

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

Gary Arnett, Director
116 S. Market Street, Suite 103
Waverly, Ohio 45690
Phone: 740-947-4104
Fax: 740-941-4308
gary@pikecountydevelopment.com
www.pikecountydevelopment.com

Building Information

Industrial Building
Minimum ceiling height - 23 ft. 8in.
Maximum ceiling height - 28ft. 7in.
Available square feet - 1,021,404 sf.
Site Size - 84.09 acres
Additional acreage available - 216 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 - 550+ auto parking spaces (Expandable)
400+ trailer space (Expandable)



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 - no - CSX Transportation has developed a plan for rail siding into the park from its adjacent mainline.

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.