

71

NORTH  
COMMERCE  
CENTER

283 Cardinal Dr,  
Marengo, OH 43334

IMMEDIATE  
OCCUPANCY

707,940 SF Available  
(expandable to 1.2M SF)  
Industrial space for lease







## WELCOME TO 71 NORTH COMMERCE CENTER

Experience a newly constructed, Class A industrial facility close to major markets at 71 North Commerce Center. Businesses can utilize 707,940 square feet of industrial space that is expandable to 1,196,541 square feet if needed and comes with 2,500 square feet of spec office space. The cross-dock capable warehouse features 36-foot clear heights, 100 dock doors with view lights, two drive-in doors with lights and a concrete ramp, and 45 mil TPO roofing. That is in addition to 302 car parking spaces, 103 trailer spaces, an ESFR sprinkler system, and 400-amp, 277/480-volt, three-phase power that's expandable to 6,000 amps.

71 North Commerce Center also offers convenient commutes through a two-minute drive to I-71, a 19-minute drive to I-270, and a 30-minute drive to Downtown Columbus. The proximity to these transportation routes means drivers can reach half of the US population in less than a day's drive, and a host of nearby metros like Chicago, New York, Philadelphia, Charlotte, and Indianapolis are within a 10-hour drive. 71 North Commerce is primed to provide an expansive, Class A experience, a stone's throw from Columbus.



## THE SPECS

### Building Size

707,940 SF (Expandable to 1.2M SF)

### Lighting

Full LED lighting package

### Tax Incentive

10-Year 50% Tax Abatement.

### Interior Docks

100 Exterior Dock Doors (20 mechanical dock levelers)

### Electricals

Expandable to 6,000 Amps 480V 3Ph.

### Construction

Concrete Tilt Up Walls/Cross Dock Configuration

### Building Dimensions

1,248' x 567'

### Column Spacing

Dock Wall:  
60' x 50' (Speed Bays)

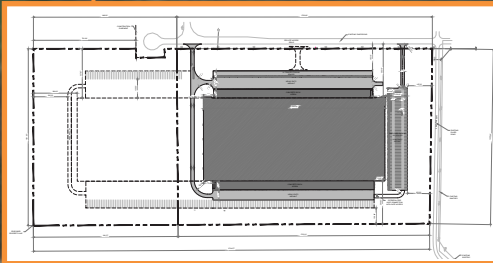
Interior Bays:  
50' x 50'

