

1800 US 42, LONDON, OH 43140

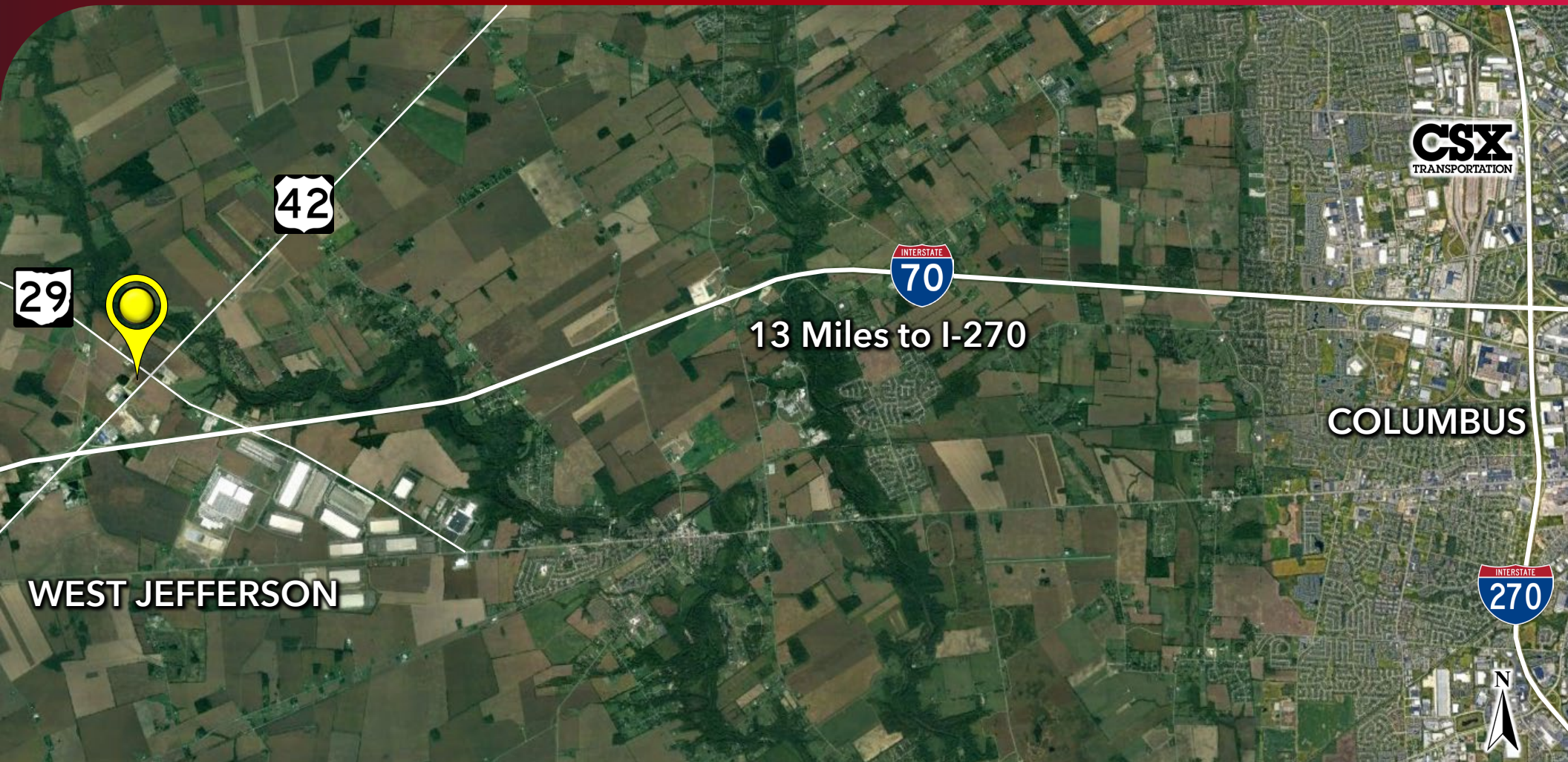


UP TO 292,500 SF INDUSTRIAL FOR LEASE OR SALE

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WEST JEFFERSON

13 Miles to I-270

COLUMBUS

INTERSTATE
270



292,500 SF



32' Clear Height



48 Dock Doors



159 Auto Spaces



71 Trailer Spaces



48' X 53' Columns



24.67 Acres



LED
Lighting



ESFR
Sprinklers



2,571 SF
Spec Office



24 Ceiling Fans



15 YR 100% Tax
Abatement

MADISON COUNTY SUBMARKET

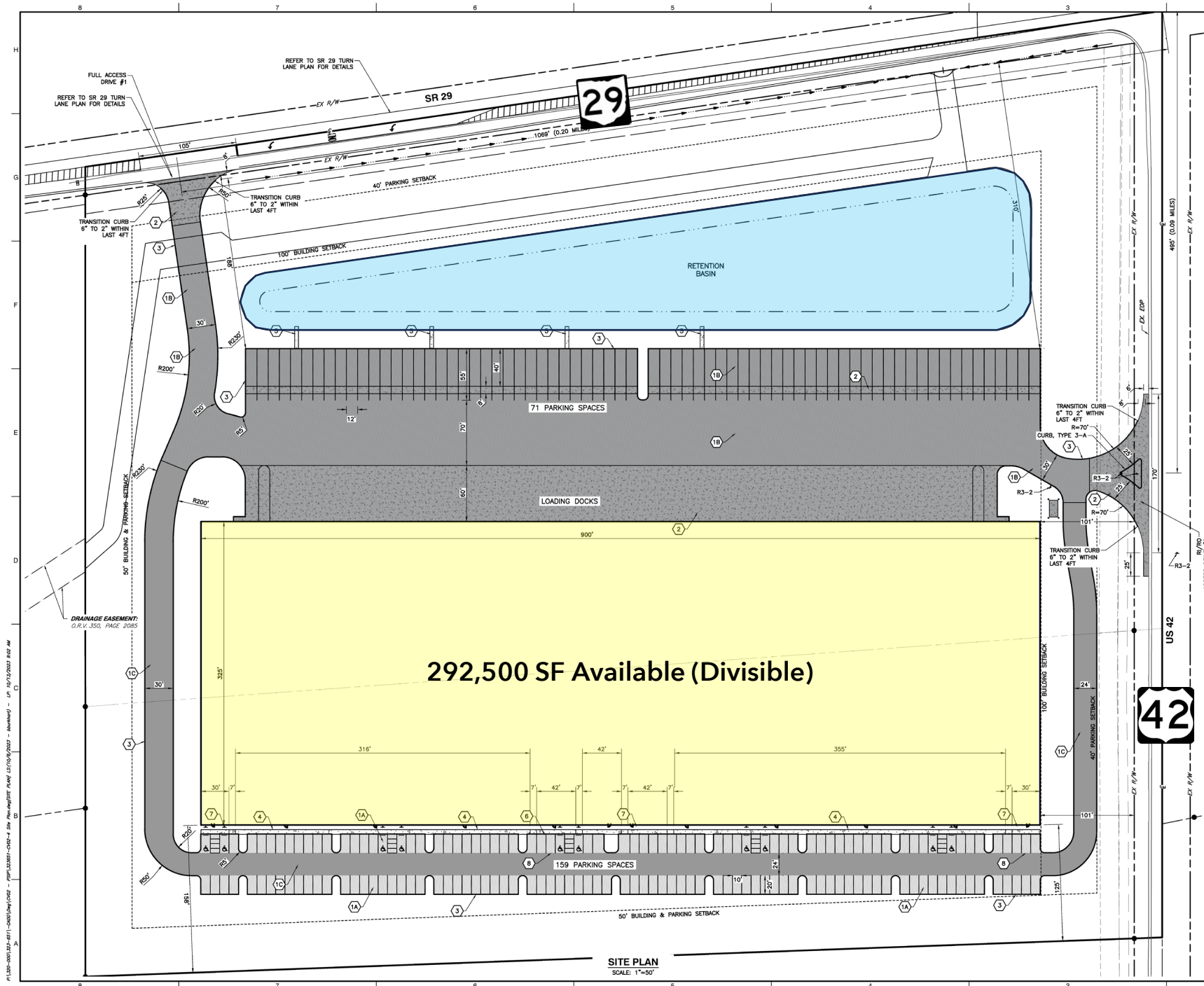


PROJECT SPECIFICATIONS

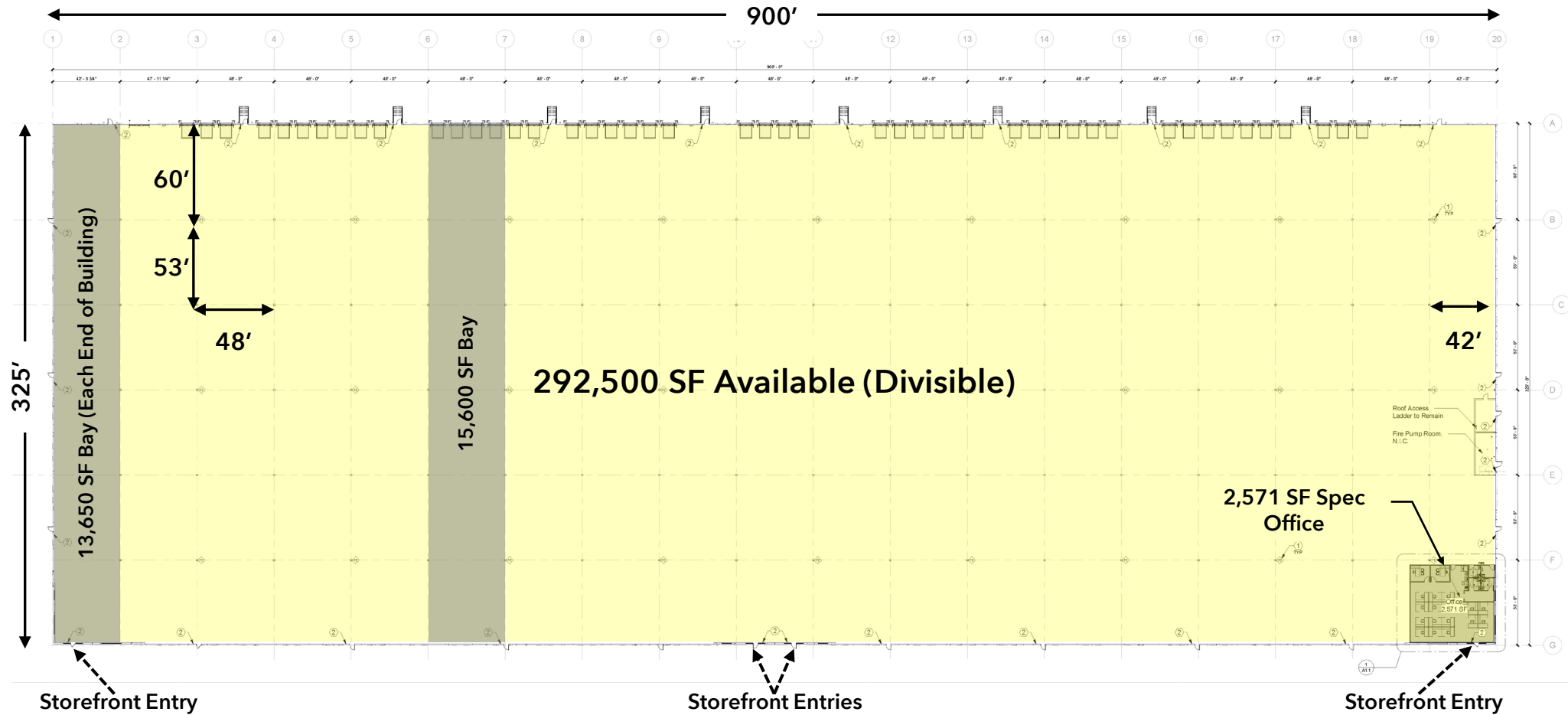
