700 Liverpool Drive, Liverpool Township, Ohio 44280

For Lease | 166,296 SF Industrial-Manufacturing Space



PREPRESE.

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PROPERTY SPECIFICATIONS

Building Size:	244,822 SF
Acreage:	30.42 Acres
Construction:	Masonry/Steel
Year Built:	1968 with full renovation completed in 2024
Clear Height:	24'-32'
Sprinkler:	100% wet
Roof:	EPDM (2023)
Floor:	8"-10" concrete
Lighting:	LED
Heat:	OHD Gas Unit
Parking:	Existing 2.5 acre paved lot
Rail:	CSX

UNIT SPECIFICATIONS

Docks:	Eight (8) 9'x10'; Two (2) interior @ 70' depth; One (1) rail dock
Drive-In Doors:	Two (2) – 8'x12' and 12'x14'
Cranes:	One (1) 20-ton (serviced, load tested and certified)
Power:	3600A / 480V / 3P with the ability to expand capability by an additional 1600A / 480V / 3P

Floor Plan

CURRENT AVAILABILITY





Major Renovation Completed 2023-2024

- **Exterior Painting:** The entire building exterior received a fresh coat of paint, enhancing curb appeal and providing added protection against the elements.
- **Turnkey Office Build-Out:** A fully renovated office space with modern finishes, optimized for immediate occupancy, designed to accommodate a variety of business operations.
- **Concrete Floor Repairs & Cleaning:** Damaged sections of the warehouse floor were replaced, and the entire concrete surface underwent a deep cleaning to improve functionality and aesthetics.
- **Dock Door Replacement & Servicing:** Old and non-functional dock doors were replaced with new, high-performance models, while existing dock equipment was fully serviced to ensure smooth operations.
- Warehouse & Manufacturing Area Painting: Walls and columns in the warehouse and manufacturing areas were painted bright white to improve lighting and visibility, with safety striping added in yellow for enhanced workplace safety.
- **Sprinkler System Upgrade:** A comprehensive overhaul of the fire suppression system, ensuring compliance with modern safety standards and enhanced fire protection for the entire facility.
- **New LED Lighting:** Energy-efficient LED lighting was installed throughout the property, improving brightness, reducing energy costs, and creating a safer working environment.
- **New Concrete Drive Lanes:** Freshly poured concrete drive lanes around the building provide improved vehicle access, durability, and a clean, professional appearance.
- New Roof with 20-Year Warranty: A brand-new roofing system was installed, providing long-term protection and peace of mind with a 20-year manufacturer's warranty.
- **Electrical System Enhancements:** Significant upgrades to the on-site electrical substation and new electrical panels in the manufacturing area to support increased power demands and modern equipment requirements.





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