

44 Commerce Parkway  
West Jefferson, OH 43162

FOR LEASE/SALE



STONEMONT



**44 COMMERCE PARKWAY**  
**1,090,000 SF NEW CONSTRUCTION | CLASS A INDUSTRIAL**

15-year 100% tax abatement



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# SPECIFICATIONS



Building Size  
1,090,000 SF



Column Spacing  
56' W x 50' D



Drive-in Doors  
(4) 12' x 14'



Warehouse Lighting  
36,000 lumen lighting fixtures



Dimensions  
1,908' 10" x 570'



Speed Bay  
60'



Auto Parking  
209



Dock Doors  
190, with 110 equipped with 40k lb levelers



Construction  
Pre Cast



Ceiling Height  
40'



Trailer Parking  
252 (68 future)



Power  
Two 2,000 amp services, 277/480 volt,  
3 phase amp power. 10MW available immediately



Design  
Cross dock



Zoning  
Industrial



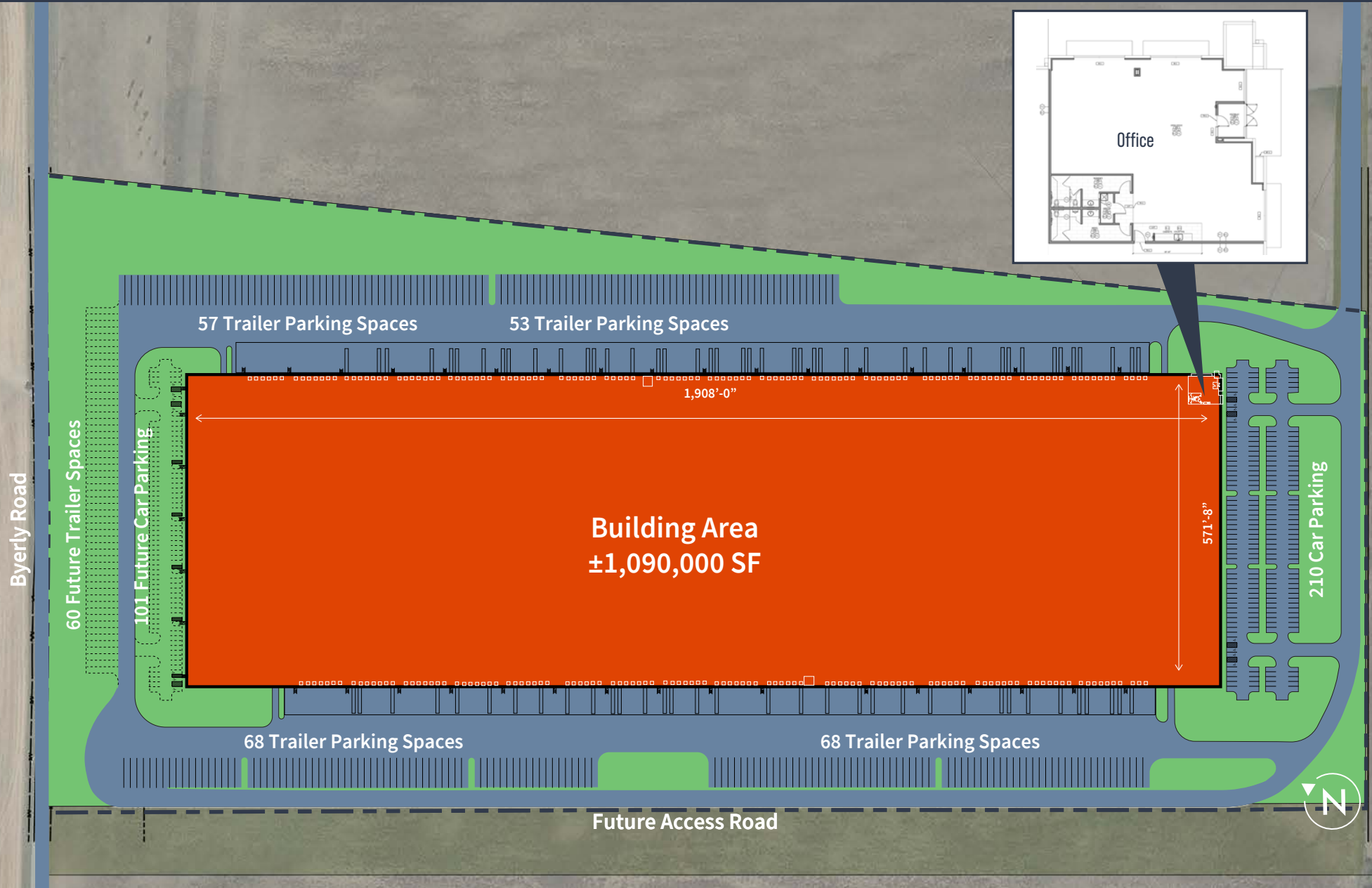
Sprinkler  
ESFR



Office Space  
2,825 SF existing office space,  
plus two remote restroom pods



# SITE PLAN



# MARKET HIGHLIGHTS



## ACCESS



2 minutes  
I-70  
18 minutes  
I-270



30 minutes  
John Glenn International Airport  
40 minutes  
Rickenbacker International Airport



# DRIVE TIMES



## LEGEND

☆ 44 Commerce Pkwy, West Jefferson, OH

1 Hour

5 Hours

12 Hours

## KEY DEMOGRAPHICS

	30 Mins	1 Hour	5 Hours	12 Hours
Total Population	946,017	2,960,126	36,931,514	181,013,335
Major Airports	1	2	9	40

## WAREHOUSE RESIDENT WORKERS



21,868

30 minutes

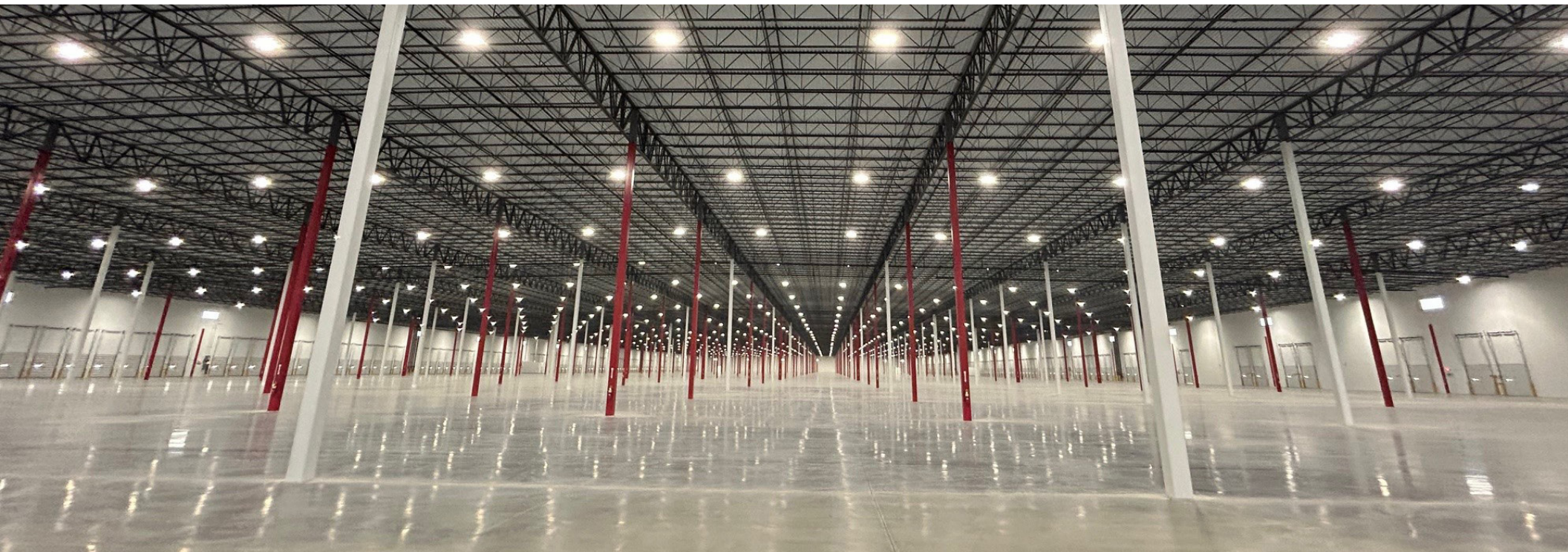
114,328

1 Hour



# INTERIOR

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### CONTACT US:

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