



+217,000 s.f. on 48.88 acres
Sublease available September 2023



3590
Old Airport Rd
Wooster, OH 44691

Property specifications

Building Size	± 217,000 s.f.
Building Dimensions	350.33' x 650.33'
Land	48.88 acres
Warehouse s.f.	206,535 s.f.
Office s.f.	11,535 s.f.
Clear Height	38' to eaves
Power	480V 3P 3000A
Columns	48' x 42'
Floor Drains	In place to accommodate indoor parking
Sprinkler	ESFR
Dock Doors	39
Drive-In Doors	5
Van High Loading Doors	4
Auto Parking	389 parking spaces
Trailer Parking	25 trailer spots
Zoning	I-1, OFFICE/ LIMITED INDUSTRIAL



48.88
acres



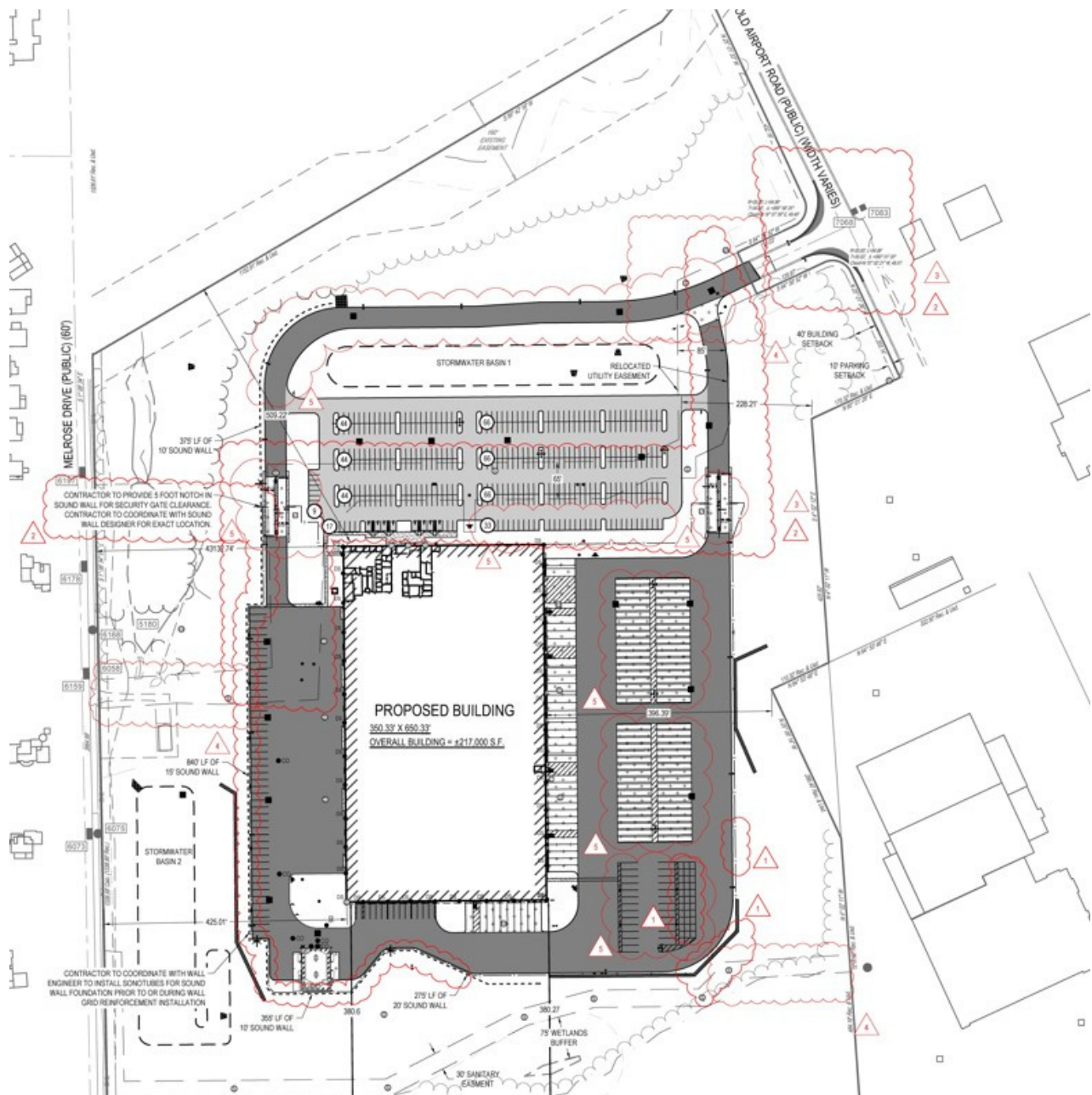
217,000
s.f.



