

FOR LEASE

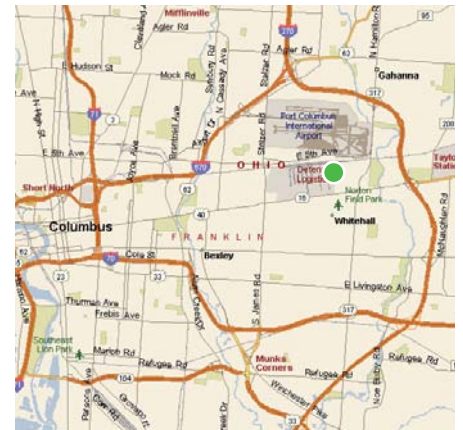
# 4450 Poth Road

470,000± sq ft  
\$1.75/sq ft nnn



## Whitehall, Ohio 43213

- Up to 457,000± contiguous sq ft available
- Dry, cooler and freezer warehouse space
- Rail service possible by Ohio Central Railroad
- Operating expenses: \$0.50/sq ft
- Situated in City of Whitehall Enterprise Zone & Community Reinvestment Area
- Zoned "I-2" Heavy Industrial in Whitehall
- Short term leases possible



For more information, contact:

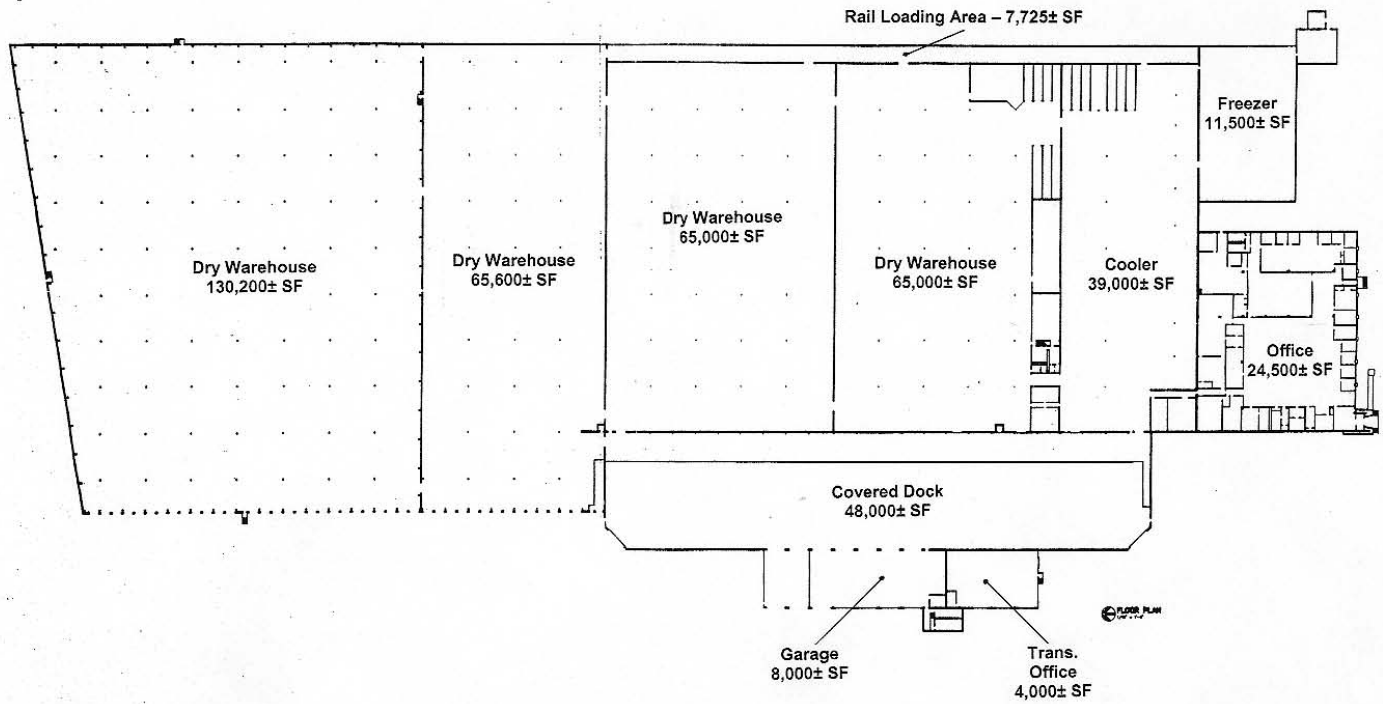
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**Cassidy  
Turley** Commercial  
Real Estate Services



**469,525± SF TOTAL**



**Building Features:**

- 382,500 sq ft of dry warehouse
- 39,000 sq ft of cooler warehouse (50° to ambient)
- 11,500 sq ft of freezer warehouse (-20° to ambient)
- 24,500 sq ft of office space
- Abundant automobile and trailer parking available
- 20'5" - 27'6" clear ceiling heights
- 69 dock doors and 12 rail doors
- Existing pallet racking available- 35,000± pallet positions