Municipality	London, Ohio (Jefferson Township)
Total Building	292,500 SF (divisible)
Building Dimensions	325' deep X 900'
Office Improvements	2,571 SF in place (4 storefront entry systems)
Site Size	24.67 acres
Building Completion	2024 Q1
Zoning	Planned Industrial District
Exterior Walls	Load Bearing Precast Concrete Panel Interior painted white, aluminum framed windows
Column Spacing	48' wide X 53' deep - painted yellow to 12' AFF
Dock Wall Column Depth	60' deep at dock wall
Bay Size	15,600 SF (48' X 325') interior bays
Roof (20 Year Warranty)	TPO 45 mil single ply mechanically fastened Metal deck (22 gauge) - factory primed white
Roof Drainage	Exterior gutters & downspouts at dock wall
Floor	7" concrete SOG (FF 60, FL 42 spec), 4000+ PSI Saw cut control joints, Ashford formula hardener
Ceiling Height	32' at the first interior column
Warehouse Lighting	LED with motion sensors
Heating	Direct gas MUA units (55° F inside @ 0° F outside)
Air Conditioning	Office area (initial 2,571 SF)
Insulation	Exterior Walls = R-12, Roof = R-20
Fire Suppression	ESFR (K-17 and K-22 heads)
Ceiling Fans	24 Greenheck HVLS warehouse fans throughout
Loading Configuration	Single load design (rear)
Truck Courts	130' depth / concrete dolly pad

