



**WESTFIELD
COMMERCE
PARK**



I-71 & I-76, Westfield Township, OH

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STONEMONT

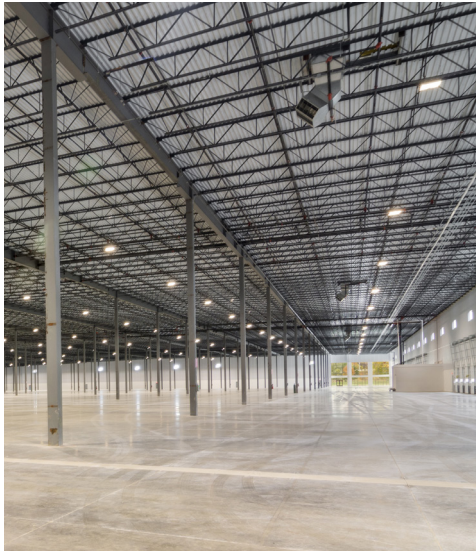
450,112 SF AVAILABLE

BUILDING AT A GLANCE

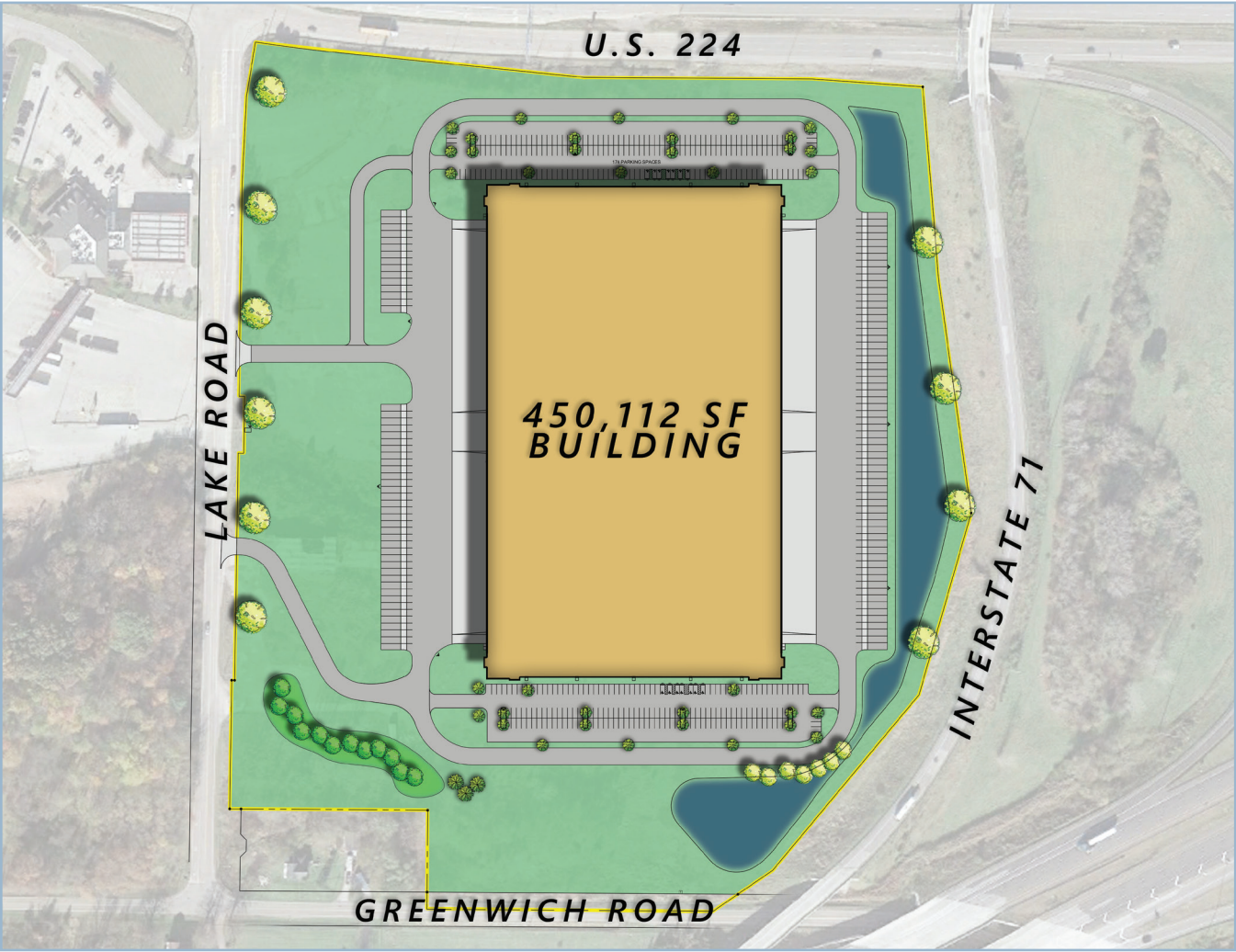


SITE HIGHLIGHTS

- Q4 2023 delivery
- Township incentives available
- Highway exposure on I-71 and I-76
- Ample car and trailer parking
- 3,000 AMP power service
- Signalized entrance with alternate access roads
- Utilities and infrastructure in place
- Located 1/8th of a mile from the four-way interchange of I-71 and I-76



