

OFFICE/WAREHOUSE
FOR LEASE

CORDUROY23 PARK

NEW
TO
THE
MARKET

850 & 870
Corduoy Road

LEWIS CENTER | OH 43035



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FOR LEASE > 850 & 870 Corduroy Road

CORDUROY23 PARK

LEWIS CENTER, OHIO

Building Size: 100,935 ± SF

SF Available: 20,000 - 100,000 SF

Site Size: 9.40 ± acres

Building Dimensions: 201'4" deep x 501'4" long

Office Area: Built to Suit

Dock Doors: 12 - 9'x10' insulated, manually operated overhead doors, fully equipped with 40,000 lb mechanical pit levelers, seals and lights. Up to 16 more dock doors can be added.

Drive-in Doors: 2 - 12'x14' insulated and powered overhead doors. Up to two more can be easily added with existing knock out panels.

Parking Spaces: 120 striped car parking spaces with the ability to add another 25 car parking spaces.

Clear Height: 28'-32'

Column Spacing: 50'x50'

Roof: 45 mil TPO roof with R-20 insulation plus external gutters and downspouts.

Projected Deliver Date: Q4 2020

Bay Size: 10,000 ± SF

Warehouse Heating: Make up Air

Utilities: Electric - AEP

Gas - Suburban Natural Gas

Water - Del-Co

County: Delaware

Sprinkler: ESFR

Lighting: Highbay LED lighting with motion sensors throughout the warehouse. Office lighting shall be LED, but built to suit in connection with desired office plan.

Electrical Service: Four (4), 400 Amp, 480/277 volt 3 phase wire services shall be available to the building.

Incentives: The property benefits from a 15 year tax abatement, which is as follows: 50% years 1-11, 40% year 12, 30% year 13, 20% year 14, & 10% year 15.

Net Lease Rate: \$6.45 - \$6.95/sf NNN

Estimated Operating Expenses: \$1.45/sf

Tenant Improvement Dollars: \$5.00/sf for a term deal

Floor Sealer: Lapidolith concrete hardener and dustproofer

Walls: Insulated precast concrete panels

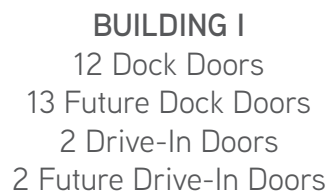
Warehouse Floor: 7" unreinforced concrete floors

Truck Court: Sixty foot concrete dolly pad from the back edge of the building, and a total depth of approximately 130'.

Zoning: Planned Industrial (allows for industrial uses, manufacturing, distribution, office and other professional services)



