

# FOR LEASE OR SALE

# 200,000-602,877 SF

## INDUSTRIAL DISTRIBUTION CENTER

**1250**  
GEORGE ROAD  
ASHLAND, OHIO



### PROPERTY HIGHLIGHTS

- 200,000 to 602,877 SF industrial distribution space situated on 38.92 acres
- A/C office area: 19,600 SF
- Built in 2001
- Concrete tilt-wall panel construction
- Metal roof system
- 36' clear height
- 130' concrete truck court
- 27 docks and 2 drive-in doors
- 288 automobile parking spaces; 10 trailer parking spaces
- 4,000 amp, 480/277 volt, 3-phase power
- ESFR fire protection
- 48' x 42' column spacing
- Estimated 2020 Operating Expenses: \$1.18/SF
- Located 1.8 miles from the I-71 and Main Street interchange offering immediate highway access
- **Lease Rate:** \$3.75/SF NNN for full building
- **Sale Price:** \$40,000,000 (\$65/SF)
- Available May 2021



 TRAINING ROOM VIRTUAL TOUR

 LUNCH ROOM VIRTUAL TOUR

 MAIN OFFICE VIRTUAL TOUR

 WAREHOUSE VIRTUAL TOUR

*Terry* **COYNE**

**Terry Coyne, SIOR, CCIM**

*Vice Chairman*

**Office** 216.453.3001 **Email** tcoyne@ngkf.com

 **Newmark  
Knight Frank**

[terrycoyne.com](http://terrycoyne.com)

[ngkf.com](http://ngkf.com)

# AERIAL PHOTOS

**1250**  
GEORGE ROAD  
ASHLAND, OHIO



*Terry* **COYNE**

**Terry Coyne, SIOR, CCIM**

*Vice Chairman*

**Office** 216.453.3001 **Email** tcoyne@ngkf.com

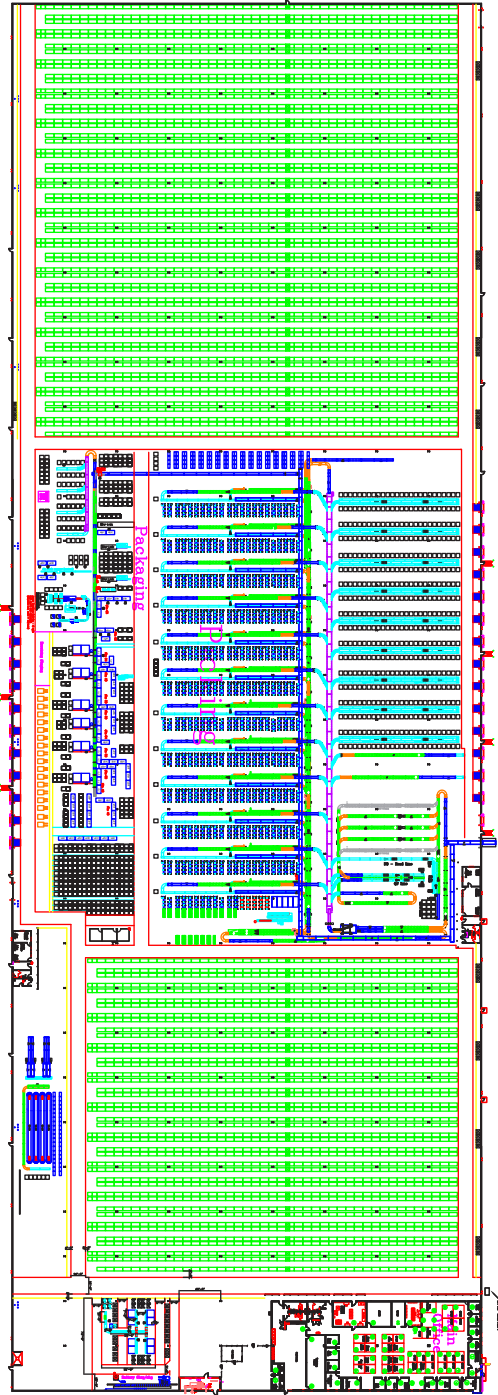
 **Newmark  
Knight Frank**

[terrycoyne.com](http://terrycoyne.com)

[ngkf.com](http://ngkf.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**FLOOR PLAN**



**OPERATING EXPENSES**

These are the operating expenses from McGraw. This does not include insurance or real estate taxes. Currently, McGraw insures the building and property on their own and they reimburse the owner for real estate taxes. 2020 real estate taxes are \$0.60/SF. The annual real estate taxes are \$ 333,354. We have no other operating expenses with this building.

