



GATEWAY
COMMERCE CENTER

STATE-OF-THE-ART INDUSTRIAL FACILITY

10242 ROUTE 43 | STREETSBORO, OHIO

WESTMINSTER CAPITAL



AT A GLANCE

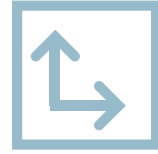
Gateway Commerce Center is a development consisting of Class A speculative industrial space, totaling 434,000 SF conveniently located in Streetsboro, Ohio.



Immediately Available



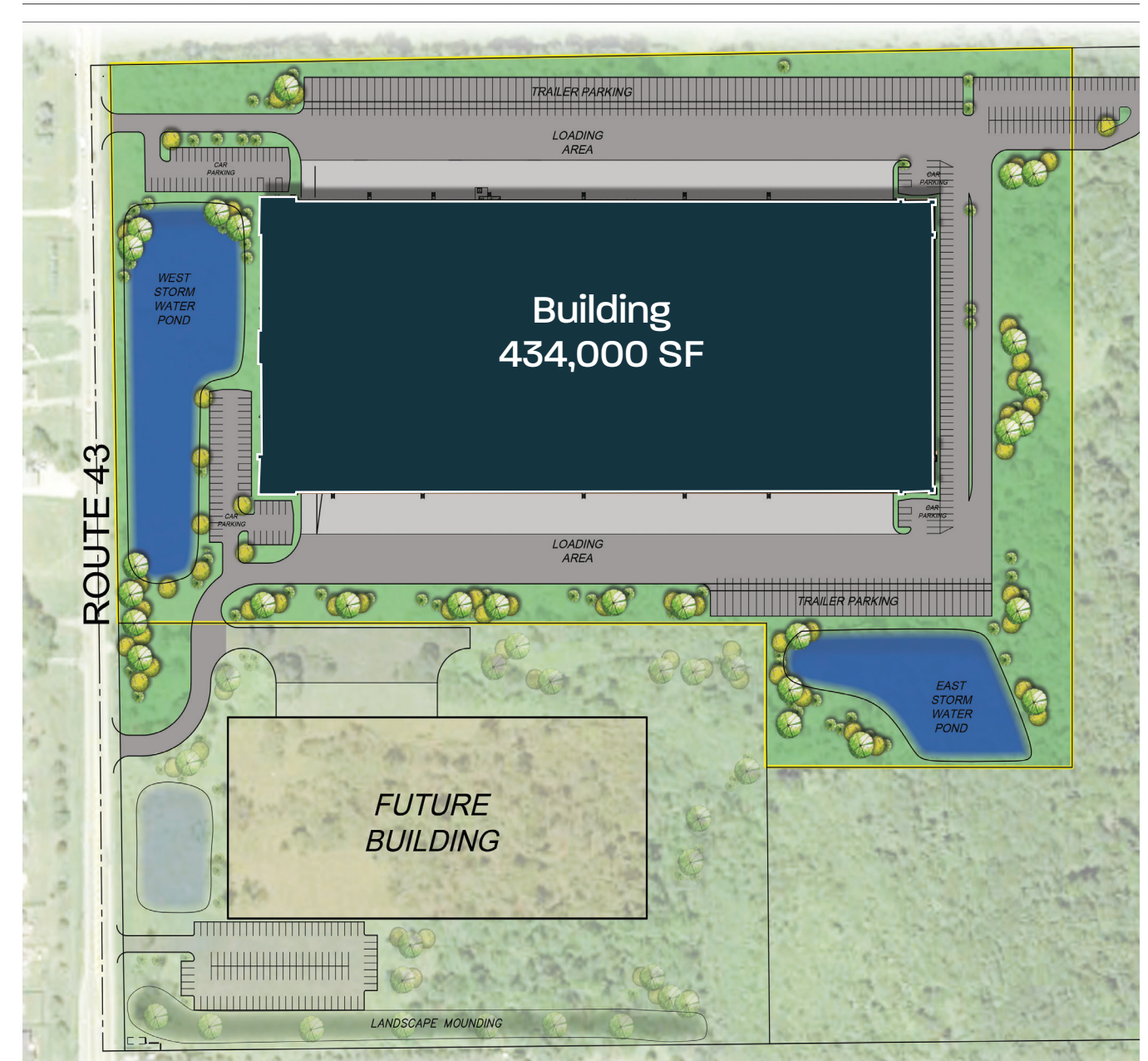
Class A



434,000 SF
(divisible to 100,000 SF)