CORDUROY23 PARK

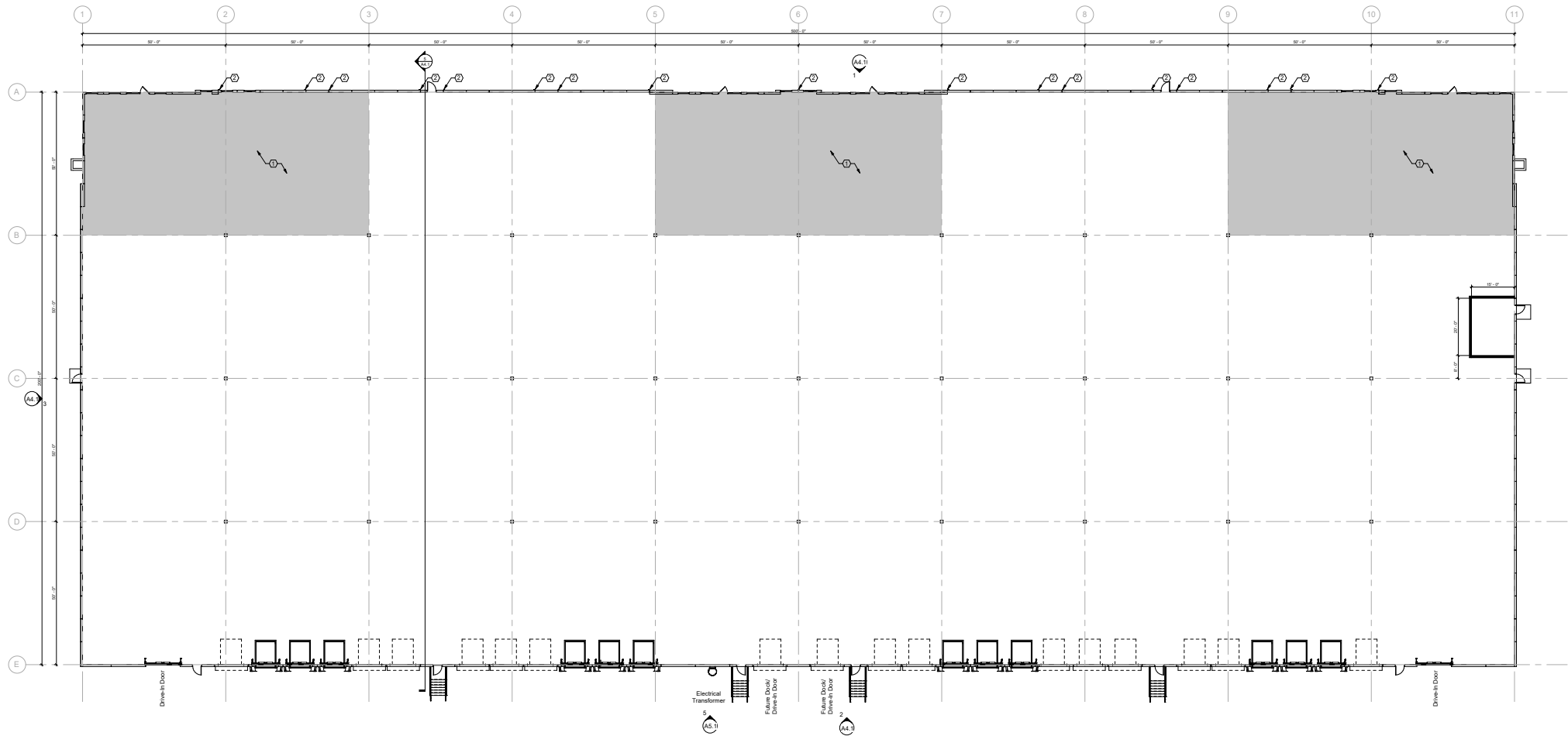


BUILDING II
12 Dock Doors
13 Future Dock Doors
2 Drive-In Doors
2 Future Drive-In Doors

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FLOOR PLAN

CORDUROY23 PARK



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SPEC BUILDING
NEW CONSTRUCTION
Q4 2020



AREA AMENITIES

CORDUROY23 PARK

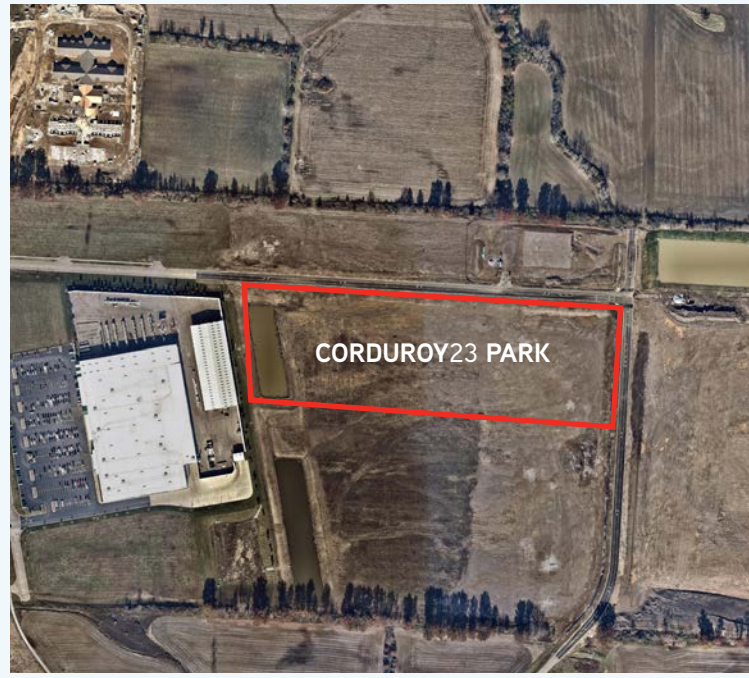
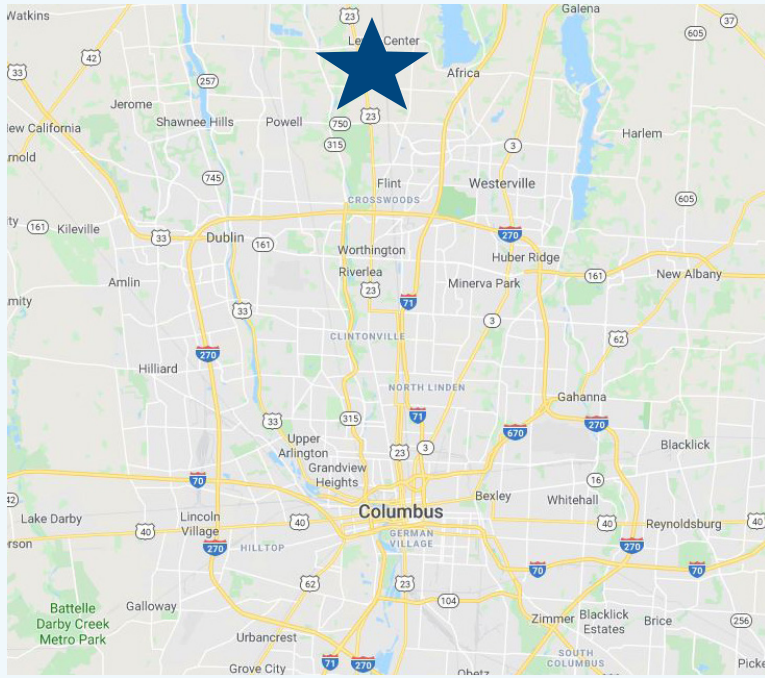


AREA INDUSTRIAL USERS



FOR LEASE

850 & 870 CORDUROY ROAD,
LEWIS CENTER, OH



CORDUROY23 PARK

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