### Trailer Parking Spaces

103 Existing /  
170 Future

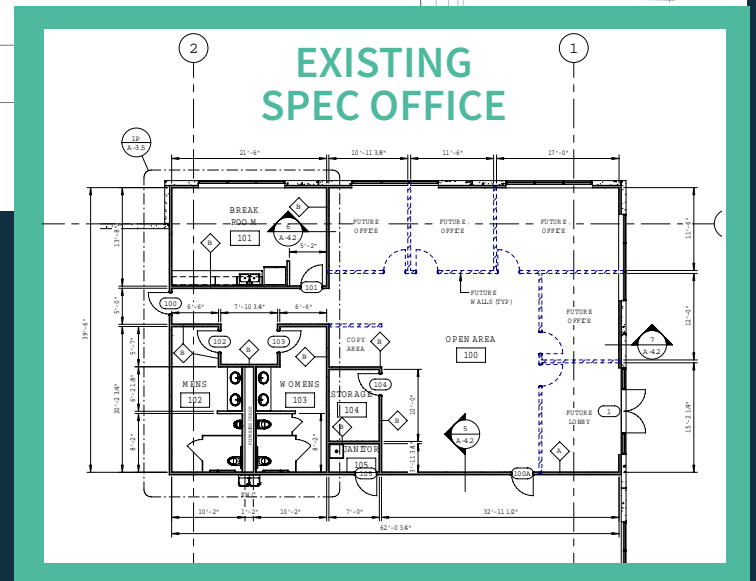
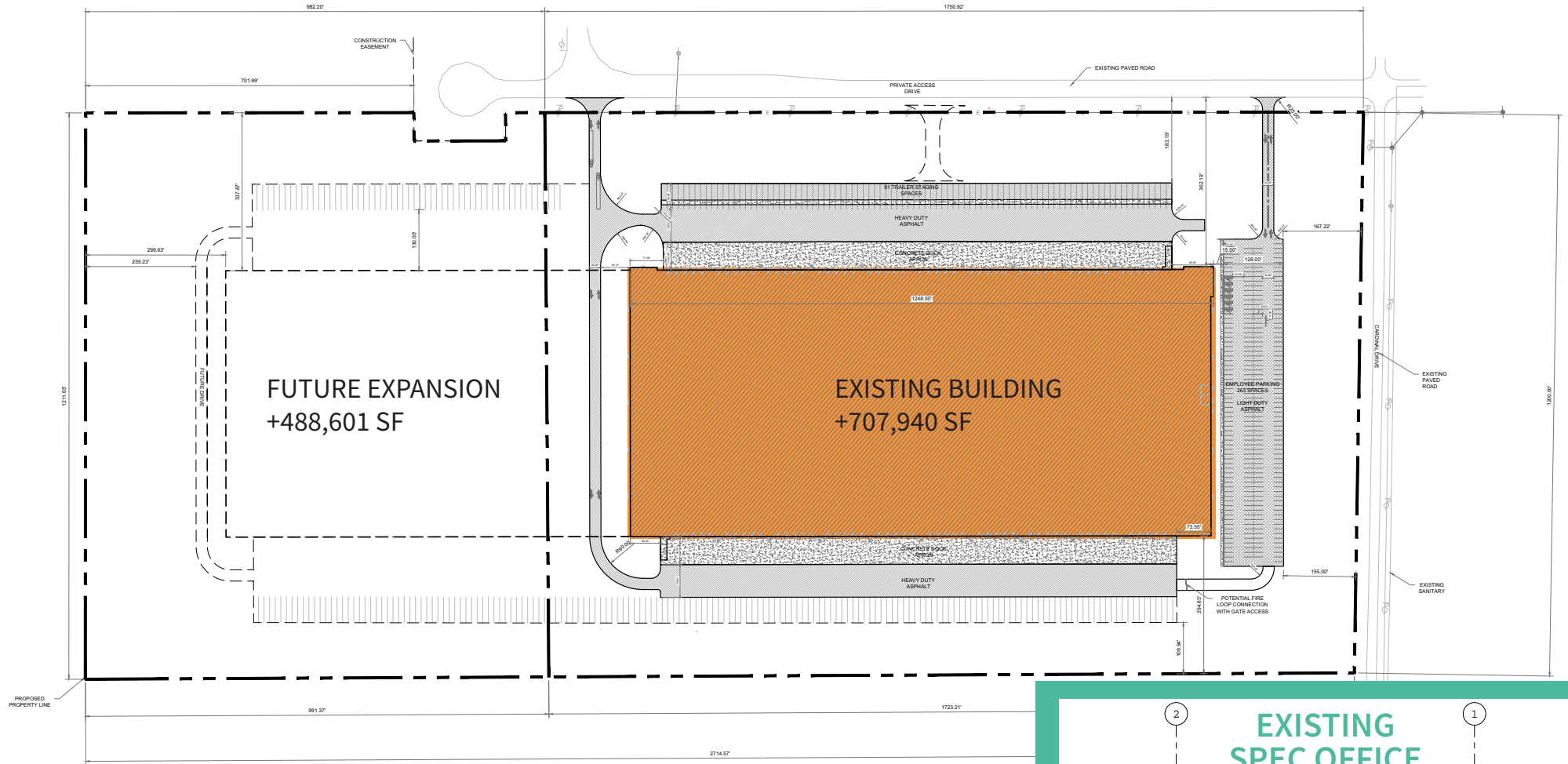
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NORTH  
COMMERCE  
CENTER



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SITE PLAN



Proposed Building  
62,500 Sq. Ft.

Future  
Expansion  
338,580  
Sq. Ft.

Future  
Expansion  
338,580  
Sq. Ft.

Future  
Expansion  
338,580  
Sq. Ft.

Proposed  
Building  
707,942  
Sq. Ft.

Proposed  
Building  
707,942  
Sq. Ft.

Proposed  
Building  
707,942  
Sq. Ft.

Proposed  
Building  
250,000  
Sq. Ft.

Existing Dollar  
Tree Distribution  
Inc. Building  
Approximately  
1,192,670 Sq. Ft.

County 218  
Road

Cardinal Center Drive

State  
Route  
61

Cardinal  
Center  
South  
Drive

Interstate

Proposed  
Building  
250,000  
Sq. Ft.

Future Expansion  
488,601 Sq. Ft.

Proposed Building  
707,942 Sq. Ft.

Future Expansion  
488,601 Sq. Ft.

Existing Building  
707,942 Sq. Ft.