BUILDING HIGHLIGHTS

- **Cross dock facility**, 130' truck court, 180' combined with trailer parking
- ESFR sprinklers
- 32' clear height
- 56 - 9' x 10' dock doors
- 59 additional dock locations
- **Dock equipment:** 30,000 LB levelers, dock seals and bumpers, LED dock lights
- Tax abatement available
- **54' x 50' column spacing** (N-S direction), with 60' speed bays
- 230-car parking
- 116 trailer parking stalls, 50'
- 6 drive-in doors, 12' x 14'
- **2000 AMP** power service with 400 AMP distribution
- LED high bay warehouse lighting
- Building dimensions 420' x 1,034'
- **85.42-acre site**, designed to accommodate an extensive office component



LOCATION

Conveniently located on Route 43 in the suburb of Streetsboro, Ohio, Gateway Commerce Center's location offers immediate highway accessibility and connectivity to surrounding submarkets and cities.



Immediate access to I-480 and the Ohio Turnpike



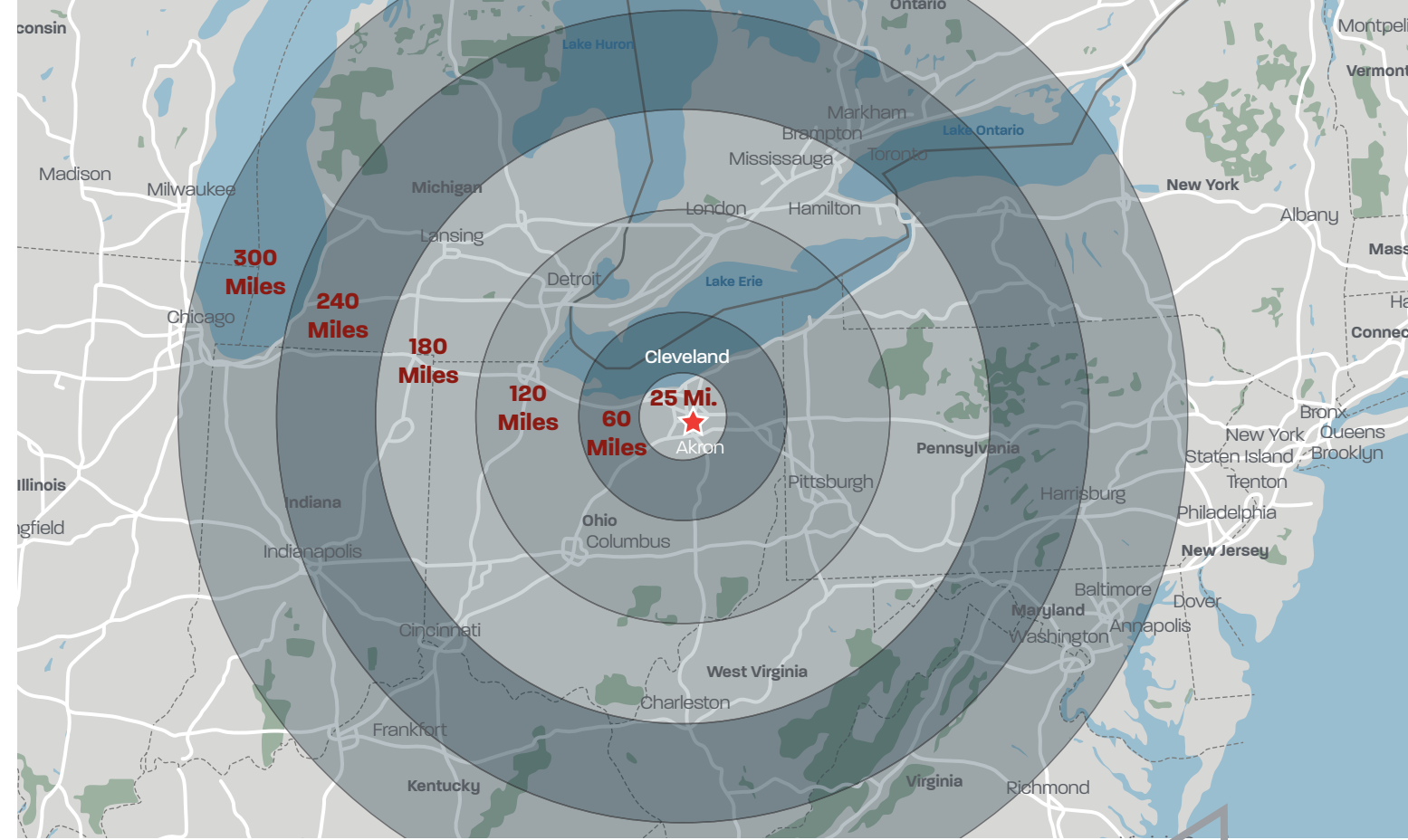
