

For Lease

# Dixon Commerce Center

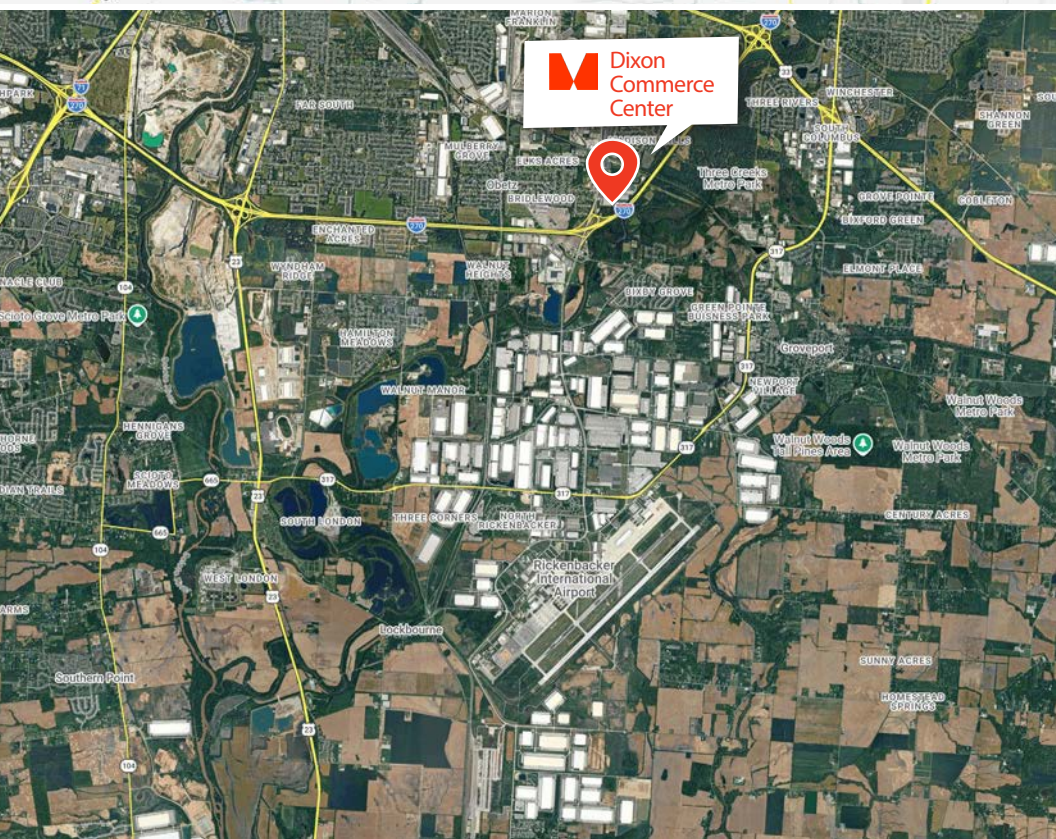
