

470 John Alford Pkwy

HEBRON, OH 43025

100,000 SF AVAILABLE



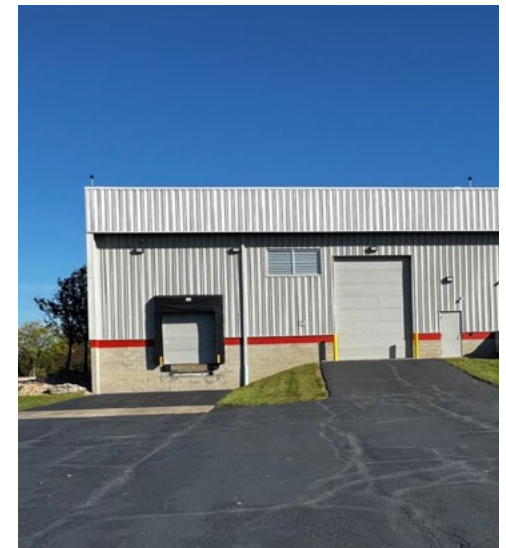
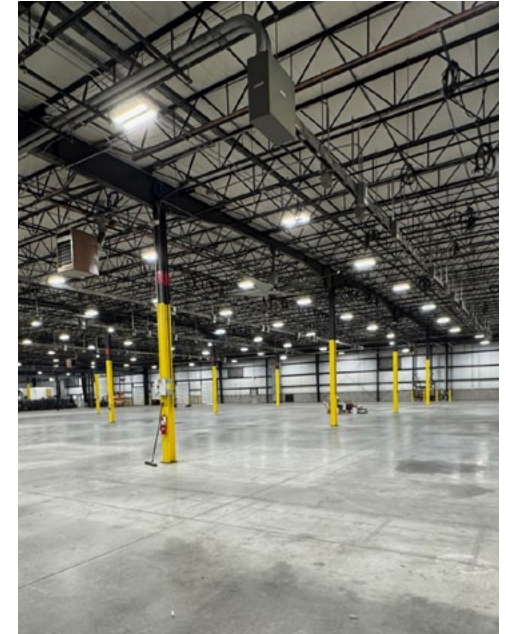
PROPERTY FOR SALE & LEASE



Property Highlights

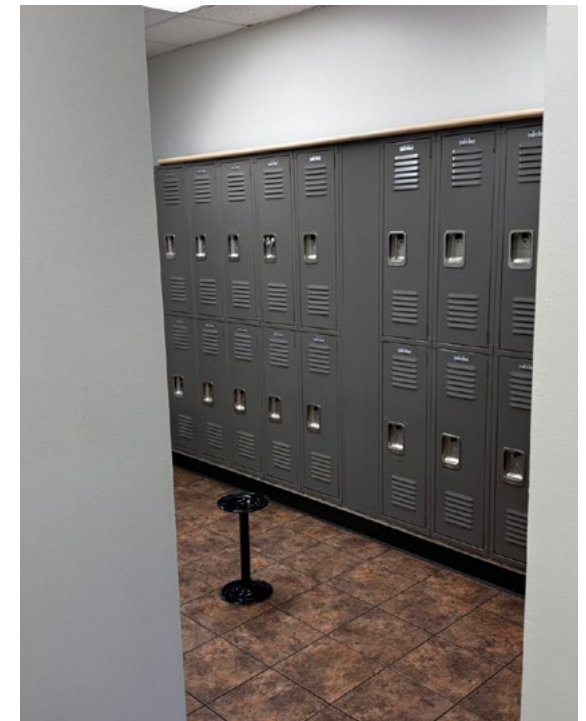
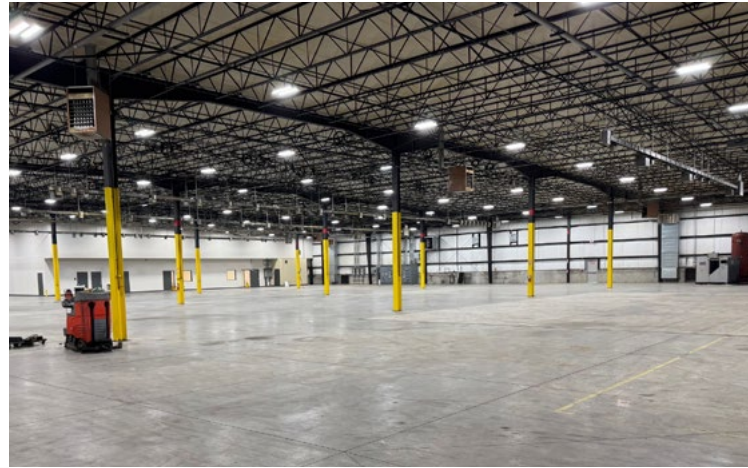
PROPERTY

