

# Pike County Manufacturing Center

## Neir Building - 4243 US 23 South

100,000 total available square feet square feet of warehouse space 99,000. 1,000 square feet of office space and bathrooms. Can Expand to 200,000 sqft.

## Pike County Economic Development

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## Building Information

Industrial Building  
Minimum ceiling height - 28 ft.  
Maximum ceiling height - 31 ft.  
Available square feet - 100,000 sq. ft.  
Expandable to 200,000 sq. ft.  
Site Size - 5 acres  
Zoning - Industrial  
Column Spacing - 50ft on center  
Docks with levelers - 10  
Wet Sprinkler system  
One story building  
Drive in Doors - 1  
Truck Docks - 10  
Floor thickness - 7"  
30 Parking Spaces



## Building Terms

Building for Lease  
Lease type - Triple Net  
Lease Price per sq. ft. - 3.35

## Geographic Info

Rail access - no - 56 miles to closest rail yard - Rickenbacker  
Airport Zone - yes  
Foreign Trade Zone - yes  
Economic Revitalization Area - no  
Topography - flat  
TIF Area - no  
Enterprise Zone - yes



Flood Plain - no

## Transportation Info

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Rail 1 - CSX - 7 miles from rail

Rail 2 - Norfolk Southern - 7 miles from rail

Interstate 1 - I70- 70 miles from site

Interstate 2 - I71 - 70 miles from site

Interstate 3 - I60 - 64 miles from site

Interstate 4 - I80 - 200 miles from site

Hwy 1 - State Route 23 - site is on us 23 south

Hwy 2 - State Route 32 - 2 miles

Port - McGovney River Terminal - 22 miles from site

Airport 1 - Pike County Regional Airport - 12 miles from site

Airport 2 - Port Columbus International Airport - 61 miles from site

Airport 3 - Cincinnati International Airport - 80 miles from site

## Utilities

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Electric Provider - American Electric Power - Electric - phase 3

Sewer Provider - Pike County Sewer

Gas Provider - Litter Propane - talks of natural gas lines to be run in the near future

Water Provider - Pike Water - Water main size - 8

DSL - no

Fiber Optic - There are several fiber providers in the area. Horizon, META Solutions, and Southern Ohio Communication Service Inc. (SOCS)