Occupancy
September 2023



Site plan



ZONING INFORMATION		
LOCATION: OLD AIRPORT ROAD, WOOSTER, WAYNE, OHIO 44691		
ZONING: S-1 OFFICE/LIMITED INDUSTRIAL		
USE: DISTRIBUTION CENTER		
LOT AREA: 48.88 ACRES		
ITEM	REQUIREMENTS	PROPOSED
MINIMUM FRONT BUILDING SETBACK	40'	425.01'
MINIMUM SIDE BUILDING SETBACK	30'	378.93'
MINIMUM REAR BUILDING SETBACK	30'	396.39'
MAXIMUM BUILDING COVERAGE	40 % OF LOT	10.2%
BUILDING SIZE	-	#217,000 S.F.
PARKING REQUIRED	1 PER 300 SF PLUS 1 PER EMPLOYEE ON LARGEST SHIFT (10,900 SF / 300 SF/SPACE + 227 EMPLOYEE X 1 SPACE)	389 SPACES
MINIMUM ADA PARKING STALLS	8 SPACES	8 SPACES
MINIMUM PARKING DIMENSIONS	9' x 18'	9' x 18' MINIMUM
MINIMUM AISLE WIDTH	22' (ONE-WAY) 24' (TWO-WAY)	24' MINIMUM (ASSOCIATE PARKING) 30' MINIMUM (VAN PARKING)
MINIMUM FRONT PARKING SETBACK	-	432'

LEGEND

EXISTING

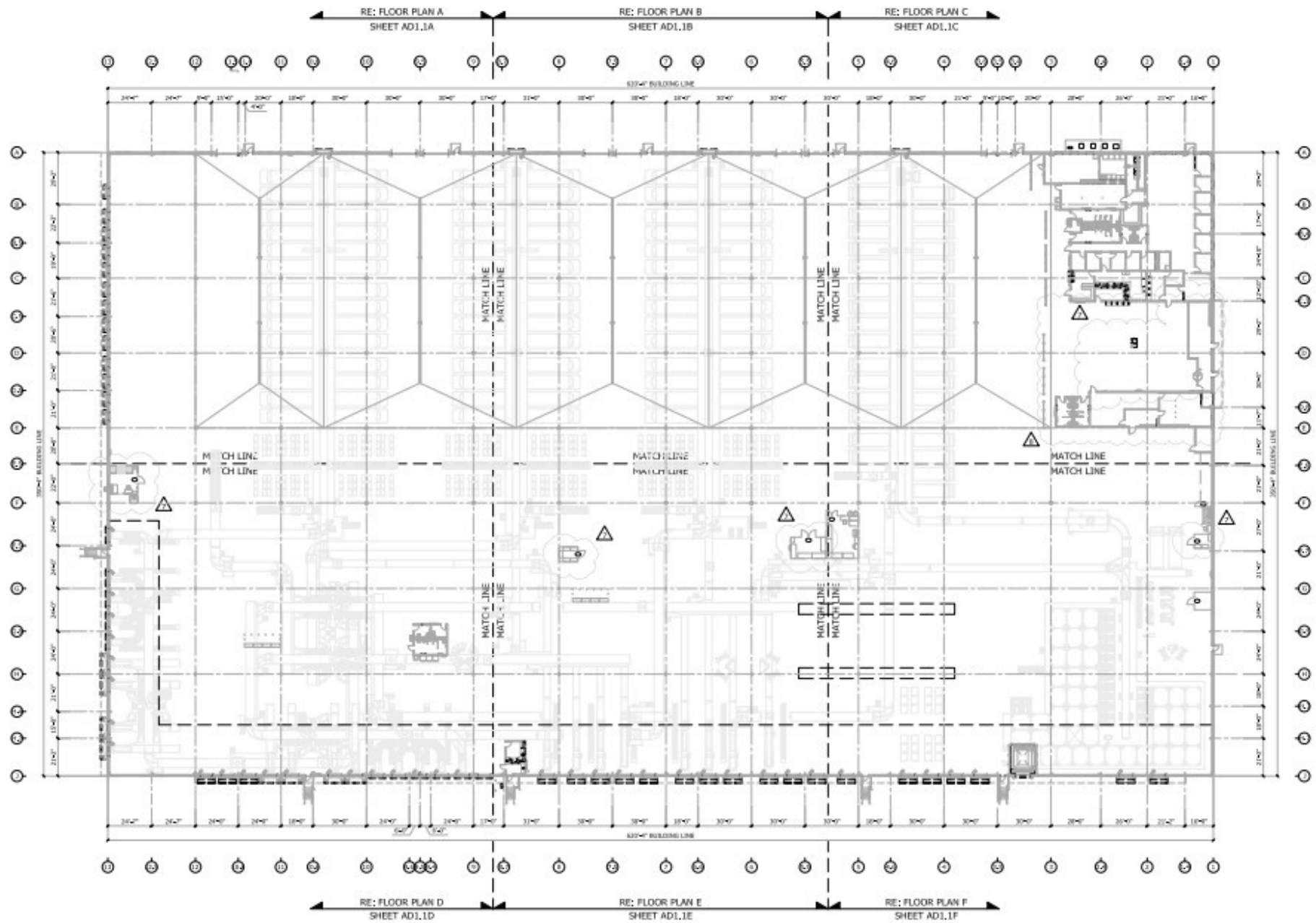
REFER TO EXISTING CONDITIONS PLAN, SHEET 2.0

PROPOSED

- CONCRETE CURB
- WHEEL STOP / BUMPER BLOCK
- SIGNAGE
- PARKING SPACE COUNT
- SOUND WALL
- BARRIER FENCE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE WALKWAY
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- CATCH BASIN
- STORM MANHOLE
- DOWNSPOUT
- SANITARY MANHOLE
- FIRE HYDRANT

