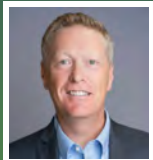




COMMERCIAL/ LIGHT INDUSTRIAL

996 THORNWOOD DR
HEATH, OH 43056



Jamie Gentry

ASSOCIATE

614.499.7066

jamie.gentry@sperrycga.com

OH #2021005707



Tim Treasure

PRINCIPAL

614.403.8162

tim.treasure@sperrycga.com

OH #2009002222

Property Summary



FOR SALE |



PROPERTY HIGHLIGHTS

- Includes 5,935 SF with high end finishes office/warehouse building
- Zoned Commercial, City of Heath, OH
- 100% property tax abatement on building through 2032
- +16 ft clear height in warehouse
- Three 14 x 14 ft drive-in doors, with one drive-thru bay
- Zoning permits exterior storage, laydown yard
- All public utilities accessible on site
- Quick access to Interstate 70 (6 miles)
- Directly across the street from Microsoft development

OFFERING SUMMARY

Sale Price:	\$2,790,000
Lot Size:	13.78 Acres
Building Size:	5,935 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	26	114	530
Total Population	71	305	1,399
Average HH Income	\$87,699	\$85,648	\$81,999

Property Description



PROPERTY DESCRIPTION

Introducing 996 Thornwood Drive Southwest, a prime commercial property located in the thriving Heath area. Boasting a spacious 5,935 SF building constructed in 2017, this property is ideal for an office or office building investor looking for an excellent investment opportunity. Zoned Commercial by the City of Heath, OH, and site-abated through 2032, this property offers low taxes of just \$3,383.16. With ample parking and excellent visibility, it presents an attractive option for redevelopment or multiple commercial and industrial uses. Don't miss out on this outstanding investment potential.

