

201 & 205 Founders Court, Delaware, OH

BRIDGE
INVESTMENT
GROUP

Newly Constructed Spec Warehouses Available for Lease or Sale

Sawmill Pointe Business Park is located in Delaware, OH with two newly constructed spec warehouses totaling 296,430 ± SF. Each building is 148,215 ± SF and are divisible to 21,000 ± SF. These buildings are 15 year, 100% tax abated and available immediately!



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the property photos



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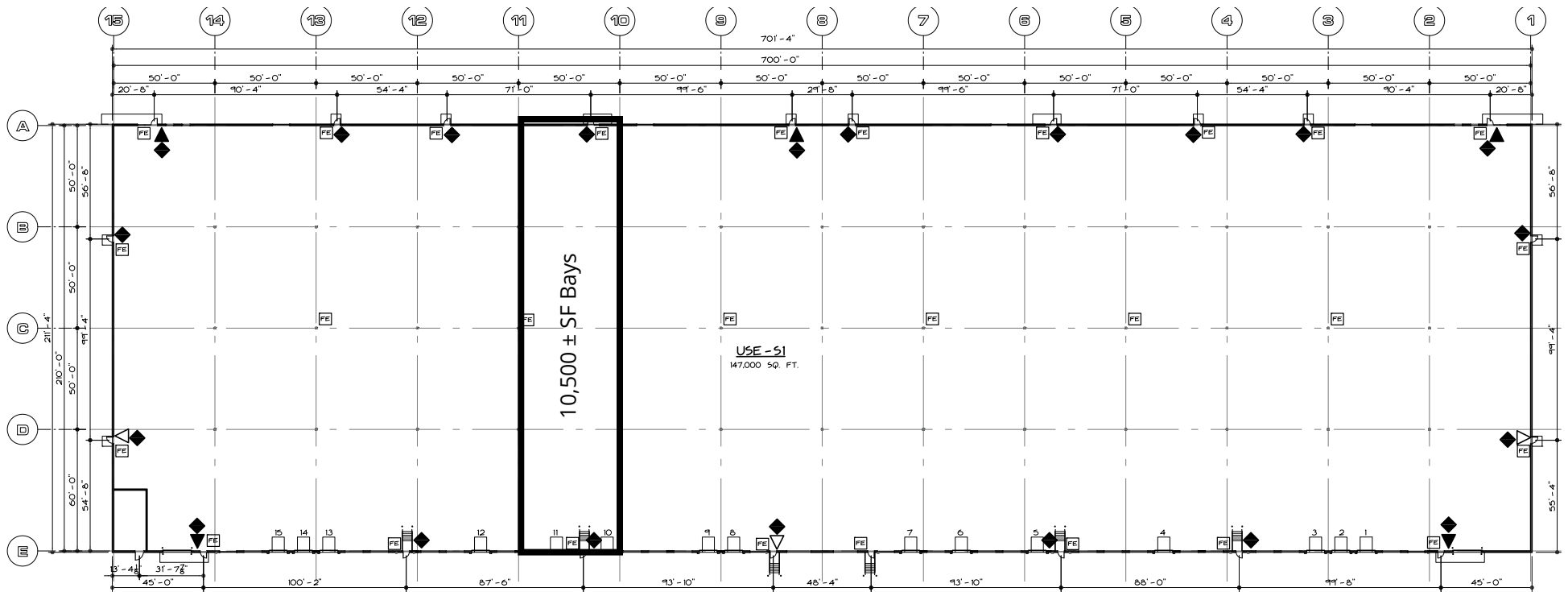
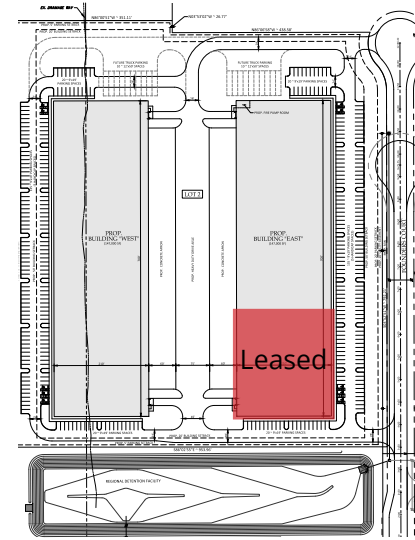
Building Specifications

Building Size	148,215 SF each (divisible to 21,000 SF)	Sprinkler	ESFR Automatic Fire Suppression System
Available SF	201 Founders - 21,000 - 116,375 ± SF 205 Founders - 21,000 - 148,215 ± SF	Lighting	LED High Bay Fixtures to 20 fc average at 30" AFF
Building Dimensions	210' deep x 700' long	Walls	Full height precast concrete walls (R-13.6)
Site Size	17.58 acres	Warehouse Floor	6" concrete slab with overall Ff 50/FI 35 flatness
Clear Height	28' - 32'	Power	Minimum of two (2) 800-amp, 277/480-volt, 3 phase 4 wire services per building (Spare conduit is provided to accommodate service size increase)
Office SF	BTS	Zoning	M-1 for Light Manufacturing
Column Spacing	50' x 60' staging bays, 50' x 50' everywhere else	Tax Abatement	15 year, 100% tax abatement
Docks	15 initial dock positions equipped with 35,000 lb. mechanical pit mounted levelers, shelter and lights (up to 36 dock positions available)	Utility Providers	Gas: Columbia Gas Electric: Consolidated Electric Water/Sewer: City of Delaware Fiber: multiple providers including Spectrum
Drive-Ins	2 drive-in doors (motor operated 14' x 16' doors, up to 4 drive-ins available)	Lease Rate	Market Rents
Roof	R-20 Roof (mechanically fastened 45 mil TPO)	Sale Price	Negotiable
Ventilation	One air change per hour	Operating Expenses	\$0.96/SF (estimated 2024)
Warehouse Heating	Heating to 55F at 0F outside		

