



TURNPIKE

COMMERCE CENTER



613,211 SF ON BRAND NEW INDUSTRIAL SPACE,
INCLUSIVE OF 3,253 SF OF OFFICE SPACE

STATE ROUTE 44 & OHIO TURNPIKE ROUTE 80 | SHALERSVILLE, OH 44255



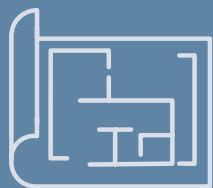
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All of the Possibilities

Turnpike Commerce Center is a unique opportunity delivering **±1,021,980 SF** to the Northeast Ohio industrial market in a new 470 acre fully designed master-planned park. With immediate access to the Ohio Turnpike/I-80, Turnpike Commerce Center is ideally located for high volume e-commerce, fulfillment & technology manufacturing operations. This new Shalersville location is destined to become a premier distribution and logistics hub.



±613,211 SF
spec new construction
available



±100,000 SF
divisible to



470 ACRE
master-planned
industrial park



40 FOOT
clear height



186 SPACES
trailer parking



LED
standard lighting



ESFR
fire suppression

Prime I-80 Access

Positioned **less than 1 mile** from the Ohio Turnpike/I-80, Turnpike Commerce Center will provide **optimum highway accessibility** in a heavily populated area - approximately 7.7 million people within a 100 miles.



Building Specifications

Building

- ±1,021,980 SF state-of-the-art facility
- ±613,211 SF total available
- 40' minimum interior ceiling clearance
- 3,253 SF of office space
- ESFR fire suppression system
- Option for skylights
- 56' x 52' typical column spacing
- 7MW/8,500 amps; 277/480v; 3-phase

Parking

- 186 trailer parking positions
- Up to 892 car parking spaces

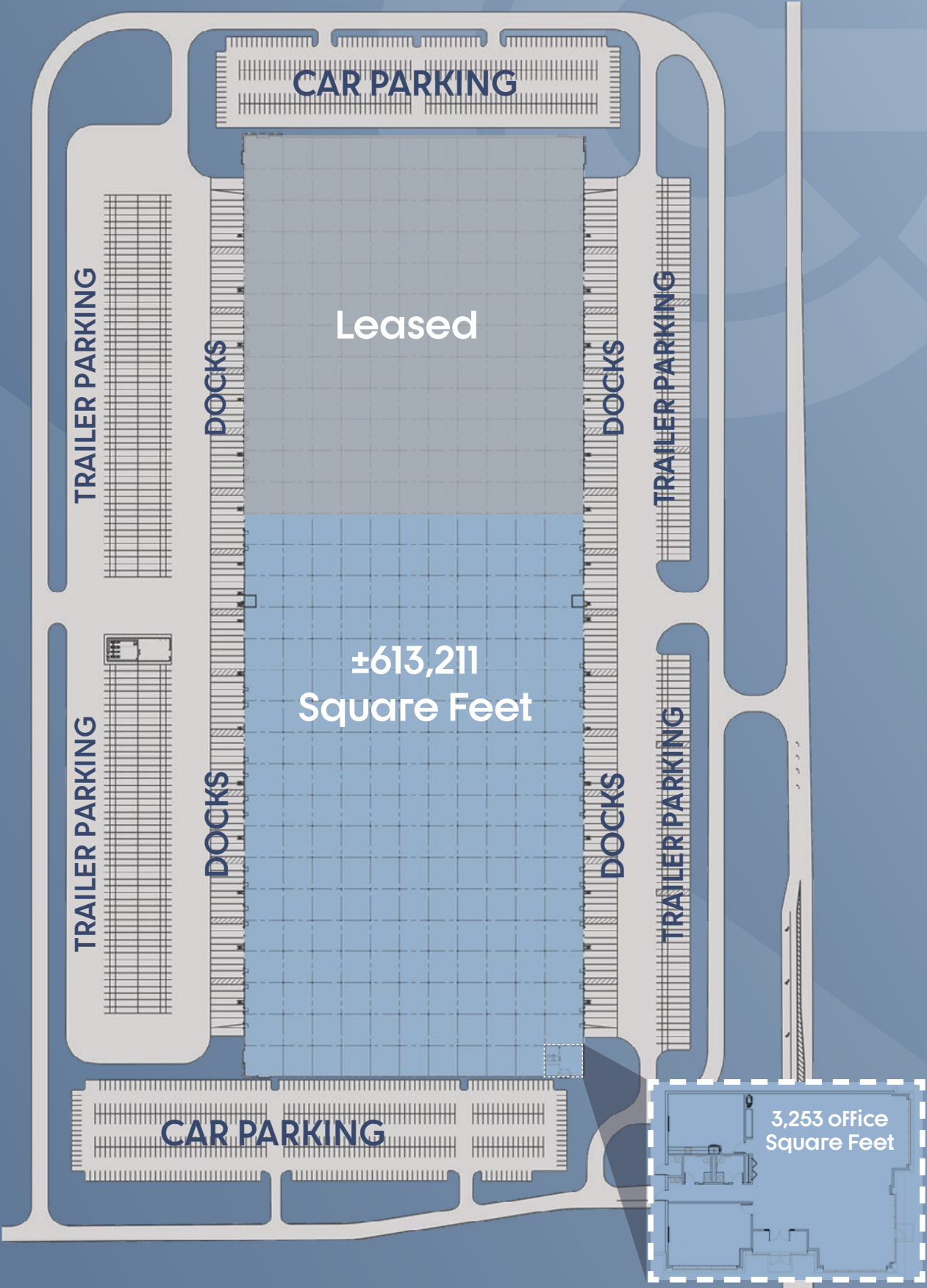
Loading Area

- Cross-load building
- (72) 9' x 10' Dock high positions
- (34) 9' x 10' knock out panels
- (34) dock levelers
- (2) 12' x 14' grade level docks
- 190' truck courts
- 60' concrete truck aprons
- 60' speed bays