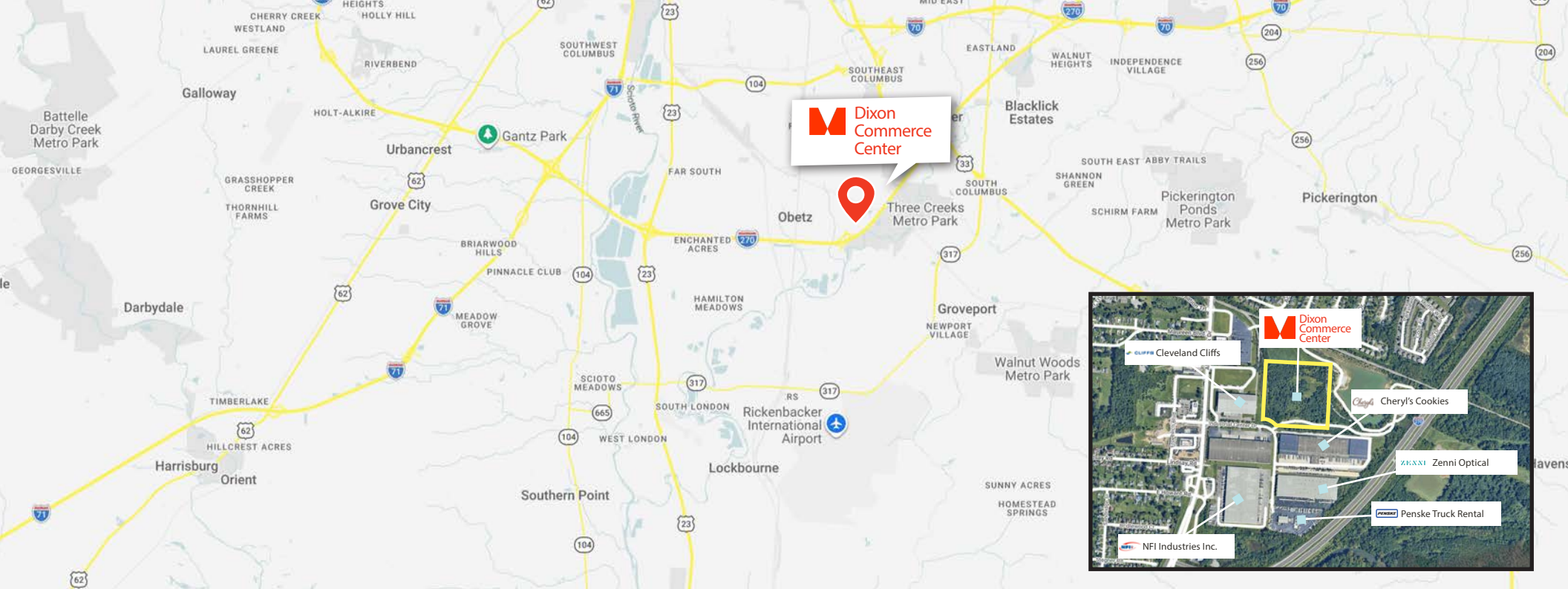
4390 Hubner Way, Obetz, OH 43207