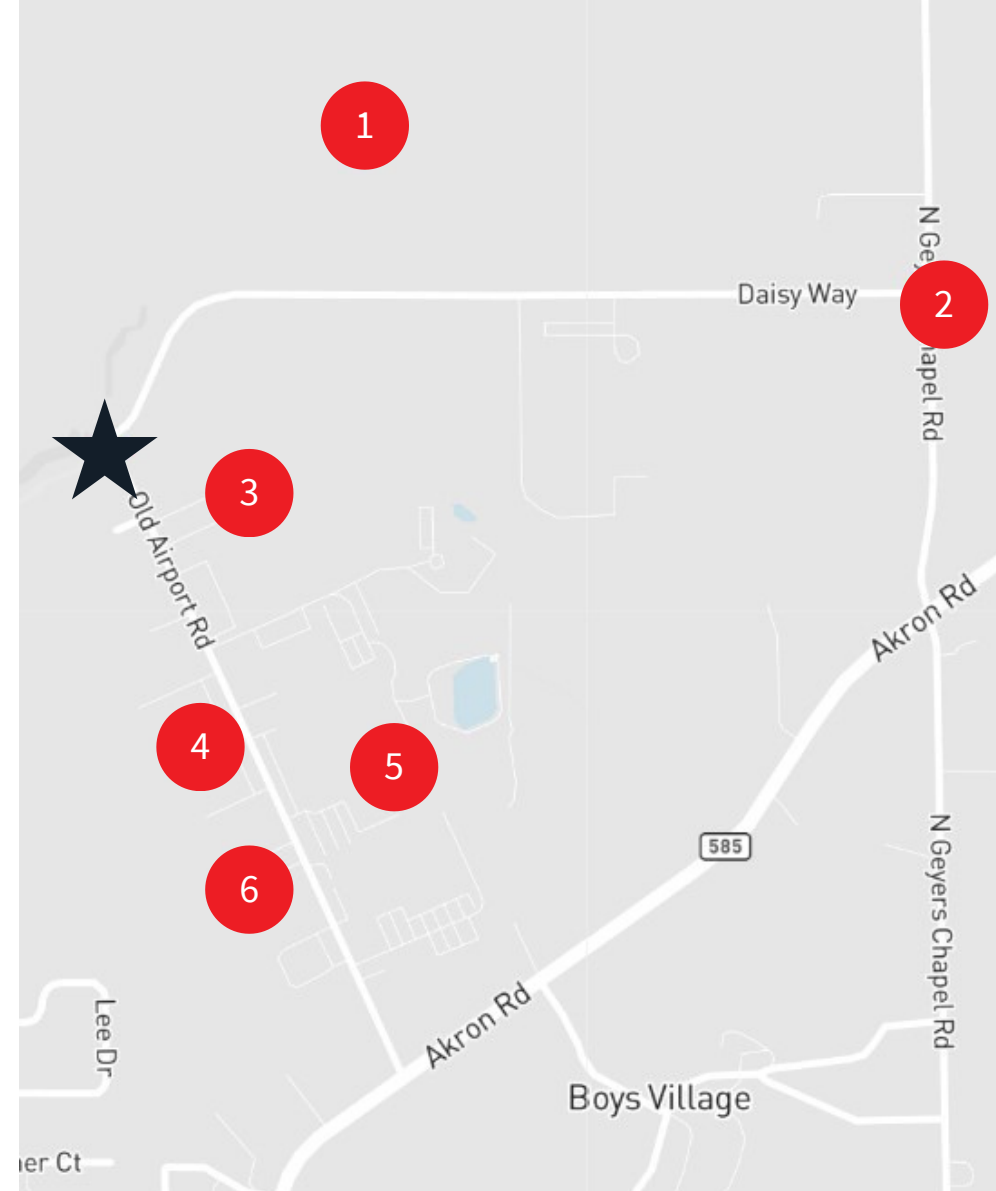
REFER TO GENERAL NOTES SHEET FOR ALL SITE NOTES.

Floor plan



Local Map

1	Frito Lay Wooster Warehouse
2	Daisy Dairy Products
3	D&S Distribution Services
4	United Titanium
5	Schaeffler Transmission
6	UPS Customer Center
★	3590 Old Airport Rd



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Minutes from
Cleveland Hopkins International
Airport



1

Hour from
Cleveland



1.5

Hours from
Columbus



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