

Zahn's Corner Industrial Park



Jackson Building - 479 Industrial Park Drive

The Jackson Building is a stand-alone 1 million sf warehouse/distribution building constructed in 1998. Located just outside of Waverly, Ohio at the intersection of US-32 and US-23, with convenient four-lane access to Columbus, Cincinnati and Charleston. 28' clear height with 96 docks and 4 drive in doors. EFSR sprinkler. Heavy utilities, rail access, abundant parking/trailer parking. Located in the Zahn's Corner Industrial Park. Immediately available

Pike County Economic Development

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Building Information

Industrial Building
Minimum ceiling height - 28 ft. 7in.
Maximum ceiling height - 328ft. 7in.
Available square feet - 1,021,404 sf.
Site Size - 84.09 acres
Zoning - Manufacturing
Column Spacing - 48 x 48 with 68 ft. speed bays
Building is heated
Docks with levelers - 96
EFSR Sprinkler system
Drive in Doors - 4
Truck Docks - 96
Paved parking - parking ratio: .92 per 1,00 sf.



Building Terms

Building for Sale or Lease
Sale Price - \$11,500,000
Lease type - Triple Net
Lease Price per sq. ft. - 2.50

Geographic Info

Rail access - yes - CSX
Airport Zone - no
Foreign Trade Zone - yes
Economic Revitalization Area - no
Topography - flat
TIF Area - no
Enterprise Zone - yes
Flood Plain - no

Transportation Info

Rail Provider - CSXT - 0.1 miles from site
Interstate 1 - I71- 63 miles from site
Interstate 2 - I70 - 63 miles from site
Interstate 3 - I64 - 60 miles from site
Hwy 1 - State Route 23 - 3.7 miles from site
Hwy 2 - State Route 32 - 1.6 miles from site
Hwy 3 - State Route 35 - 23 miles from site
Port - McGovney River Terminal - 26 miles from site
Airport 1 - Pike County Regional Airport - 9.6 miles from site
Airport 2 - Port Columbus International Airport - 107 miles from site
Airport 3 - Cincinnati International Airport - 75 miles from site

Utilities

Electric Provider - American Electric Power - electric voltage - 12 KV - Phase 3 - AEP is capable to provide 10 MW. The company will have to contact AEP (Chuck Corbitt AEP Economic Development)

Gas Provider - Pike Natural Gas -gas main PSI - 300 - size of gas main - 6 - Capable of 100,000 mdcfd

Water Provider - Pike Water - Water main size - 8 - total capacity 500,000 gpd - excess capacity 450,000 gpd

Waste Water Provider - Pike County Sewer District - Sewer main - 8 - average usage 250,000 gpd- total Capacity 500,000 gpd - Excess capacity 200,000 gpd

DSL - yes

Fiber Optics - yes - META Solutions is the current fiber provider -

There are several fiber providers in the area. Southern Ohio Communication Services, Inc. also has service near the site and Horizon is 1 ½ miles away and can be ran to the site.

Telecom on site - yes- META Solutions is the current telecom provider - There are several telecommunication providers in the area. META Solutions, Southern Ohio Communication Services, Inc.(SOCS), and Horizon.