Additional Information

- Zoned Industrial - Shalersville Township
- Call broker for pricing

Building Plan



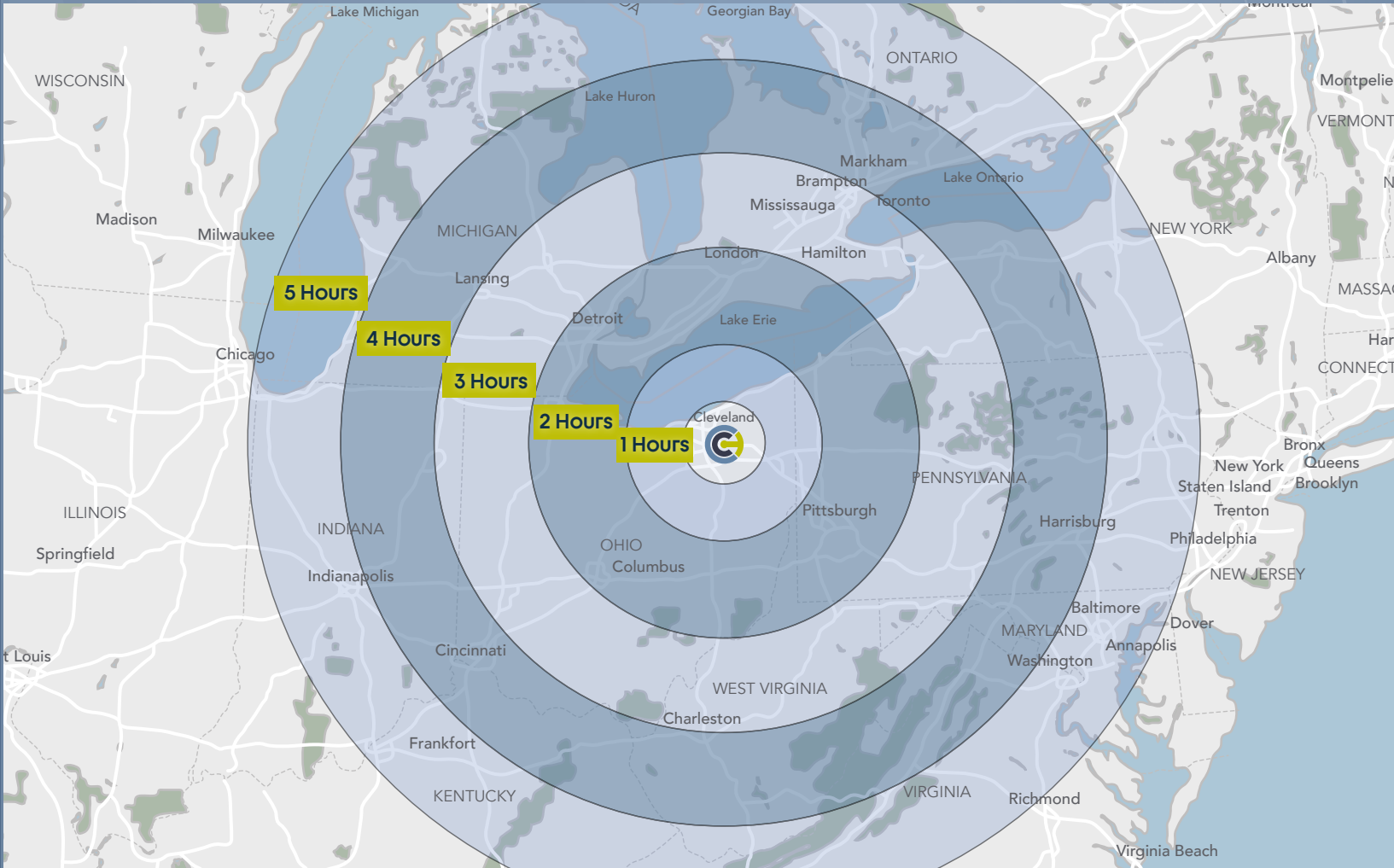
Building Photos



A Regional Game Changer

Turnpike Commerce Center provides a key central location in the region with excellent proximity to both the **East Coast and Midwest**. Positioned along I-80, the building is easily accessible to two of the top three largest cities in the US - a five hour drive to Chicago and a six hour drive to New York City.

Cleveland 0.5h	Pittsburgh 1.5h	Columbus 2h	Detroit 2.5h	Cincinnati 3.5h
Indianapolis 4.5h	Washington DC 5h	Chicago 5h	Philadelphia 5.5h	New York City 6h





TurnpikeCommerceCenter.com

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