**Utilities**

Electric	\$208,000
Gas	\$56,000
Water	\$2,900
Sewer	\$2,800

**Operating**

Janitorial	\$48,000
General Maintenance/Repairs	\$78,500
Landscaping/Snow Removal	\$63,000



**Terry Coyne, SIOR, CCIM**

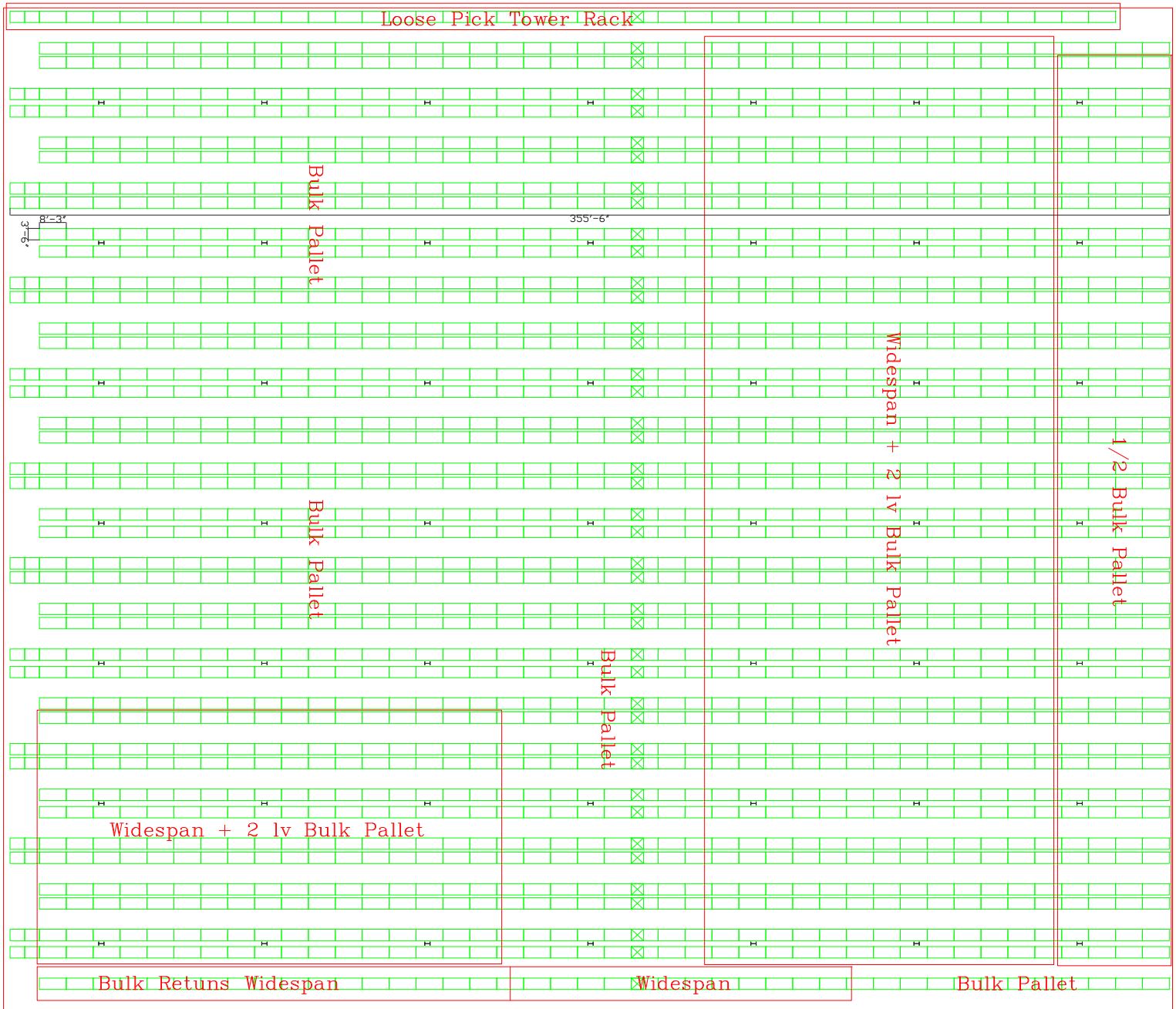
Vice Chairman

Office 216.453.3001 Email tcoyne@ngkf.com



terrycoyne.com

ngkf.com



**Terry Coyne, SIOR, CCIM**

*Vice Chairman*

**Office** 216.453.3001 **Email** tcoyne@ngkf.com



[terrycoyne.com](http://terrycoyne.com)

[ngkf.com](http://ngkf.com)