SITE OVERVIEW





BUILDING SPECIFICATIONS



Turnkey delivery



Cross dock facility, 130' truck court, 180' combined with trailer parking



ESFR

36'

Clear height

80

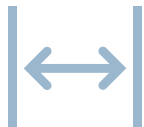
9' x 10' dock doors (cross docked)
35K LB levelers

2.3K

Office SF



LED high bay warehouse lighting



54ft x 50ft column spacing (N-S direction), with 60' speed bays

355

Car parking spaces (expandable)

116

50ft trailer parking stalls (expandable)

4

Drive-in doors 12ft x 14ft

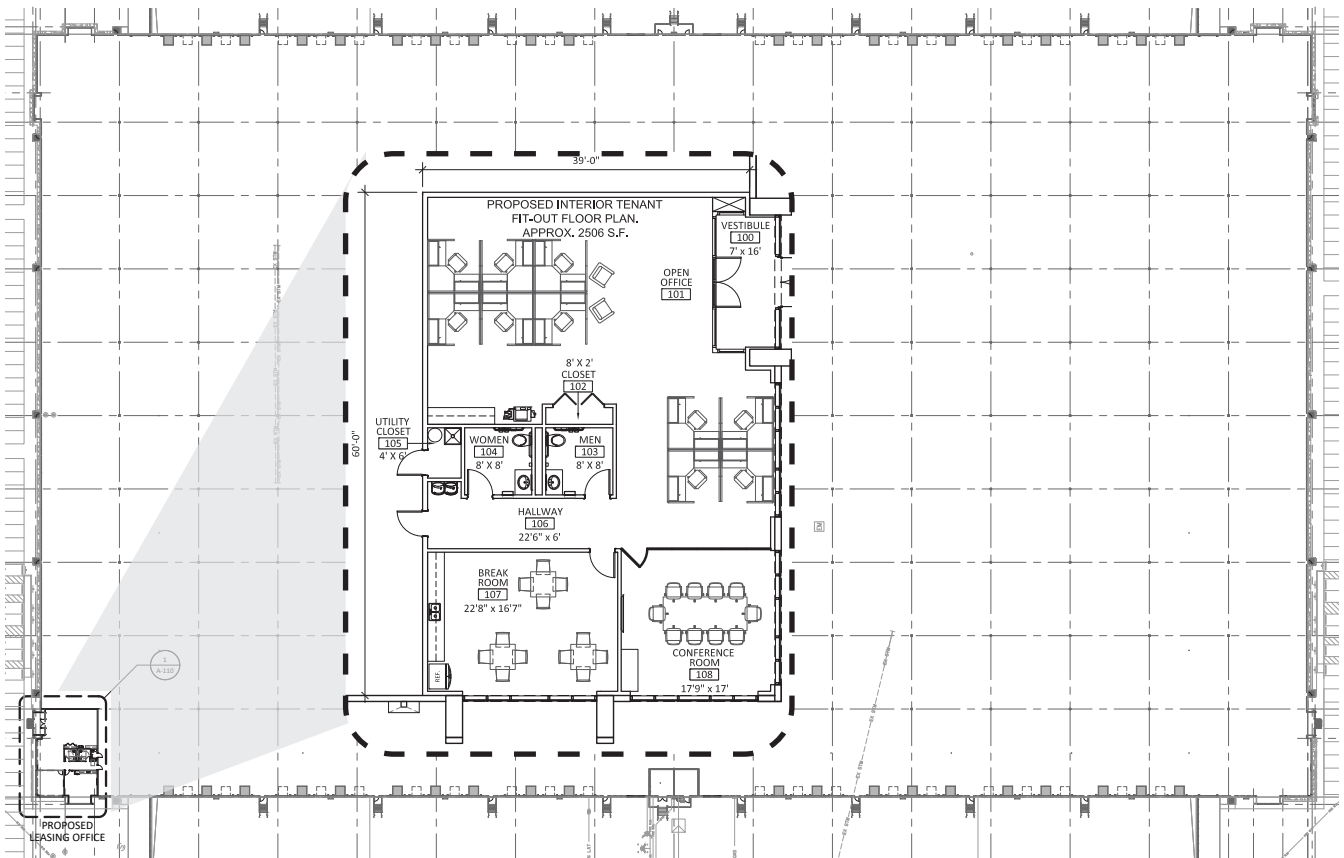


3,000 AMP power

FLOOR PLAN

BUILDING DIMENSIONS

865ft x 520ft



ACCESS

Westfield Commerce Park is ideally located on I-71 and I-76 and offers quick highway access and connectivity to nearby submarkets, cities and close proximity to a strong labor pool.