Dock Doors	48 / 9' wide X 10' high
Dock Equipment	40,000 lb 7' X 8' mechanical levelers, vision windows, seals, bumpers, track guards, electric outlet, lights
Additional Dock Doors	Potential to add 2 dock doors at knock out panels
Drive In Doors	(2) 12'w X 14'h / vision window / powered
Auto Parking Building Total	159 spaces
Trailer Parking	71 spaces away from building with dolly pad
Electric Service	277/480V 3 Phase, 2000 AMP panel / Ohio Edison
Water / Sewer	Madison County, OH
Natural Gas	Utility Pipeline
Plumbing	Domestic Water and Fire Loop, 6" Sanitary Sewer
Telecom	Various providers, D Mark within mechanical room
Parcel ID Madison County	08 - 00902.005
Incentives	RE Tax Abatement - 100% improvements / 15 years
Signage	Building / Monument / Suite
Intermodal Access	CSX Columbus Intermodal 15 Miles (15 min)
Airport Access	Rickenbacker (LCK) 32 Miles (36 min) John Glenn Intl (CMH) 26 Miles (26 min)
Logistical Access	I-70 Via SR 29 or US 42 1 Mile to I-70 (2 min) 13 Miles to I-270 Columbus Outerbelt (13 min) 30 Miles to I-71 North Side via I-270 (27 min) 21 Miles to I-71 Downtown Columbus (21 min) 22 Miles to I-71 South Side via I-270 (21 min)
Corporate Neighbors	FedEx, Target, Mars Petcare, Restoration Hardware, Kellogg's, Home Depot, Honeywell, GXO, Amazon