MASTER PLANNED  
INDUSTRIAL PARK

EXISTING TREES

0 200 400 Feet



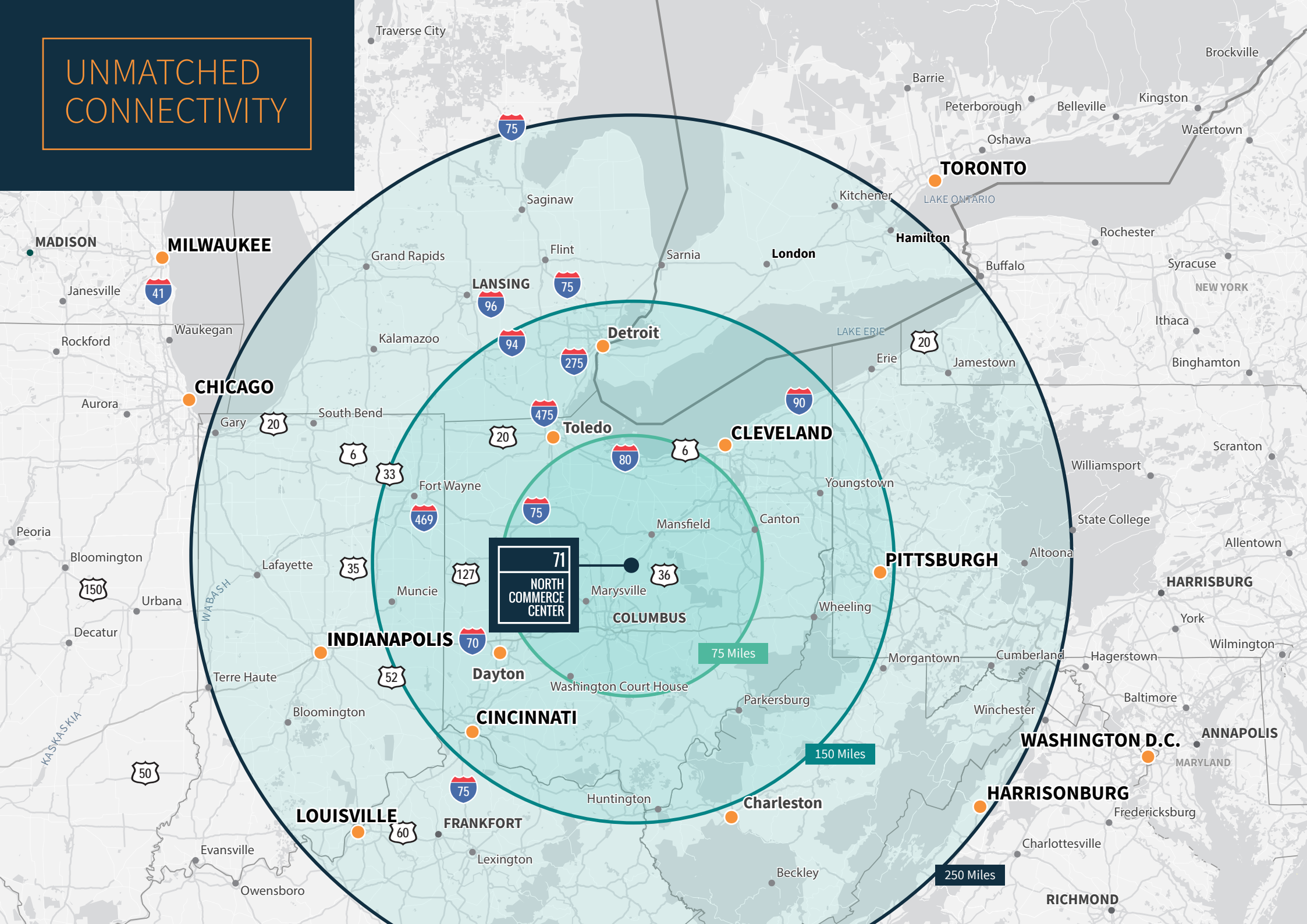
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COMMERCE  
CENTER



