

Pike County



Parker Hannifin Building

11197 US 23 Waverly, Ohio. 90,400 SF Building. 20 +/- Acres. Adjacent to Wal-Mart in groth area of Waverly. 2-story offices - 9,400 SF. 1 dock and 2 drive-ins - 12' x 14'. 80,000 SF Manufacturing - 17' to 18' clearance. Additional 56+/- Acres available. Heavy Power 480/277 V. 3ph. Sprinklered. 2 bays 90' wide clear span - 2 bays - 50' x 80'. County Seat.

Pike County Economic Development

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Building Information

Industrial Building
Minimum ceiling height - 18 ft.
Maximum ceiling height - 18 ft.
Available square feet - 89,000
Site Size - 20 acres
Zoning - Manufacturing
Gas heated building and air conditioning
Primary and secondary construction material - block
Column Spacing - clear
Docks with levelers -
Wet Sprinkler system
One story building
Drive in Doors - 1
Truck Docks - 2
Paved parking - 120 parking spaces
Warehouse sq. ft. - 85,000
Bay Length - 225
Bay width - 160
Office area sq. ft. - 8,000



Building Terms

Building for Sale or Lease
Sale Price - \$799,000
Lease Price per sq. ft. - 9
Price negotialble

Geographic Info

Rail access - yes
Airport Zone - no
Foreign Trade Zone - yes
Economic Revitalization Area - no
Topography - flat
TIF Area - no
Enterprise Zone - yes
Flood Plain - yes
Phase I Environmental Report - yes
Wetlands - no

Transportation Info

Rail provider 1 - Norfolk Southern - 1 mile from site
Rail Provider 2 - CSXT - 1 mile from site
Interstate 1 - I71- 63 miles from site
Interstate 2 - I70 - 61 miles from site
Interstate 3 - I270 - 60 miles from site
Interstate 4 - I77 - 120 miles from site
Hwy 1 - State Route 23 - building is on Us 23
Hwy 2 - State Route 32 - 5 miles
Port - McGovney River Terminal - 29 miles from site
Airport 1 - Pike County Regional Airport - 6.5 miles from site
Airport 2 - Port Columbus International Airport - 74.1 miles from site
Airport 3 - Cincinnati International Airport - 106.88 miles from site

Utilities

Electric Provider - American Electric Power - Electric voltage - 480
Sewer Provider - Waverly Water & Sewer - Sewer main size - 8
Gas Provider - Pike Natural Gas - Size of Gas main - 2 - Gas main PSI - 18
Water Provider - Waverly Water & Sewer - Water main size - 8
DSL - yes
Fiber Optics - yes