

COLD STORAGE



*Available - For Lease*

## State of the Art Grocery/Produce Distribution Center

108,588 r.s.f. industrial | 10,386 s.f. office

12.4 acre pad, 7.4 acre expansion lot for future growth

500 Enterprise Drive | Newcomerstown, OH | Tuscarawas County

- Property is fully fenced with guard shack
- Incentives available
- Attractive Labor Pool





## Property specifications

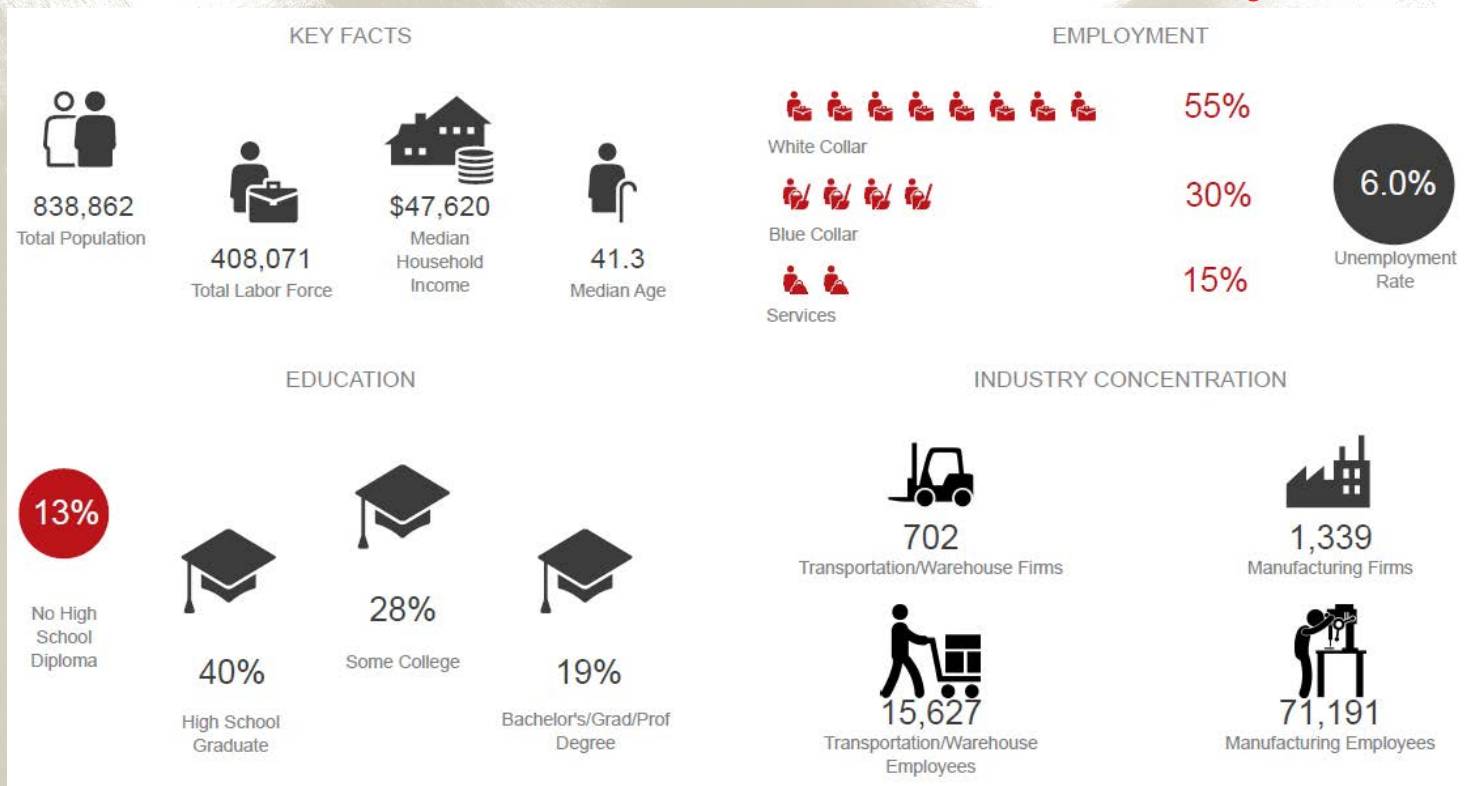
<b>Rentable area:</b>	108,588 s.f.
<b>Site size:</b>	19.99 acres
<b>Office area:</b>	10,386 s.f.
<b>Cooler:</b>	91,856 s.f.
<b>Year built:</b>	2001-2005
<b>Clear height:</b>	24' - 29'
<b>Expansion land:</b>	7.7 acres

<b>Expansion building:</b>	Possible 135,000 r.s.f.
<b>Loading:</b>	51 dock high fully equipped
<b>Sewer/water:</b>	City
<b>Lighting:</b>	Motion sensor T8 Lighting
<b>Parking:</b>	109 total car stalls
<b>Electrical service:</b>	2500amp 480V Three Phase service

## Property features

- Two story office suite, with large breakroom and locker room
- Property is fully fenced with guard shack and security system
- Close to major interstates I-70 and I-77
- Multi temperature and humidity zones
- Pressurized banana rooms
- Refrigerated cross dock configuration
- Material handling equipment and furniture included
- Back up generator

## Local workforce data \*data collected on a drive time radius of 1 hour surrounding Newcomerstown, OH









# Corridor of Commerce



For more information:

**Brian Marsh**

+1 614 460 4421

brian.marsh@jll.com

**Nicholas Tomasone**

+1 614 460 4482

nicholas.tomasone@jll.com

## DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018. Jones Lang LaSalle. All rights reserved.