AMENITIES & PROXIMITY  
TO COLUMBUS

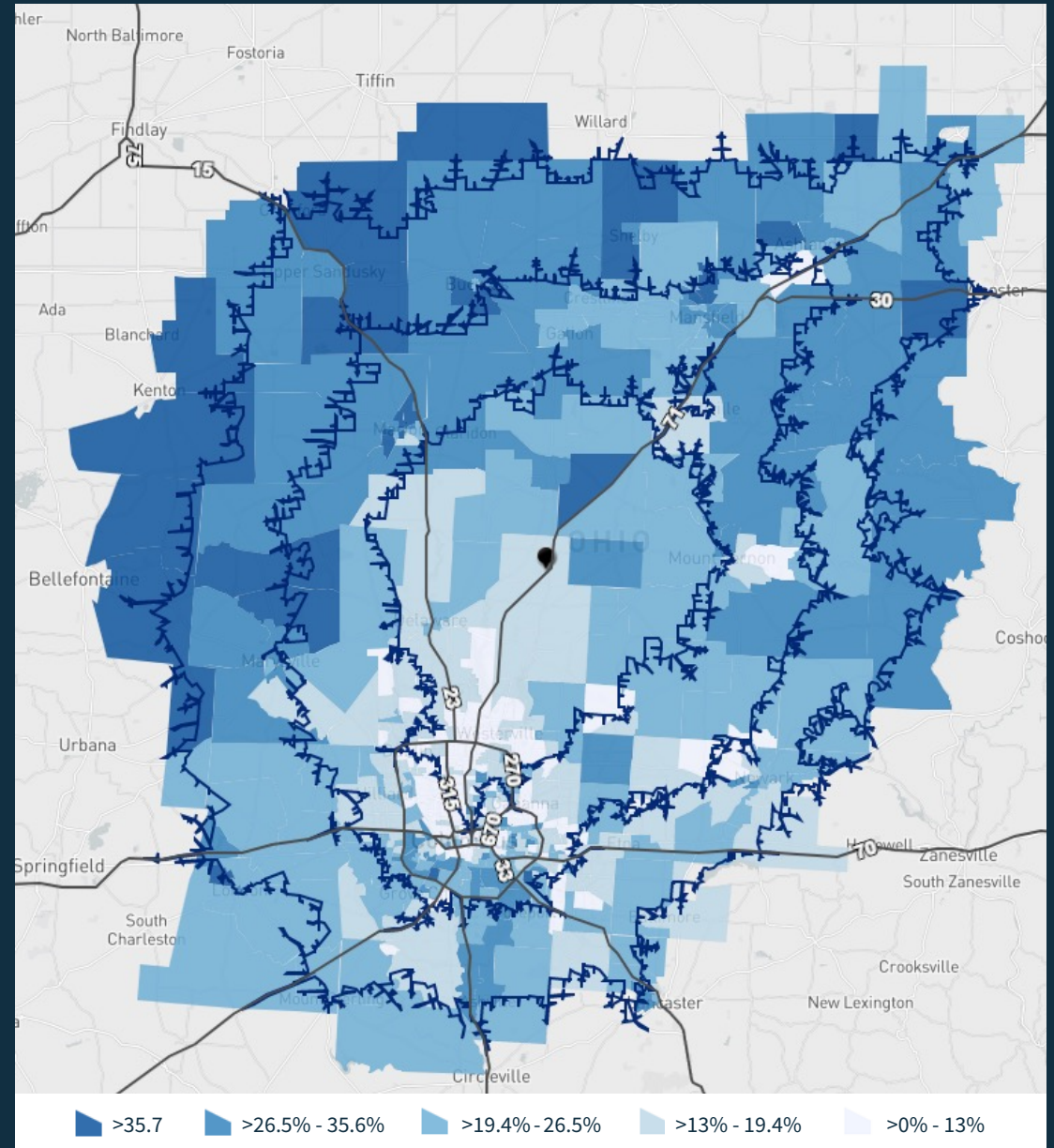


# UNMATCHED CONNECTIVITY



# LABOR ADVANTAGE

Demographics	30 Mins Drive Time	45 Mins Drive Time	60 Mins Drive Time
Total Population	598,587	1,871,874	2,351,921
2022-2027 Population: Compound Annual Growth	0.56%	0.49%	0.44%
Civilian Population Age 16+ in Labor Force	325,767	974,646	1,216,937
Unemployment Rate	573,306	1,954,313	2,379,668
Total Daytime Population	288,059	1,025,330	1,213,579
Daytime Population: Workers	285,247	928,983	1,166,089
Daytime Population: Residents	2.4%	3.0%	2.9%
Total Households	238,560	749,502	928,948
Median Age	37.5	36.9	37.5
Median Household Income	\$79,104	\$70,133	\$70,683
Industrial Workforce	30 Mins Drive Time	45 Mins Drive Time	60 Mins Drive Time
Industrial Workforce	48,070	163,713	216,960
Industrial Workforce % of Total Labor Force	15.13%	17.32%	18.36%
Industry: Transportation/ Warehousing	372	1,255	1,618
Occupation: Transportation/ Material Moving	20,597	74,599	98,060





## ABOUT H&M



H&M Company, Inc. is a national engineering and construction firm offering a full range of Plan-Design-Build services for projects throughout North America. Throughout their 65 years in business, H&M has continually improved and expanded their capabilities to meet customers' ever-changing needs. While achieving significant growth in their customer base and revenues, their mission remains the same: to help their customers achieve success.

H&M is annually ranked by ***Engineering News-Record*** as one of the Top 400 Contractors and Top 100 Design-Build firms. H&M has LEED® Accredited construction and engineering professionals on staff and practice LEAN construction techniques that promote the reduction of waste throughout the project design and construction process. They are efficient, transparent, and competitive throughout every phase of a project.

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