SITE PLAN



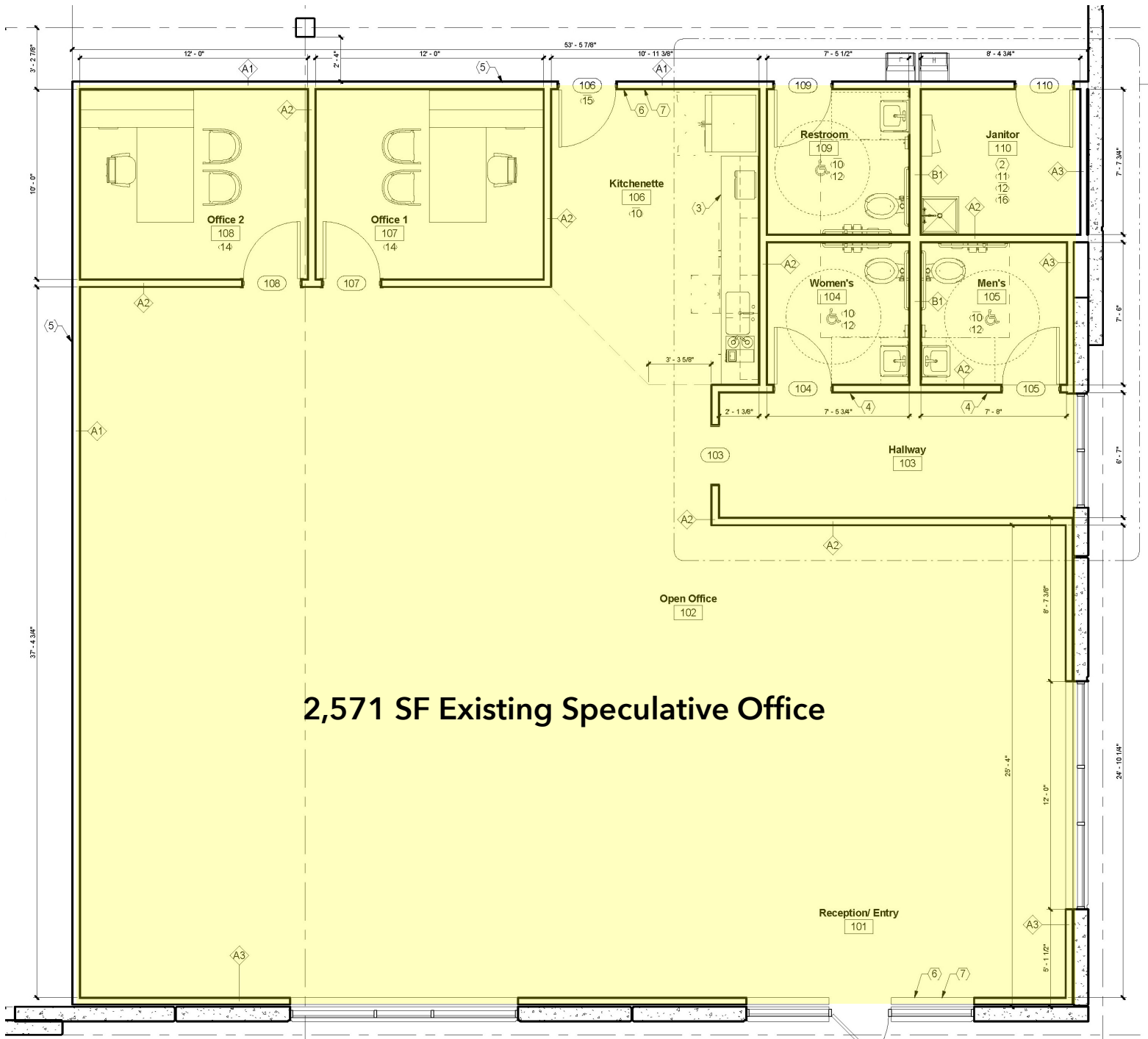
Truck Court



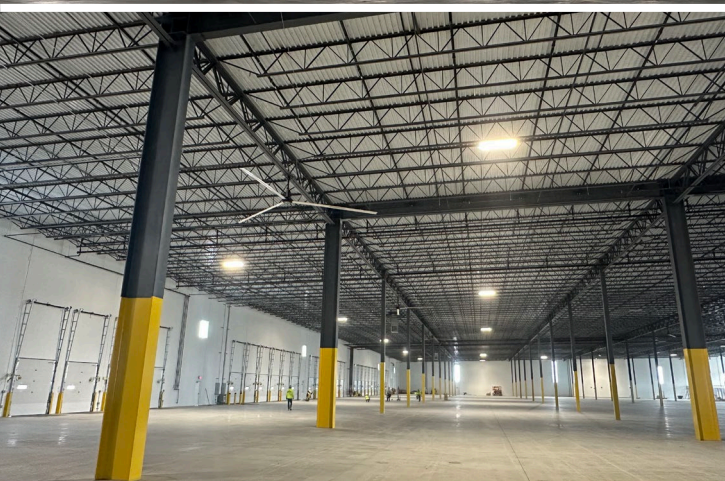
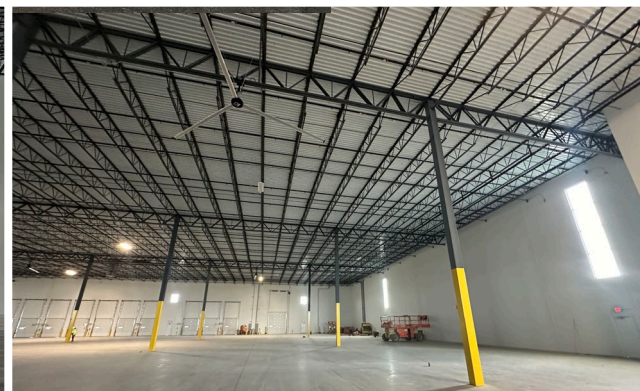
Auto Parking

