



FOR LEASE

Big Run I

3500 Centerpoint Drive, Urbancrest, Ohio 43123

248,000± sq ft

\$3.25/sq ft nnn

- 248,000± sq ft total including 1,200 sq ft of office
- Over 1,300' of freeway frontage on I-270
- Direct freeway access to I-270; two miles west of I-71 and 6 miles from I-70
- Cross dock configuration
- 32' clear ceiling height
- ESFR sprinkler system
- Situated on 25.92 acres
- Built in 2006
- 100% real estate tax abatement through 2021
- Operating expenses: \$0.55/sq ft
- Zoned I-2 "Heavy Industrial" in the Village of Urbancrest

**Cassidy
Turley** / Commercial
Real Estate Services



For more information, contact:

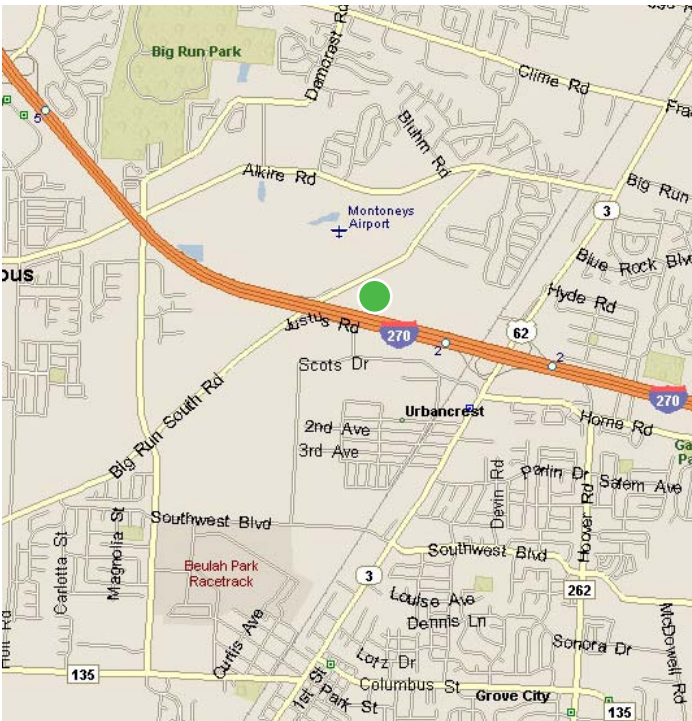
Rick Trott, SIOR
614.827.1715
richard.trott@cassidyurley.com

Mike Hurd, SIOR
614.827.1719
mike.hurd@cassidyurley.com

Kevin McGrath
614.827.1703
kevin.mcgrath@cassidyurley.com

325 John H. McConnell Blvd.
Suite 250
Columbus, Ohio 43215

cassidyurley.com



Building Features:

- 488,750 sq ft building with 248,145 sq ft available
- 1,179 sq ft office with 2 private offices and 2 restrooms
- 32'0" clear ceiling height
- 50' wide x 43' deep column spacing typical; Dock bays are 50' deep
- 22,500 SF bays (50' x 450')
- 42 dock doors (9' x 10') total; 14 with 30,000 lb. levelers, dock seals, swing arm lights, and 115 volt outlet; 20 dock doors on the south side and 22 dock doors on the north side of the building; knock-out panels for 19 additional doors.
- 2 drive-in doors (12' x 14')
- Two 800 amp, 277/480 volt, 3-phase electric services
- Four - 400 watt metal halide lights per bay; 10% with quartz restrike; 30 fc
- 7" floors with Ashford sealant; FF50/FL35; 4000 psi
- 8" thick insulated (R5) precast wall panels
- Single-ply 45 mil EPDM ballasted membrane roof with 20 year warranty; R14
- 25,000 CFM Engineered Air direct fired make-up air units sized for 60° indoor at 0° outdoor; 30,000 CFM up-blast roof exhausters
- 140' deep truck court with 60' concrete apron
- 9 designated trailer parking spaces and 206 car parking spaces