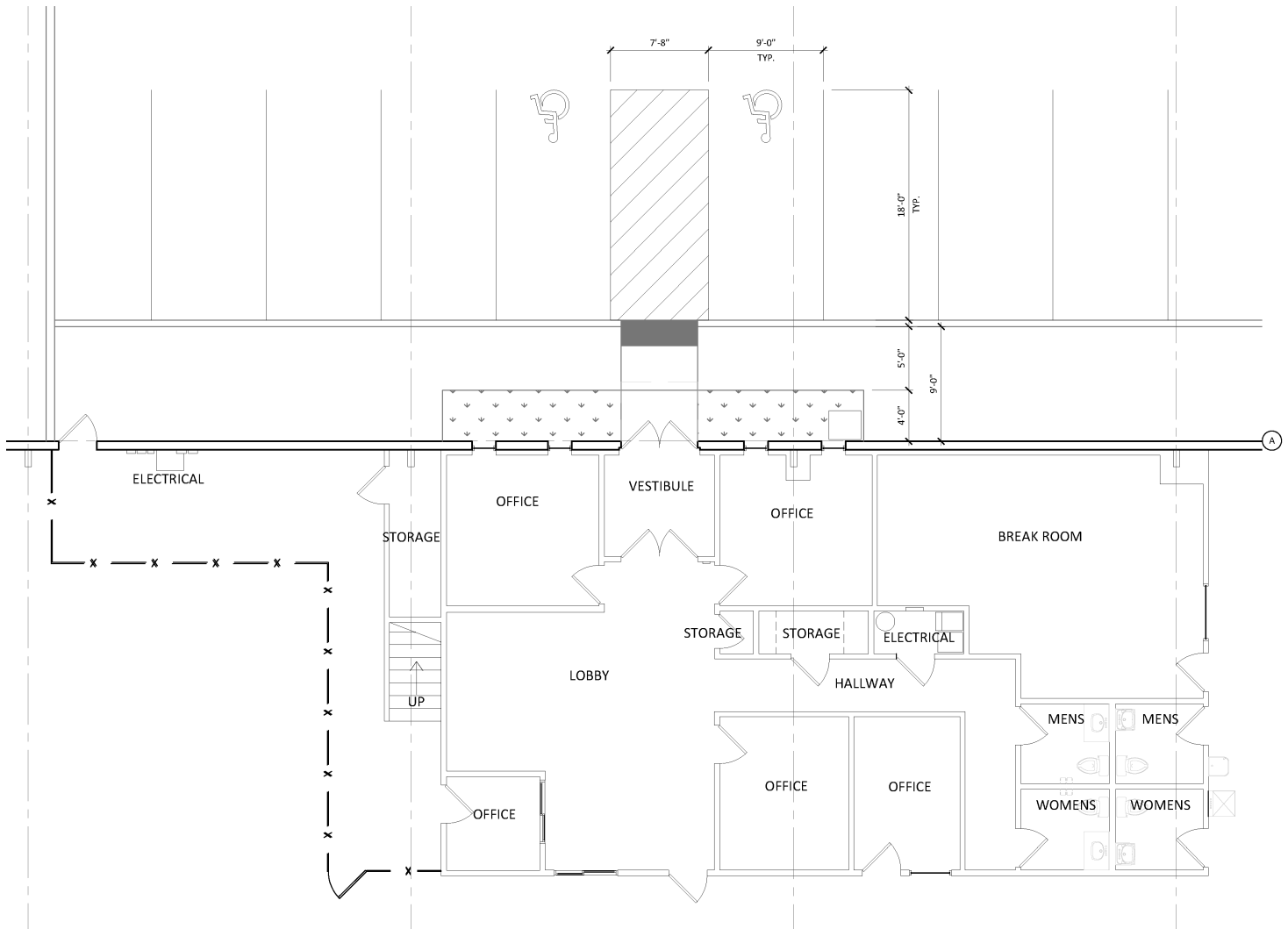
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2,007 S.F. OFFICE PLAN - GROUND FLOOR

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SPECIFICATIONS

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Municipality	Delaware, Ohio	Dock Doors	16
Parcel Identification Number	419-220-01-018-001	Dock Equipment	Levelers, bumpers, shelters, locks
Total Building	362,260 +/- SF	Drive In Doors	1 (12' x 14')
Building Dimensions	300' deep x 1,255'	Ventilation	Fans in dock wall and west wall
Available Suite	163,395 +/- SF	Electric Service	AEP 277 / 480V 3 Phase
Suite Dimensions	300' deep x 540' (17+ lanes)	Gas Service	Columbia Gas
Office	2,007 +/- SF	Water / Sewer Service	City of Delaware
Warehouse/Production Area	161,388 +/- SF	Telecom	Various
Site Size	26.0 acres	Signage	Building / Monument / Suite
Year Built	1996	Logistical Access	US-23 / US-42 Interchange
Zoning	M-2 Industrial		1.5 Miles to US-42
Exterior Walls	Masonry & Metal		3.0 Miles to US-23
Column Spacing	30' wide x 50' deep		11.3 Miles to US-33 Smart Corridor
Bay Size	9,000 +/- SF (300' x 30')		11.5 Miles to I-71
Roof	Metal Roof System		14.9 Miles to I-270
Ceiling Height	27' - 33'	Airport Access	OSU Airport (OSU) 18.2 Miles
Warehouse Lighting	T5 High Output with motion sensors		John Glenn Intl (CMH) 30.1 Miles
Outdoor Security Lighting	Building & Pole Mounted LED fixtures		Rickenbacker Intl (LCK) 46.0 Miles
Heating	Gas System	Corporate Neighbors	PPG, Liebert Corp, International Paper
Fire Suppression	Wet System		Sam Dong, JEGS, Vertiv, & Innopak
Loading	Front Load Configuration	Access To Labor	1.6 M People within 45 minute drive
Truck Court	150' depth	NNN Lease Rate	\$3.25 / SF / Year
Security	Fully fenced truck court	Estimated Op Expenses	\$1.10 / SF / Year

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