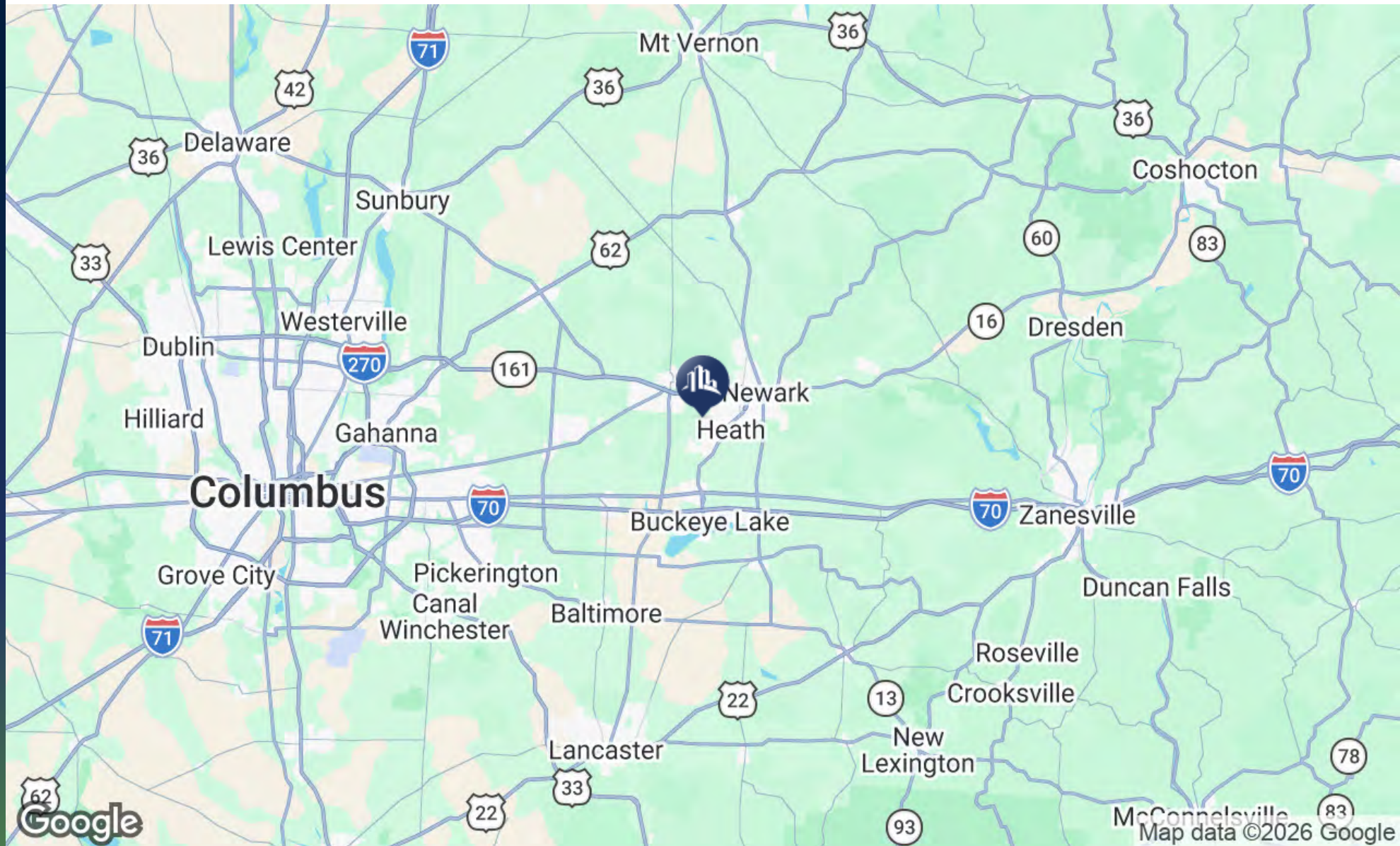
LOCATION DESCRIPTION

Located next to Licking County's growing Aerospace & Technology Center in Heath, Ohio, this prime location puts you in the heart of one of the fastest growing Counties in the State of Ohio. Neighbors such as Microsoft, Boeing, and Owens Corning anchor this growing industrial area just north of Interstate 70. Driven by the Heath-Newark-Licking County Port Authority, this area is poised for growth well beyond 2026 in industries spanning defense, food, energy, life sciences, and many other manufacturing sectors. This facility will place you in the center of a growing industrial region that will continue to increase in value well into the future.