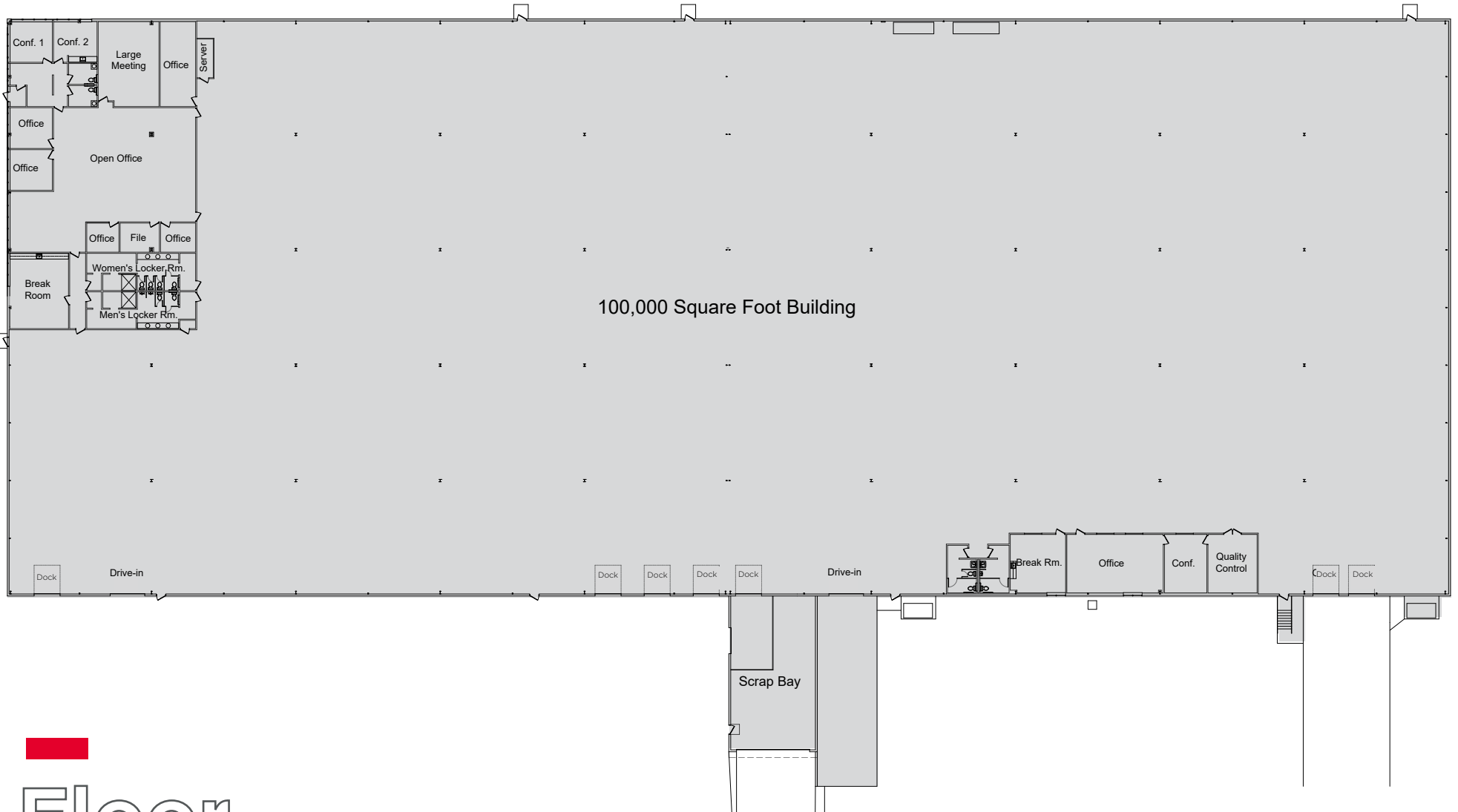
Total Building SF	100,000 SF	Power	(2) 4,000 amp/120-208V, 3P (1)3,000 amp/277-480V, 3P Provider: AEP
Available SF	100,000 SF	Lighting	LED (50' candles, 36' above floor)
Office SF	6,000 SF + 1,800 SF added in 2008	Water	6" Water Line for both Domestic and Fire Protection to 12" Water Main Provider: Village of Hebron
Property Acreage	8.862 Acres	Sanitary	4" Line to 8" Main Provider: Village of Hebron
Year Built	2004 with an addition made in 2008	Natural Gas	Provider: Columbia Gas of Ohio
Clear Height	20'8" low eaves 22'9" center of building	Parking	Car- 91 Spaces Trailer-
Column Spacing	50' X 40'	Asking Lease Rate	Negotiable
Docks	6 (5 levelers, 3 seals, 1 internal dock)	Asking Price	Negotiable
Drive-Ins	2 (12' X 16') with electrical openers	Op Ex	\$0.76/SF
Additional	Cranes- (2) 5 Ton (1) 3 Ton Air Conditioned Plant Area New Landscaping Parking lot sealed and striped 10/2025 Men's & Women's restrooms include shower and lockers All switchgear has had preventative maintenance and has been cleaned		