Site Overview

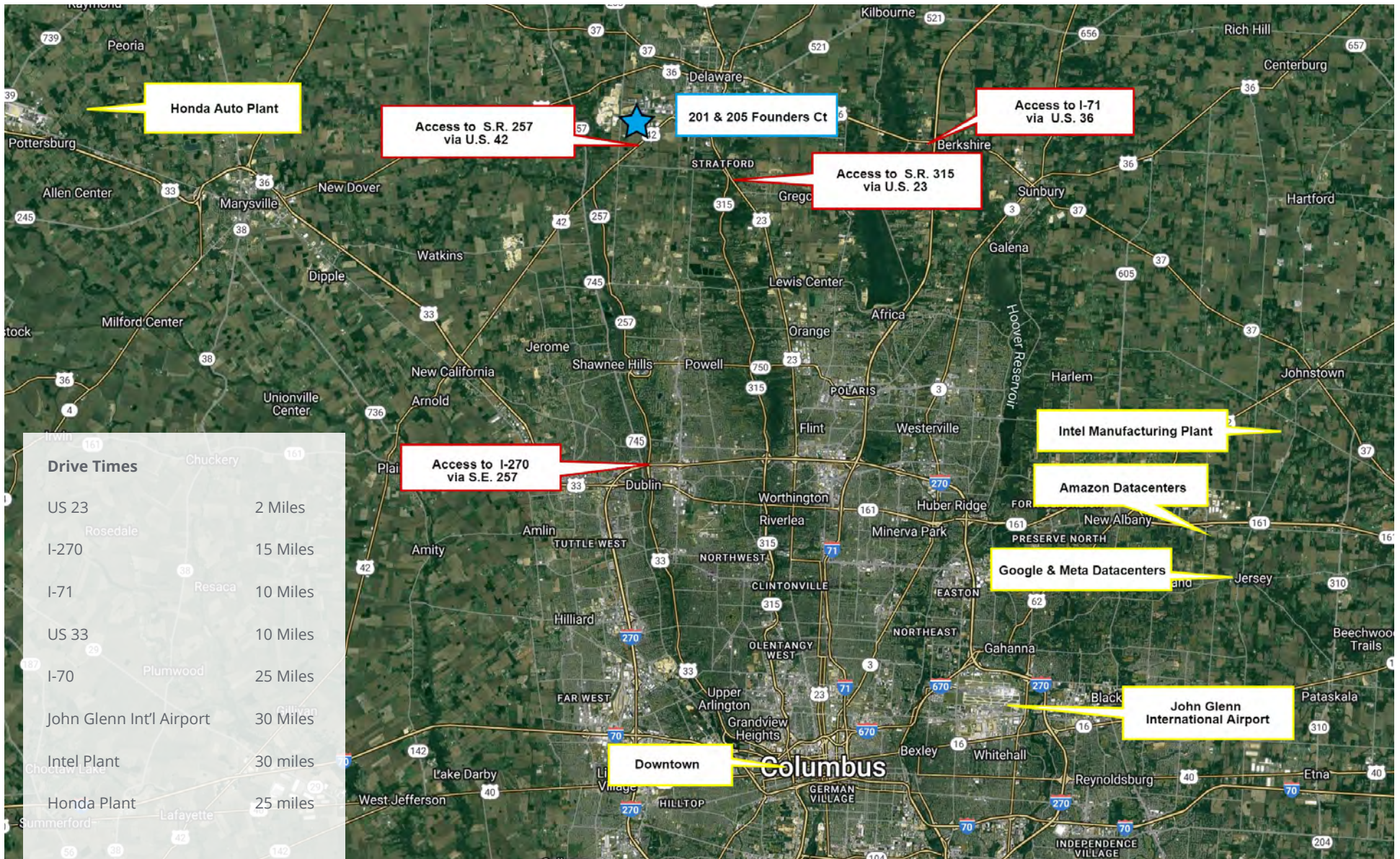


Floor Plan



**Spec Office is enlarged and not to scale*

Drive Times



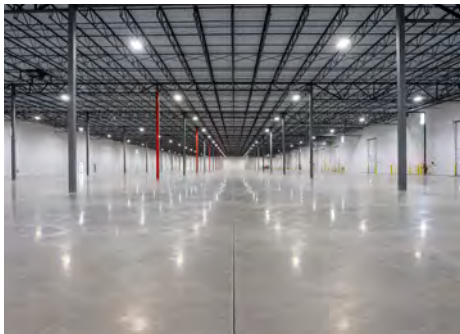
Area Users

Corporate Neighbors

1. Quality Carriers
2. Luvata Ohio
3. Savare Specialty Adhesives
4. Delaware Nex
5. Federal Heath Sign Company
6. Vertiv
7. ACI Industries
8. PPG
9. Inter-national Paper
10. Sam Dong Ohio
11. Midwest Acoust-A-Fiber
12. Advance Auto Parts
13. Delo Screw Products
14. JEGS
15. Attindas
16. Blue Bird Service Parts
17. Fastenal
18. Cams, Inc.



Property Photos



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