FOR SALE |

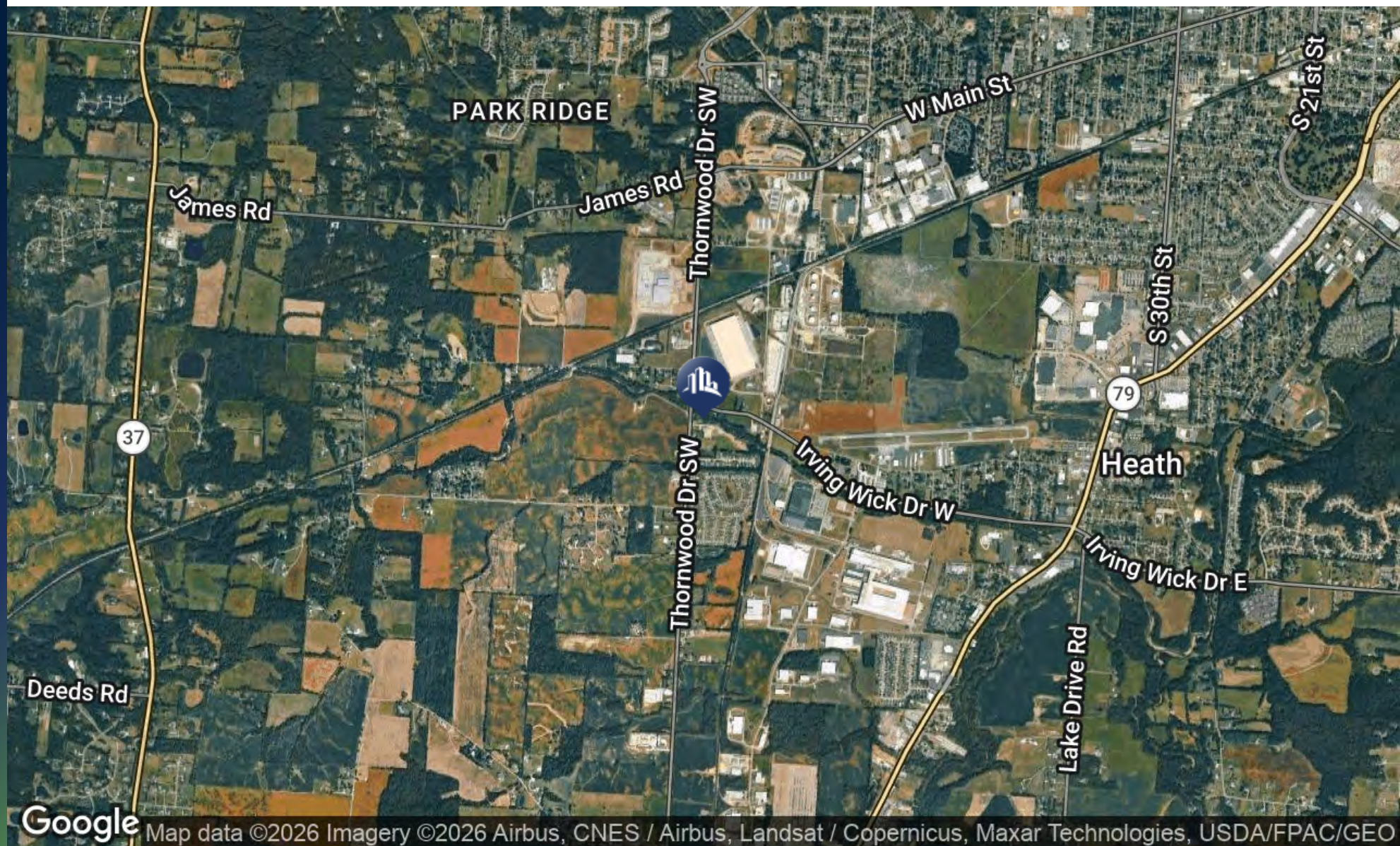
Location Map



FOR SALE |

Aerial Map

FOR SALE |

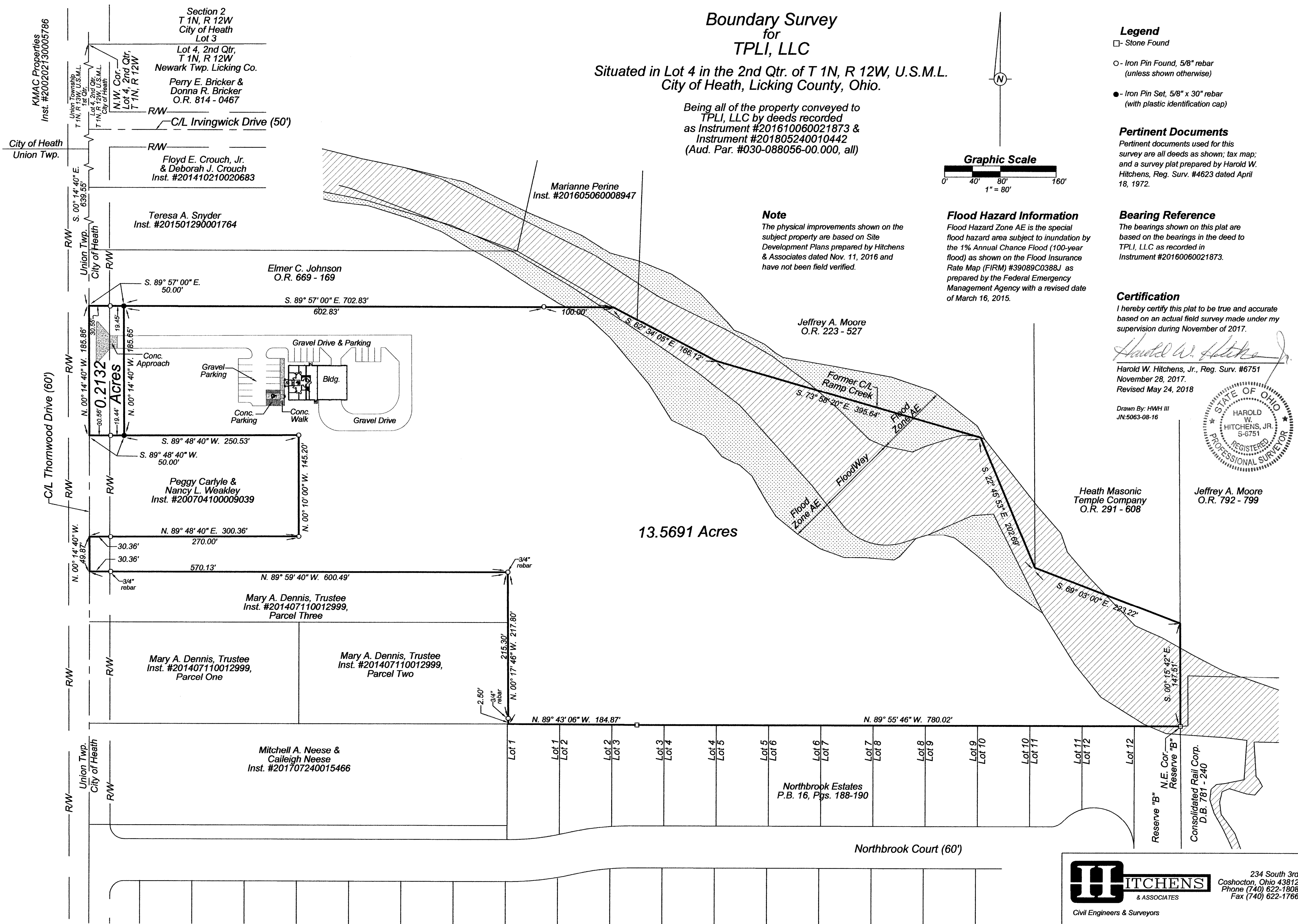


Microsoft Proximity Map

FOR SALE |



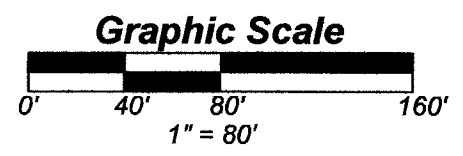
KMAC Properties
Inst. #200202130005786



Boundary Survey for TPLI, LLC

Situated in Lot 4 in the 2nd Qtr. of T 1N, R 12W, U.S.M.L.
City of Heath, Licking County, Ohio.

Being all of the property conveyed to
TPLI, LLC by deeds recorded
as Instrument #201610060021873 &
Instrument #201805240010442
(Aud. Par. #030-088056-00.000, all)



- Legend**
- - Stone Found
 - - Iron Pin Found, 5/8" rebar
(unless shown otherwise)
 - - Iron Pin Set, 5/8" x 30" rebar
(with plastic identification cap)

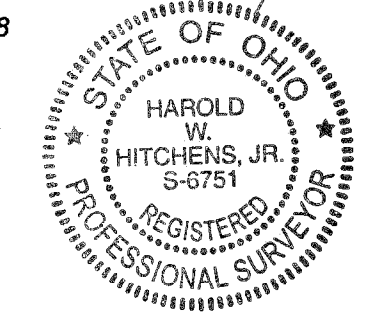
Pertinent Documents
Pertinent documents used for this
survey are all deeds as shown; tax map;
and a survey plat prepared by Harold W.
Hitchens, Reg. Surv. #4623 dated April
18, 1972.

Bearing Reference
The bearings shown on this plat are
based on the bearings in the deed to
TPLI, LLC as recorded in
Instrument #20160060021873.

Certification
I hereby certify this plat to be true and accurate
based on an actual field survey made under my
supervision during November of 2017.

Harold W. Hitchens, Jr., Reg. Surv. #6751
November 28, 2017.
Revised May 24, 2018

Drawn By: HWH III
JN:5063-08-16



Jeffrey A. Moore
O.R. 792 - 799

Heath Masonic
Temple Company
O.R. 291 - 608

Note
The physical improvements shown on the
subject property are based on Site
Development Plans prepared by Hitchens
& Associates dated Nov. 11, 2016 and
have not been field verified.