15-Year, 100% Tax Abatement Available for Qualifying Projects

■ 69,440 - 190,960 SF Available







## Immediately adjacent to I-270 Interchange

Less than 5 Minutes to Rickenbacker International Airport

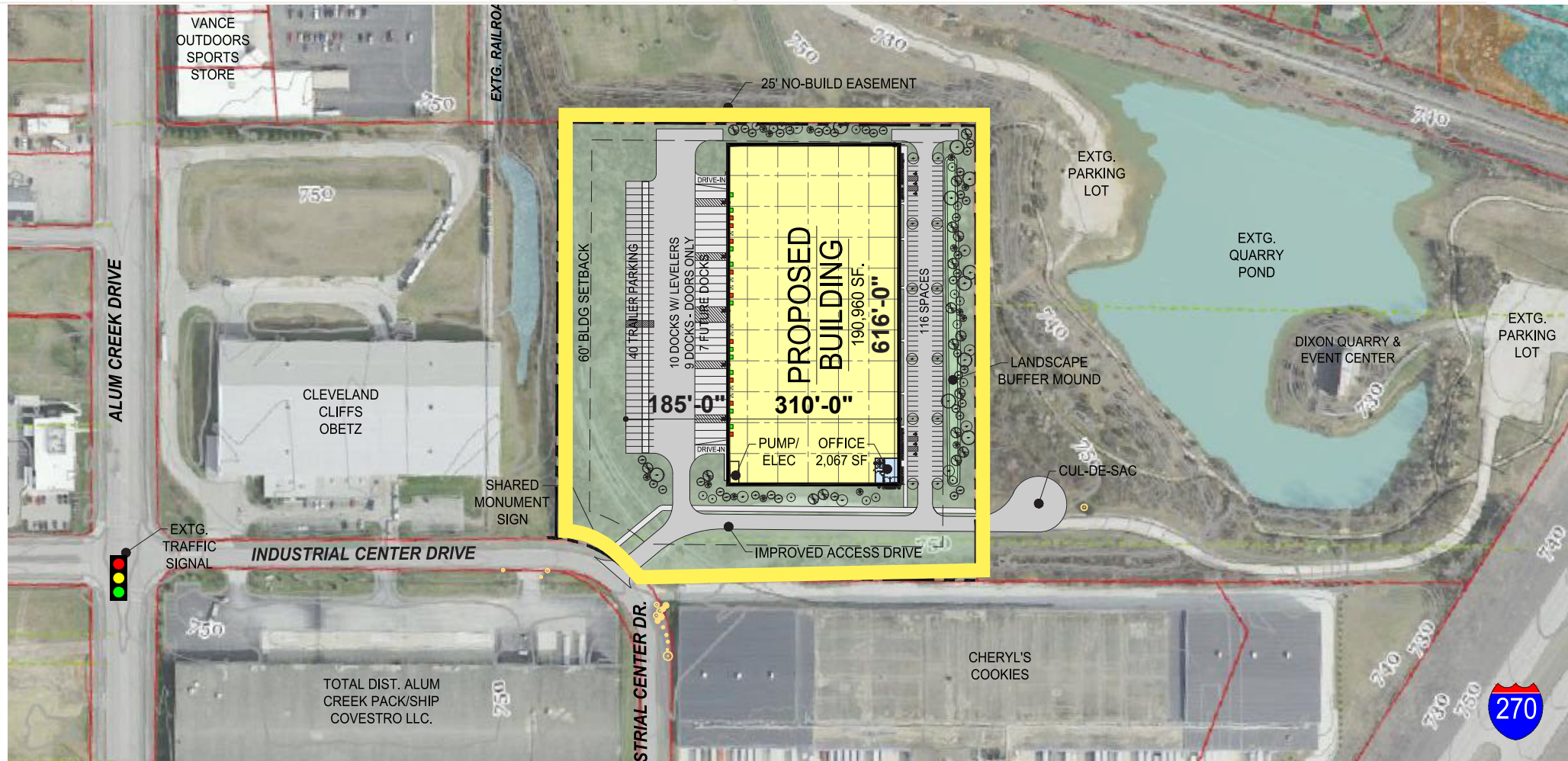
Immediate access to I-270, I-70

Strong access to labor

Business friendly community within Obetz



# Property highlights



## PROPERTY OVERVIEW

Month/Year Delivery: Q1 2027 - Q2 2027

Available Space: 69,440 - 190,960 SF

Lease Rate: Negotiable

Acres: 14.2

Zoning: Planned Industrial District—  
City of Obetz

## SPECIFICATIONS

Office Space: 2,000 SF +/-

Clear Height: 32' Minimum at first interior column  
from dock wall

Dock Doors: 19 (10 with 40,000 lb mechanical levelers)

Drive-In Doors: 2 (12' X 14') motor operated

Number of Parking Spaces: 40 Trailer  
116 Auto

# Spec Office Plan

## SPECIFICATIONS

### COLUMN SPACING:

56' Wide X 50' Deep'  
Speed Bay— 56' X 60'