35 minutes to downtown Cleveland



35 minutes to Cleveland-Hopkins International Airport

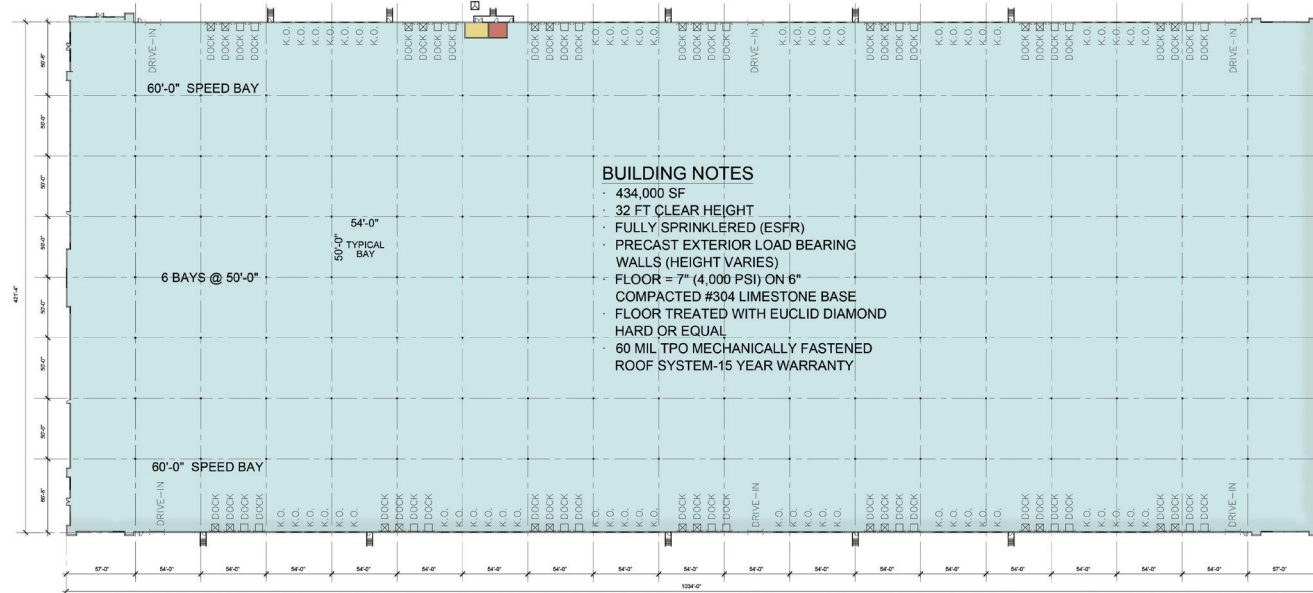


Within **300 miles** of major U.S. cities, including Chicago, Cleveland, Columbus, Detroit, Indianapolis and more



BUILDING PLAN

28 DOCK DOORS
27 KNOCK OUT PANELS
2 DRIVE-IN DOORS



BUILDING NOTES

- 434,000 SF
- 32 FT CLEAR HEIGHT
- FULLY SPRINKLERED (ESFR)
- PRECAST EXTERIOR LOAD BEARING WALLS (HEIGHT VARIES)
- FLOOR = 7" (4,000 PSI) ON 6" COMPACTED #304 LIMESTONE BASE
- FLOOR TREATED WITH EUCLID DIAMOND HARD OR EQUAL
- 60 MIL TPO MECHANICALLY FASTENED ROOF SYSTEM-15 YEAR WARRANTY

28 DOCK DOORS
32 KNOCK OUT PANELS
2 DRIVE-IN DOORS



Building 1

Future Development



Property Video



WESTMINSTER CAPITAL

A large, stylized graphic of the letter 'G' composed of several horizontal, overlapping lines, positioned behind the word 'GATEWAY'.

GATEWAY
COMMERCE CENTER

GET IN TOUCH

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