Flood Hazard Information
Flood Hazard Zone AE is the special
flood hazard area subject to inundation by
the 1% Annual Chance Flood (100-year
flood) as shown on the Flood Insurance
Rate Map (FIRM) #39089C0388J as
prepared by the Federal Emergency
Management Agency with a revised date
of March 16, 2015.

13.5691 Acres



234 South 3rd
Coshocton, Ohio 43812
Phone (740) 622-1808
Fax (740) 622-1766

Civil Engineers & Surveyors

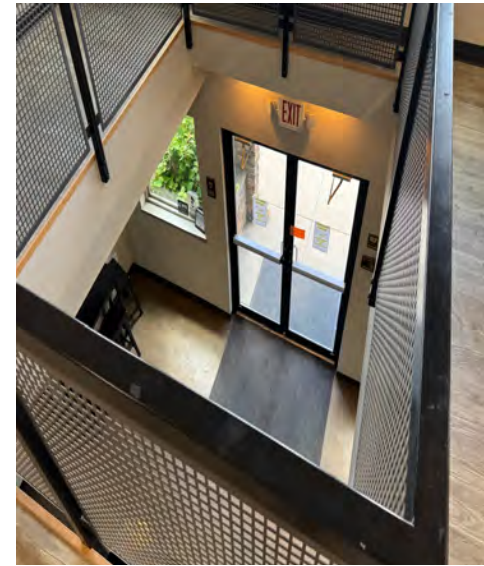
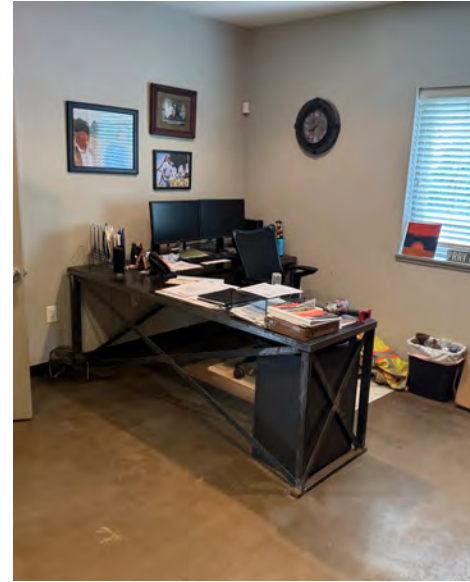
Industrial Map