### WAREHOUSE LIGHTING:

High Bay LED Lights with Occupancy Sensors-  
30FC

### HVAC:

Natural Gas Direct Fired Make-Up Air Units

### FIRE PROTECTION SYSTEM:

ESFR System with K-17 heads.  
1,500 GMP electric fire pump

### ELECTRICAL:

2,000 Amp, 277-480V, 3 Phase

### WALLS:

Tilt up or Pre-Cast Concrete Panels  
Aluminum framed windows

### ROOF:

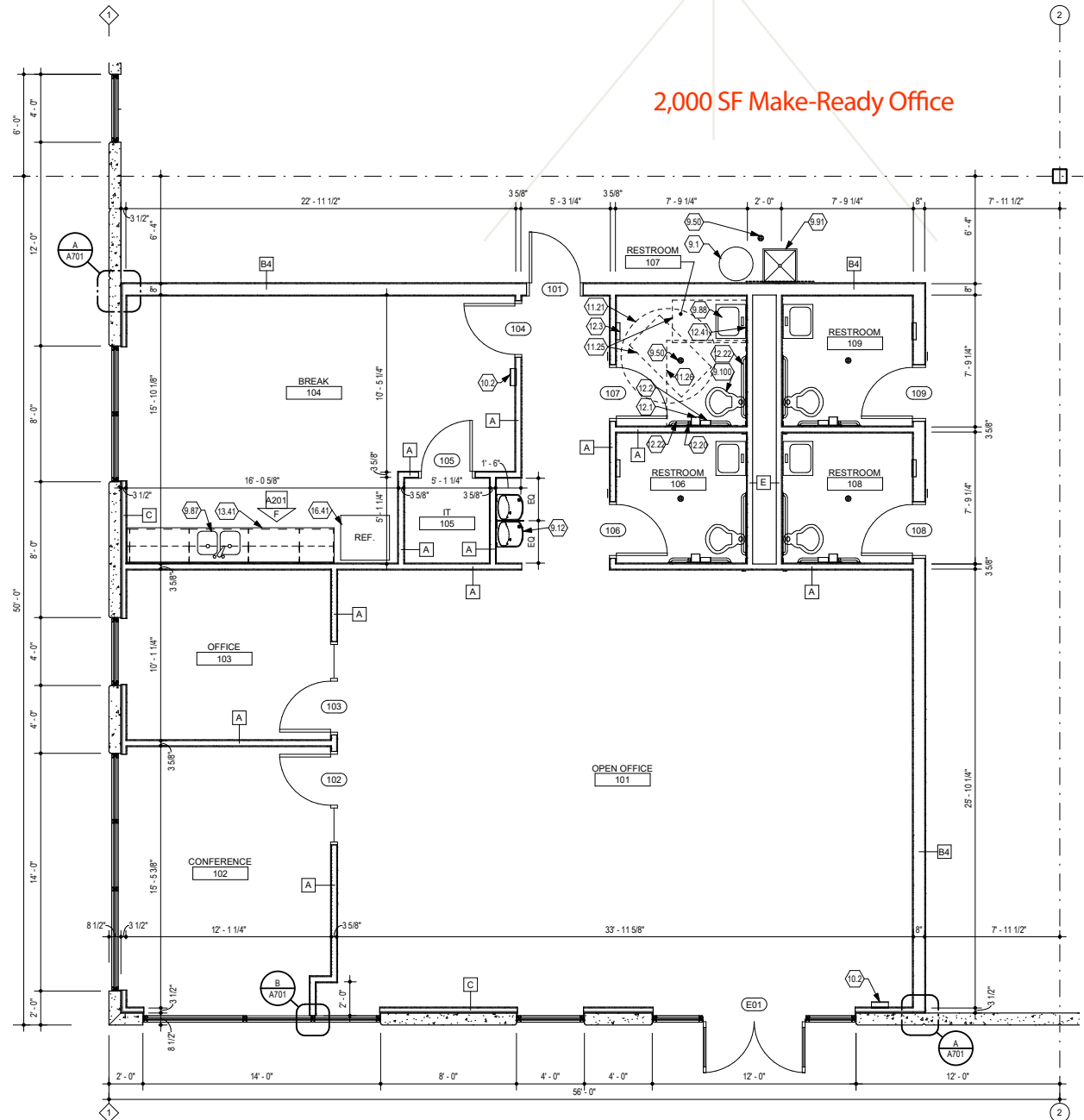
Mechanically fastened, 45 mil TPO Membrane  
with White Primed Metal Roof Deck

### CONCRETE SLAB:

7" Non-reinforced Concrete Slab on Grade

### TAX ABATEMENTS:

15-Year 100% Real Property Tax Abatement  
For Qualifying Projects



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