Property Photos

HEBRON, OH 43025





100,000 Square Foot Building



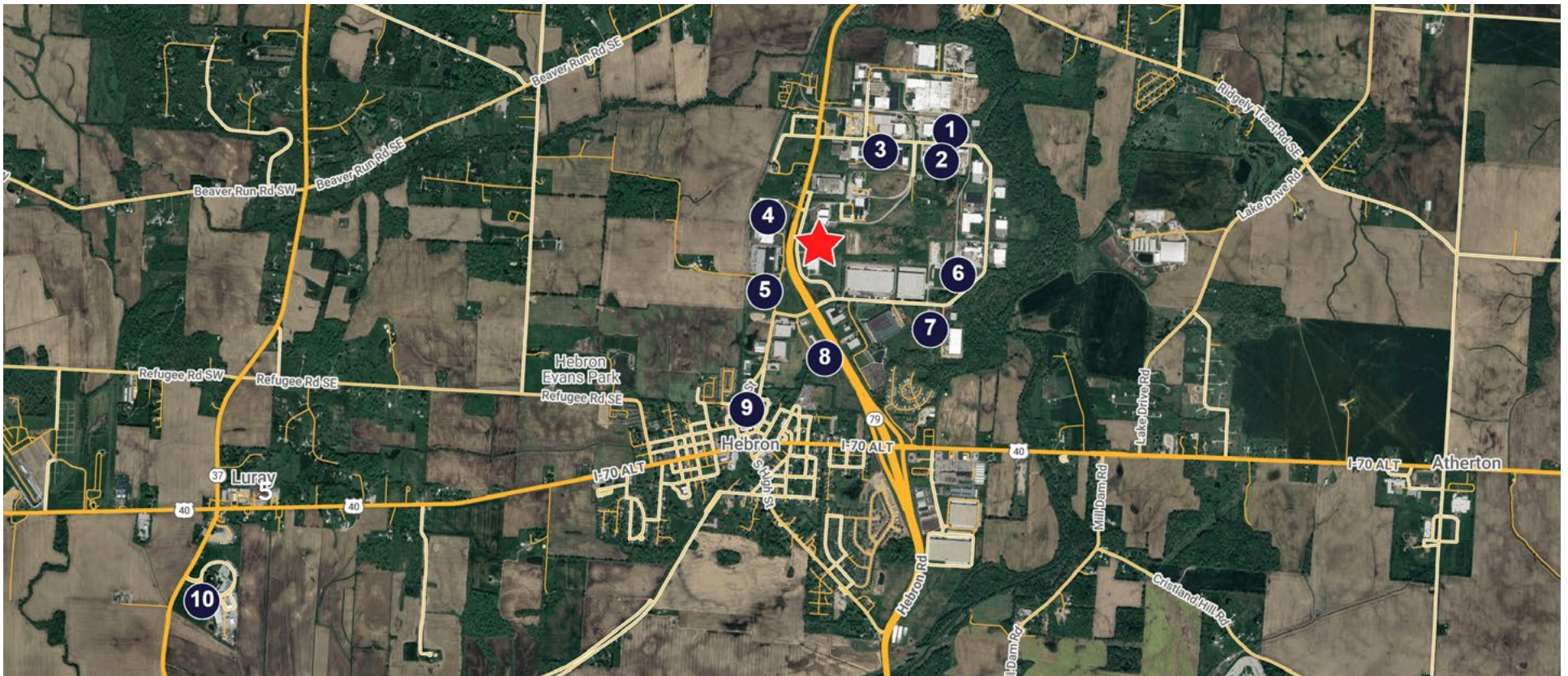
Floor Plan

HEBRON, OH 43025



CORPORATE NEIGHBORS

1. Plastipak Packaging, Inc.
2. Momentive Performance Materials
3. Resinoid Engineering Corporation
4. THK Manufacturing of America, Inc.
5. Hendrickson
6. Covestro LLC
7. Sunfield, Inc.
8. Goodyear Tire & Rubber Co.
9. Molding Technologies
10. MPW Industrial Services



Aerial
Map

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