FOR SALE |



Interior Photos

FOR SALE |



Exterior Photos



FOR SALE |

Floor Plan

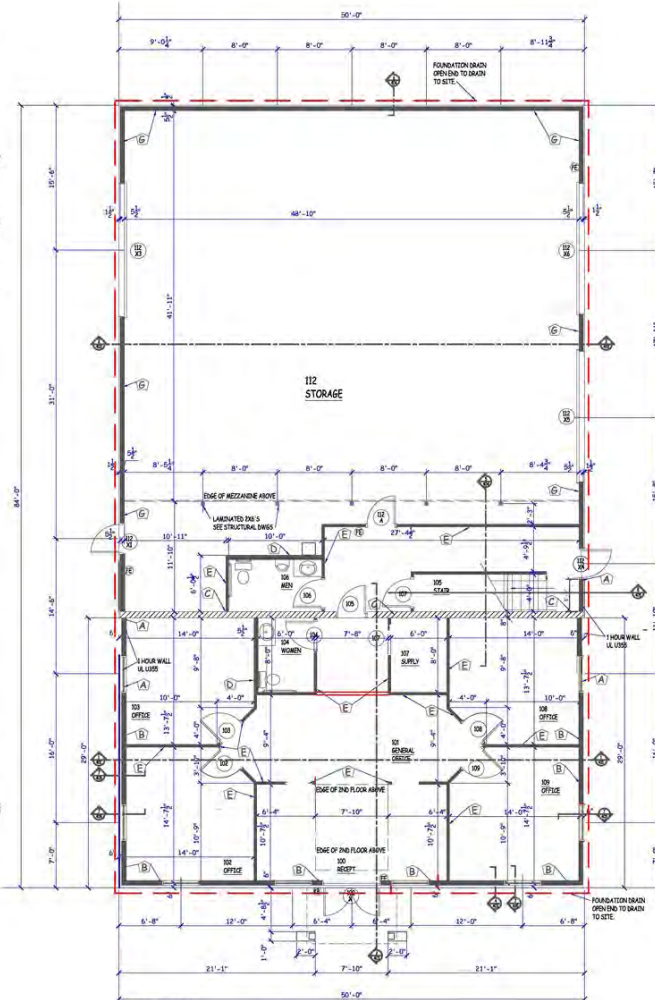


FOR SALE |

FIRE RATING ASSEMBLIES

- UL 300-1 HOUR RATING WALL
- 1. WOOD STUDS-NOM 2 BY 4 IN SPACED MAX 16 IN OC
 - 2. BATT INSULATION-OPTIONAL-PLACED TO COMPLETELY FILL THE STUD CAVITIES. ANY GLASS FIBER OR MINERAL WOOL INSULATION READING THE UL CLASSIFICATION RATING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE
 - 3. GYPSUM BOARD-REAR-SIDE CLASSIFICATION RATED-APPLIED EITHER HORIZONTALLY OR VERTICALLY. JOINTS COVERED OVER STUDS. MINIMUM 5/8 IN THICK OTHER 5/8 IN WALLBOARD IS TO BE INSTALLED HORIZONTALLY. NOM 1/2 IN THICK BOARD ATTACHED TO STUDS AND PLATES WITH 16 G CEMENT COATED WOLLS (16 IN LONG) SPACED 16 IN OC ON WITH 16 IN LONG TYPE 5 SCREWS SPACED 16 IN OC IN 16 IN LONG TYPE 6 CEMENT COATED GYPSUM BOARD. STUDS COVERED SPACES A MAX 8 IN OC WITH THE LAST SCREW 1 IN FROM EDGE OF BOARD
- UL 1000-1 HOUR RATING WALL
- 1. WOOD STUDS-NOM 2 BY 4 IN SPACED MAX 16 IN OC
 - 2. CROSS BRACES AT 40 IN HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL
 - 3. BATT INSULATION-UNFACED GLASS FIBER BATT. NOM 1/2 IN THICK. MINIMUM DENSITY OF 3.02 PCF. PRESSURE FIT IN WALL CAVITIES BETWEEN STUDS AND CROSS BRACING
 - 4. GYPSUM BOARD-5/8 IN THICK. 4 FT WIDE GYPSUM BOARD. PANELS ON VERTICAL SURFACES, WITH ROUNDED SQUARE OR TAPERED EDGES, APPLIED VERTICALLY. WALLBOARD NAILS 8 IN OC WITH 16 G CEMENT COATED WOLLS ON VERTICAL SURFACES. JOINTS COVERED WITH TAPE AND JOINT COMPOUND
 - 5. JOINTS AND NAIL HEADS- WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. WALLBOARD NAIL HEADS COVERED WITH JOINT COMPOUND
 - 6. SHEATHING-7/16 IN THICK. 4 FT WIDE SHEATHING. WITH SQUARE EDGES. SHEATHING IS APPLIED VERTICALLY. SHEATHING FASTENED WITH 16 IN LONG TYPE 6. FLOORING NAILS 8 IN OC ALONG THE EDGES AND 12 IN OC IN THE FIELD
 - 7. EXTERIOR WALL COVERINGS-INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FIBER GLASS SHEATHING 1/2 IN THICK. FIBER GLASS SHEATHING FASTENED OVER FOAM PLASTIC SHEATHING TO WOOD STUDS USING NOM 1/2 IN LONG GULF WOLLS
- UL WOOD-1 HOUR RATING WALL
- 1. 1/2 IN CONCRETE BLOCK-CLASSIFICATION C
 - 2. INTERIOR BLOCKS AND PARTIAL END OF WOOD STUDS-NOM 1/2 IN THICK. IF NOT LESS THAN 1/4 IN AND NOT MORE THAN 3/4 IN PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT AND NOT MORE THAN 50% IMPURITIES. LIME. JOINTS STAGGERED