# RACKING SYSTEM DIAGRAM

1250  
GEORGE ROAD  
ASHLAND, OHIO



*Terry* **COYNE**

**Terry Coyne, SIOR, CCIM**

*Vice Chairman*

**Office** 216.453.3001 **Email** tcoyne@ngkf.com



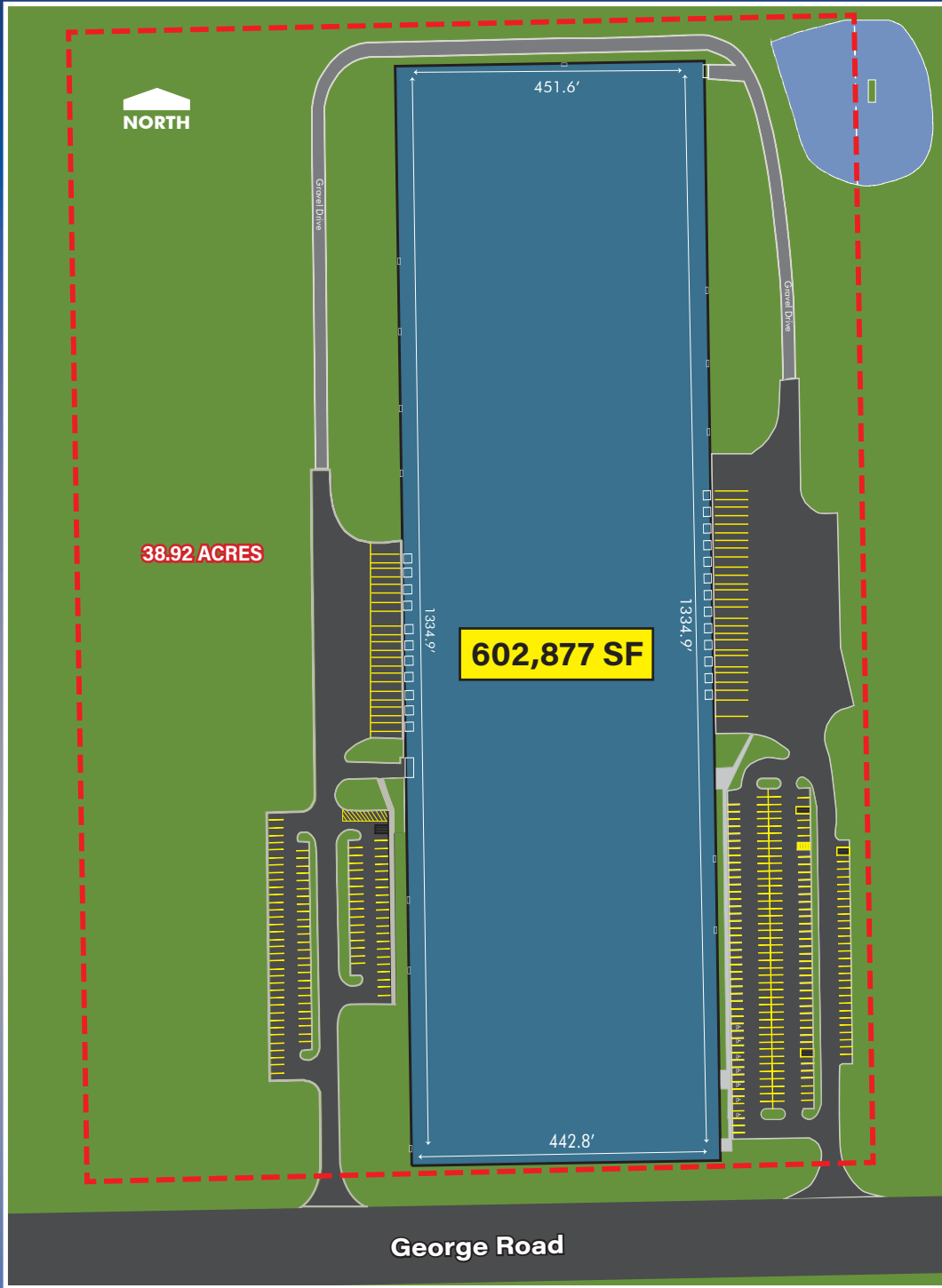
**Newmark  
Knight Frank**

[terrycoyne.com](http://terrycoyne.com)

[ngkf.com](http://ngkf.com)

# SITE PLAN

**1250**  
GEORGE ROAD  
ASHLAND, OHIO



*Terry* **COYNE**

**Terry Coyne, SIOR, CCIM**

*Vice Chairman*

**Office** 216.453.3001 **Email** tcoyne@ngkf.com

 **Newmark  
Knight Frank**

[terrycoyne.com](http://terrycoyne.com)

[ngkf.com](http://ngkf.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# CENTRAL MIDWEST LOCATION

**1250**  
**GEORGE ROAD**  
 ASHLAND, OHIO



LOCATION	DRIVE TIME	DRIVING DISTANCE
Akron, Ohio	48 minutes	48 miles
Cleveland, Ohio	1 hour and 3 minutes	65 miles
Columbus, Ohio	1 hour and 16 minutes	80 miles
Toledo, Ohio	1 hour and 45 minutes	99 miles
Pittsburgh, Pennsylvania	2 hours and 33 minutes	156 miles
Detroit, Michigan	2 hours and 34 minutes	153 miles
Cincinnati, Ohio	2 hours and 51 minutes	187 miles
Indianapolis, Indiana	3 hours and 49 minutes	253 miles
Buffalo, New York	3 hours and 57 minutes	250 miles
Chicago, Illinois	5 hours and 18 minutes	330 miles
Toronto, Canada	5 hours and 41 minutes	351 miles

*Terry* **COYNE**

**Terry Coyne, SIOR, CCIM**

Vice Chairman

Office 216.453.3001 Email tcoyne@ngkf.com

**Newmark Knight Frank**

terrycoyne.com

ngkf.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.