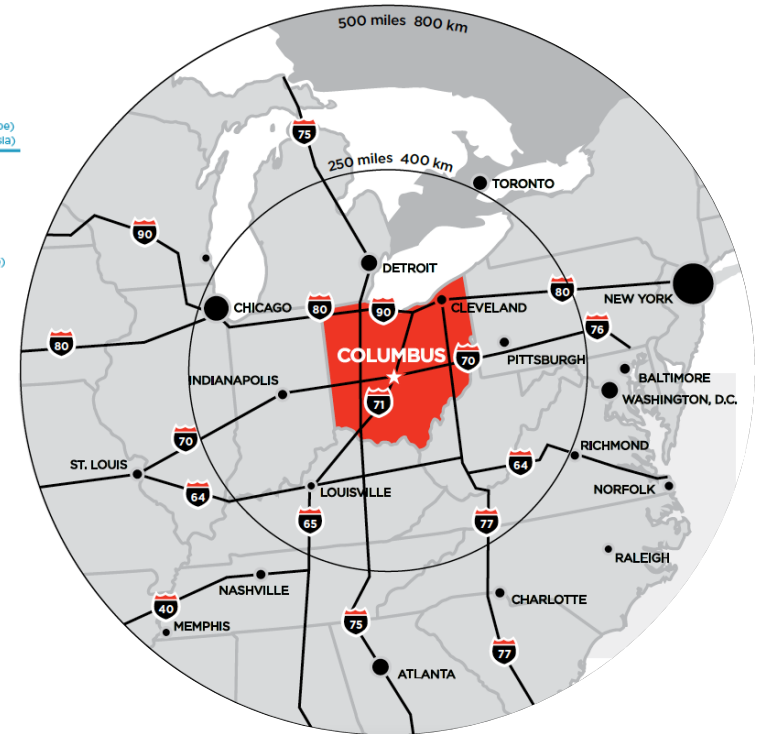
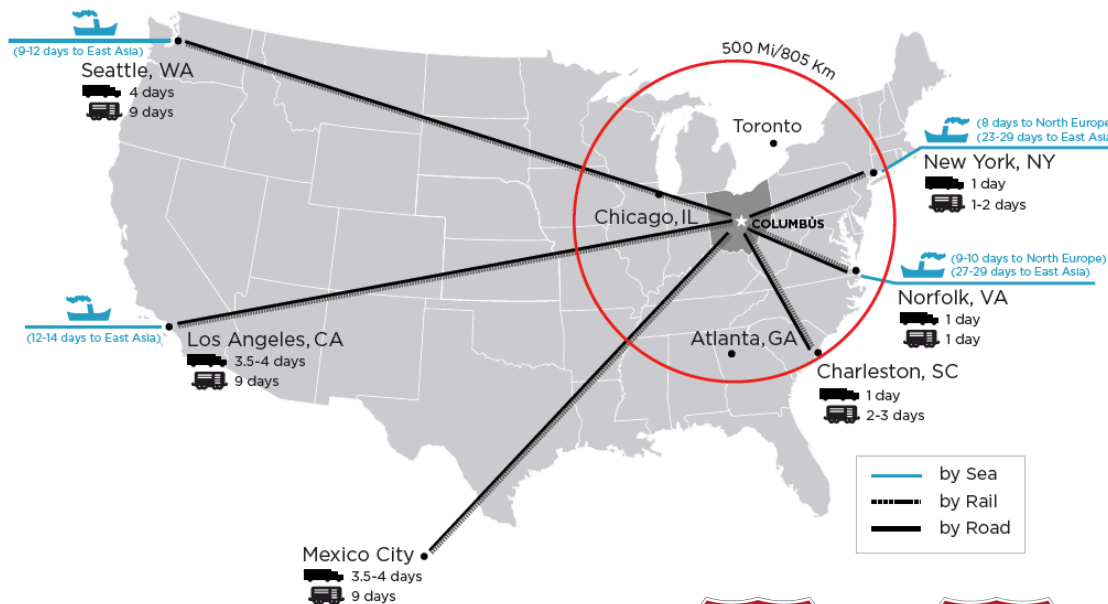


SPECULATIVE OFFICE PLAN



1800 US 42, LONDON, OH 43140





Major Transportation

FedEx



1 Day Truck Drive

- 48 % US Population
- 33 % Canadian Population
- 44 % US Manufacturing
- 48 % US Headquarters

Major Intermodals



Radius

50 Miles

250 Miles

500 Miles

Population

2,599,353

33,729,958

138,988,255

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