- 1 HR EXTERIOR WALL
- (A) 5/8" DRYWALL ON 2X6'S 16" OC R19 INSULATION 5/8" GYPSUM SHEATHING HOUSE WRAP CEMENT PANELS UL U355
- EXTERIOR WALL
- (B) 5/8" DRYWALL ON 2X6'S 16" OC R19 INSULATION 7/16" OSB SHEATHING HOUSE WRAP CEMENT PANELS
- 3 HOUR FIREWALL UL--U907
- (C) 8" CONCRETE BLOCK
- 1 HOUR WALL UL U355
- (D) 5/8" DRYWALL BOTH SIDES OF 2X6'S WOOD STUDS 16" OC R19 INSULATION
- 1 HOUR WALL UL U355
- (E) 5/8" DRYWALL BOTH SIDES OF 2X4'S 16" OC R13 INSULATION
- 1 HOUR WALL UL U355
- (F) 5/8" DRYWALL BOTH SIDES OF 2X6'S WOOD STUDS 16" OC R19 INSULATION
- 1 HOUR WALL UL U355
- (G) 2X6 WOOD STUDS 16" OC R11 INSULATION 2X6'S HORIZONTAL 4'-0" OC VI METAL SIDING

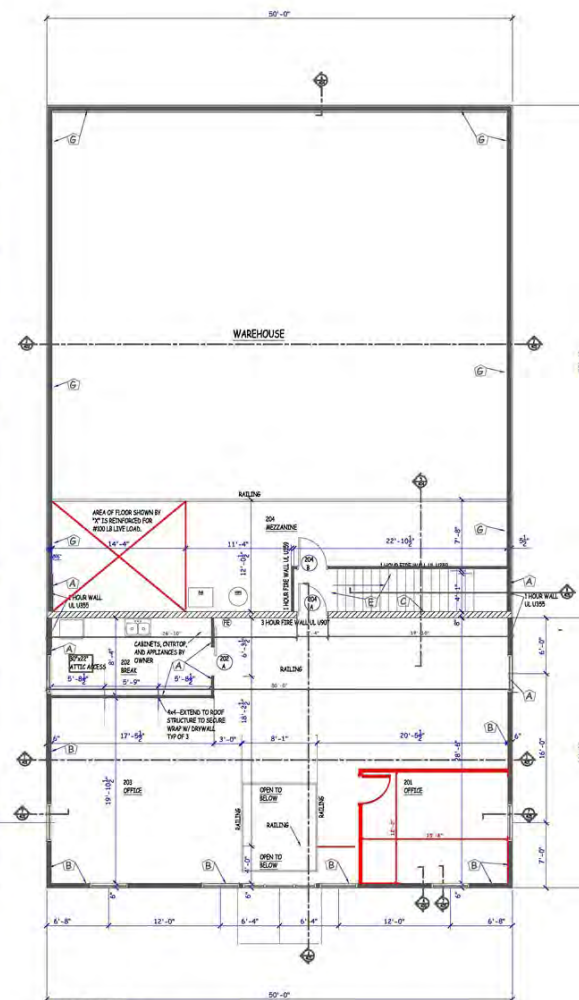


FIRST FLOOR PLAN

1/2"=1'-0"

NOTE
ALL WALLS SHOWN SHADED
ARE 2X4 (3/4") UNLESS NOTED
OTHERWISE

- (FE) FIRE EXTINGUISHER J. L. INDUSTRIES 101 COSMIC E
- (KB) INOX BOX FURNISHED BY FIRE DEPARTMENT. INSTALLED BY GENERAL CONTRACTOR



SECOND FLOOR PLAN

1/2"=1'-0"

NOTE
ALL WALLS SHOWN SHADED
ARE 2X4 (3/4") UNLESS NOTED
OTHERWISE

THE COVENANT GROUP

37 LOUELLA DRIVE
HEBRON, OH

NEW OFFICE FOR
TPLI, INC
996 THORNWOOD DRIVE
HEATH, OHIO 43056

REVISIONS
10-26-16
3-1-17

DATE
10/10/16

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