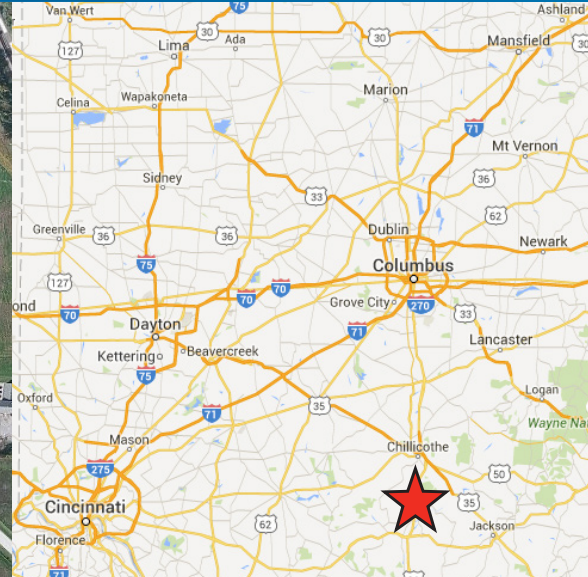


FOR SALE OR LEASE > INDUSTRIAL SPACE AND LAND



1 Million SF Cross Dock Distribution Building

479 INDUSTRIAL PARK DRIVE | WAVERLY, OH 45690



479 Industrial Park Drive > Jackson Building

The Jackson Building is a stand alone 1 million square foot warehouse/distribution building constructed in 1998. Located just outside of Waverly, Ohio, at the intersection of US-23 and SR-32, with convenient four-lane access to Columbus, Cincinnati, and Charleston. Located in the Zahns Corner Industrial Park. Immediately available.

Building Amenities

- > 28' clear height (max)
- > 96 docks, cross docked
 - 9' x 10' with levelers, locks, shelters and lights
- > (4) 14'x16' drive-ins
- > 550+ auto parking spaces (Expandable)
- > 390 trailer spaces (Expandable)
- > Railroad access possible
- > