

FOR LEASE  
Steel Valley Commerce Park  
**500 N. Bailey Road**  
North Jackson, Ohio 44451

[VIEW PROPERTY VIDEO](#)



LINCOLN BROWN

**221,000 SF** High Cube “Class A” Industrial Complex.  
Feature rich in a central location with excellent I-76 & I-80  
(Ohio Turnpike) access.



**NEED SPACE?  
CALL NOW!**

# PROPERTY FEATURES



**221,000 SF**

TOTAL BUILDING SIZE

**33.03 ACRES**

TOTAL SITE SIZE

**\$7.50/SF NNN**

LEASE RATE

**TBD**

NNN EXPENSES

## COMMENTS

- Brand-new high-cube “Class A” Industrial Complex divisible to 100,000 SF
- Highway visible with unrivaled access from I-76 which sees 37,753 vehicles per day, and minutes from I-80 (Ohio Turnpike)
- Within an 8 hour drive to Columbus, Chicago, Indianapolis, New York, Toronto, and Louisville
- 202 car parking spaces and 89 trailer parking spaces with the ability to add more
- Build-to-suit options are available

## PROPERTY SPECIFICATIONS

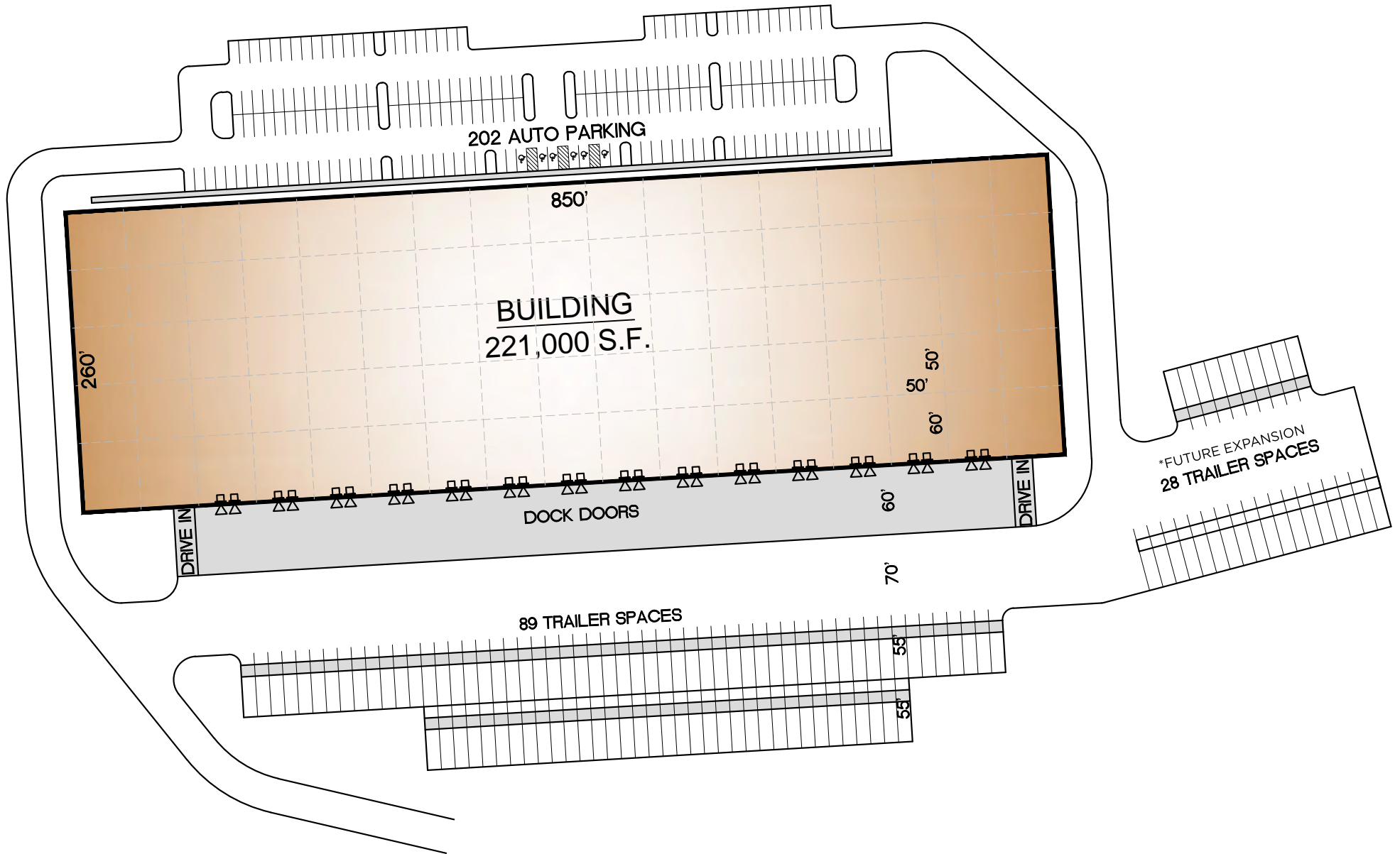
YEAR BUILT:	Proposed 2025
CONSTRUCTION:	Pre-Cast Insulated Concrete
BUILDING DIMENSIONS:	850' x 260'
COLUMN SPACING:	50' x 50'
SPEED BAY:	50' x 60'
CEILING HEIGHT:	32'
ROOF:	0.060mil TPO with R-25 Insulation
SPRINKLER:	ESFR
LIGHTING:	Motion Sensor LED - 2'x4' High Bay Fixtures
HEAT:	Heating and Cooling Rooftop Units, Make-Up Air Units, and Unit Heaters
DOCKS:	Twenty eight (28) 9'x10' Docks w/ 30,000 lb Mechanical Dock Levelers & Seals
DRIVE-IN DOORS:	Two (2) - 12'x14' with Automatic Openers
FLOOR:	7" Concrete (4,000 PSI)
POWER:	600A / 480V / 3P
PARKING:	202 Car Parking Spaces; 89 Trailer Parking Spaces w/ expansion capabilities

## UTILITIES AT SITE

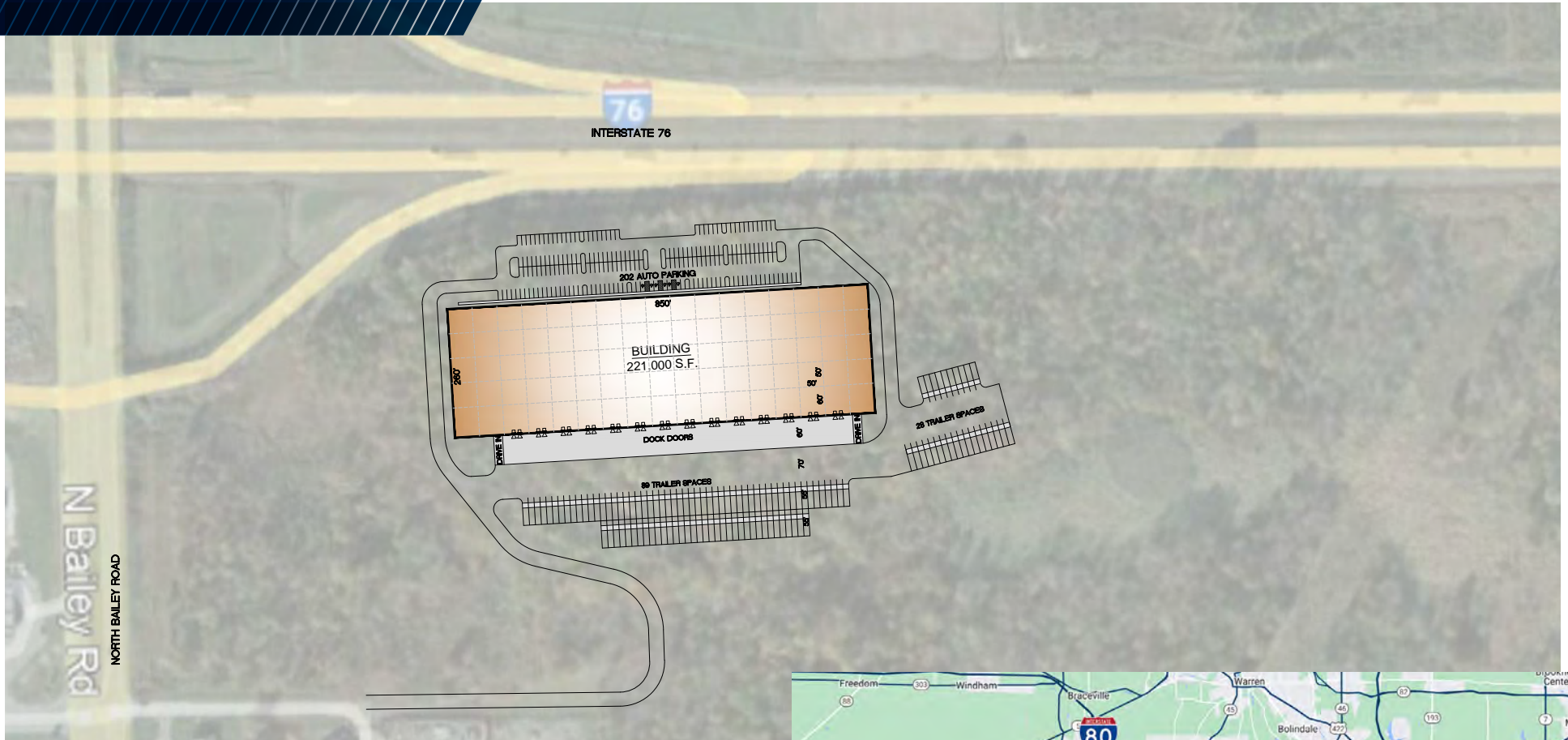
GAS:	8" (1 psi) main along N Bailey Rd supplied by Dominion Energy
ELECTRIC:	Aerial electric main provided by First Energy
WATER:	Provided by Mahoning County Water
SEWER:	Provided by Mahoning County Sanitary
INTERNET:	Fiber optic line provided by AT&T

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# PROPERTY FLOOR PLAN

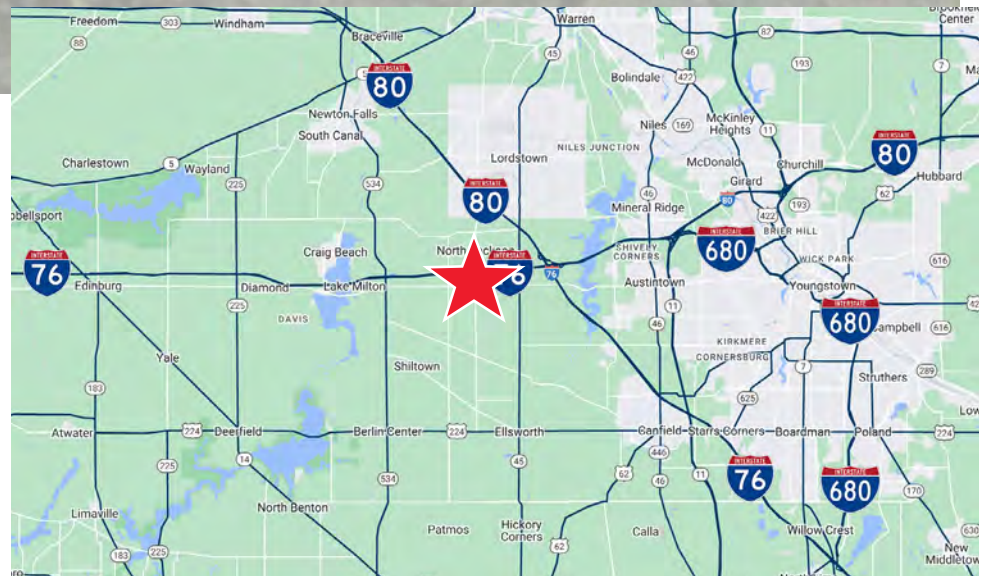


# PROPERTY SITE PLAN



## LOCATION HIGHLIGHTS

- City of North Jackson, Ohio pro-business community with low real estate taxes.
- Central location provides access to skilled, quality labor force
- Excellent access to I-76 and I-80 (Ohio Turnpike)
- Approximately 1 hour drive to Cleveland & Pittsburgh
- Best-in-class National Ownership and Management



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# NEIGHBORING OCCUPIERS



N BAILEY ROAD

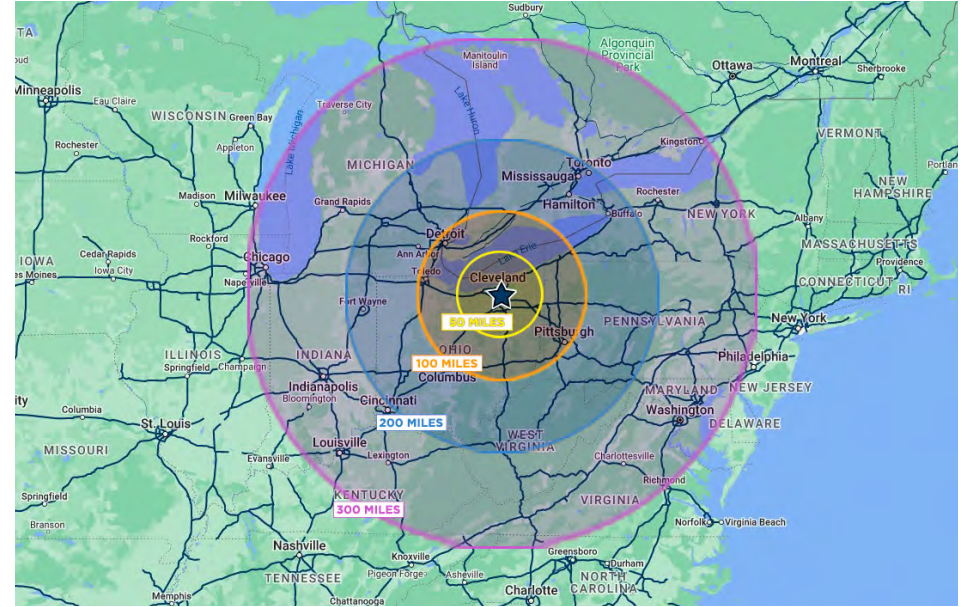


# PROPERTY LOCATION

## DRIVE-TIME FROM NE OHIO



## RADIUS MAP



## REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	62 Miles	1 h 3 m
Pittsburgh	1,699,000	75 Miles	1 h 13 m
Columbus	1,687,000	159 Miles	2 h 18 m
Detroit	3,521,000	216 Miles	3 h 11 m
Cincinnati	1,764,000	265 Miles	3 h 53 m
Toronto	6,313,000	295 Miles	4 h 30 m
Indianapolis	1,858,000	332 Miles	4 h 52 m
Washington D.C.	5,434,000	310 Miles	5 h 1 m
Louisville	1,107,000	365 Miles	5 h 25 m
Chicago	8,901,000	390 Miles	5 h 44 m
Philadelphia	5,756,000	373 Miles	5 h 44 m
New York	18,867,000	401 Miles	6 h 11 m
Charlotte	2,204,000	499 Miles	7 h 34 m





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LINCOLN BROWN ILLUS

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