1/8th miles to
I-71 and I-76



Excellent
visibility with
over **50,000**
vehicles passing
per day



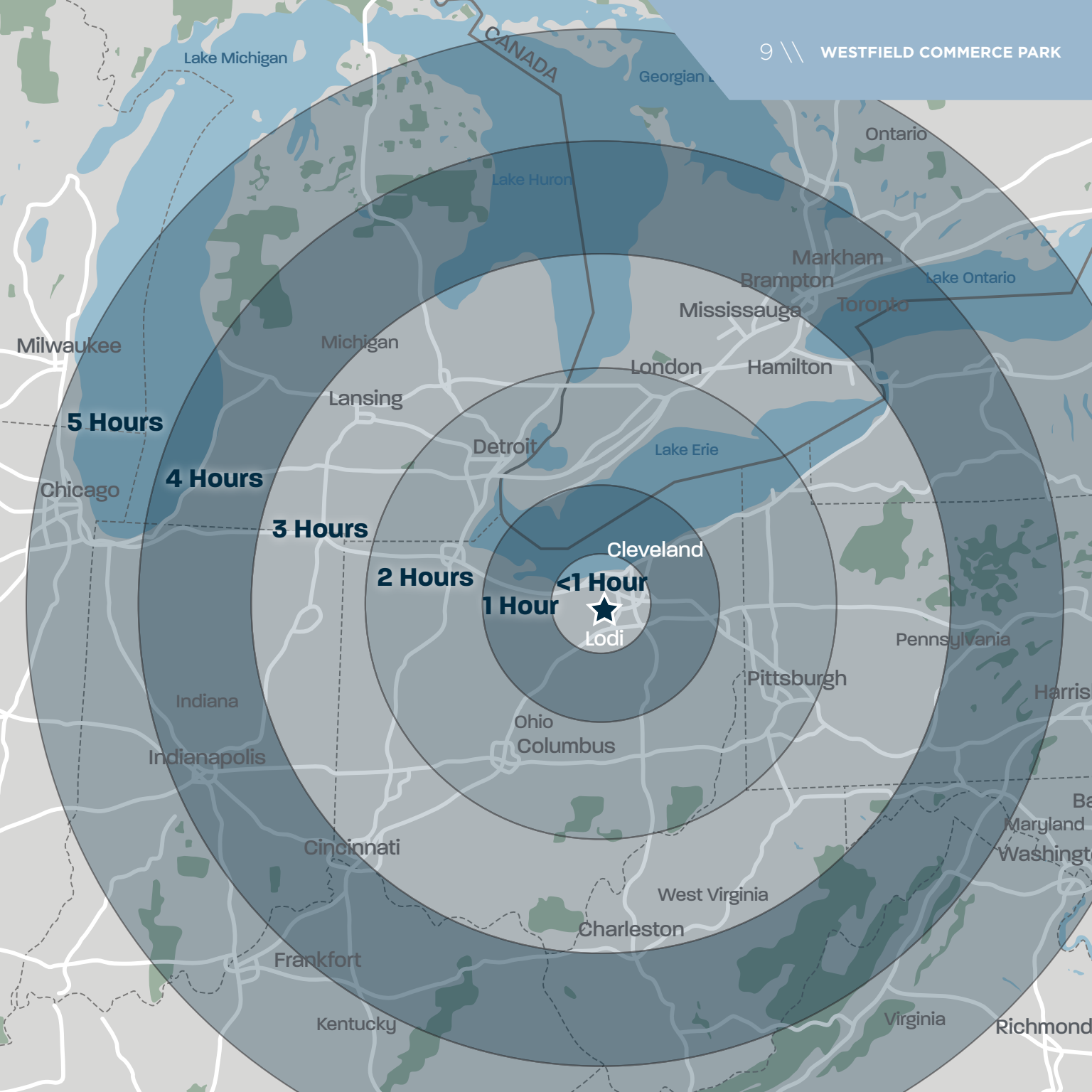
35 minutes
to Cleveland-
Hopkins
International
Airport



Within a **5-hour**
drive of Cincinnati,
Columbus,
Indianapolis,
Chicago,
Pittsburgh, Detroit
and more.



Ideally located
between **Columbus,**
Akron & Cleveland





CONTACT

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