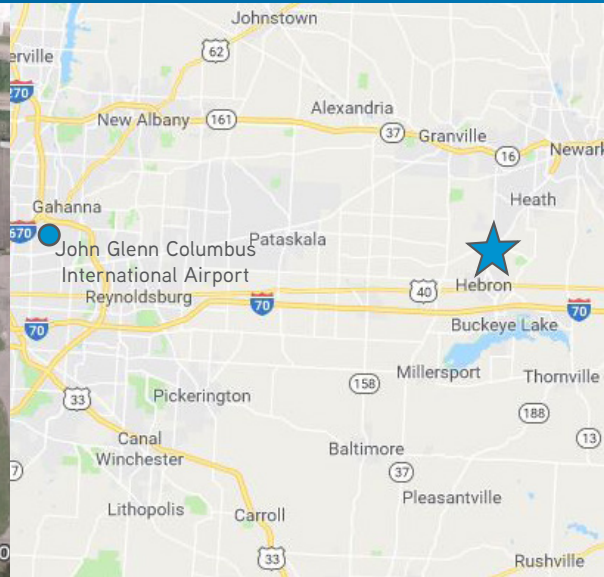


## FOR SALE OR LEASE > INDUSTRIAL BUILDING



# 340 O'Neill Drive

HEBRON, OHIO 43025



*\*Lot lines approximate*

## 340 O'Neill Drive > Industrial Building

Excellent opportunity for full building tenant or owner-user or to occupy one side. Heavy utilities and numerous docks and drive-in doors throughout make this a great building for manufacturing or warehousing and distribution. There are 14 docks and 2 12'x14' drive-in doors. Large site with space for trailer parking or possible building expansion.

### Property Highlights

- > Great location within the Newark Industrial Park (4.5M SF)
- > Excellent access to I-70 via SR-79 and US-40
- > Building configured to include one or two occupants
- > All municipal utilities
- > Heavy electric service
- > Updated LED lighting in all warehouse areas
- > Wet sprinkler
- > Gas and electric meters are separate

### Building Information

- > Currently Occupied | Available February 1<sup>st</sup>, 2020
- > Available: 55,000 - 125,000 +/- SF
- > Office Space: Approximately 4,000 SF
- > Acres: 11.9

### West +/-70,000 SF

- > 6 docks (south) 8' x 9'; fully equipped
- > 4 docks (east) 8' x 10'; fully equipped
- > 1 drive-in (east) 12' x 14' with electric opener
- > Approximately 1,700 SF office and restrooms in two locations
- > 24' - 26' clear height
- > 25' x 40' column spacing

### East +/-55,000 SF

- > 4 docks (north) 9' x 9' with levelers
- > 2 docks (east) 9' x 9' with levelers
- > 1 drive-in in 12'x14'
- > 20' - 21' clear height
- > 40' x 40' column spacing
- > Large office and break area

> **SALE PRICE: \$4,750,000 (\$38/SF)**

> **LEASE RATE: \$2.95-\$3.95/SF NNN**

> R.E. Taxes: \$0.38/SF



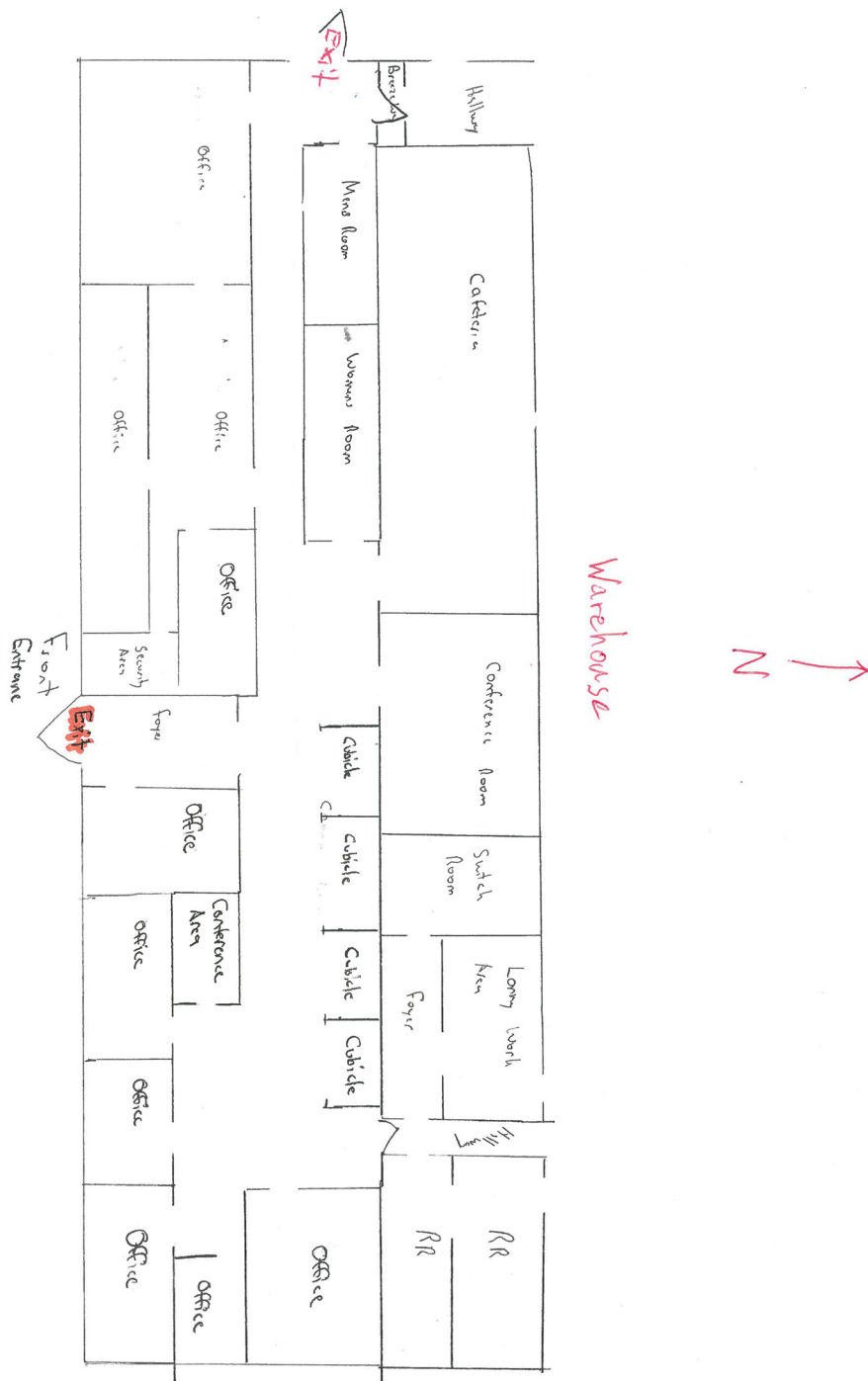
## 340 O'Neill Dr > Property Photos



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# 340 O'Neill Dr > Office Floorplan



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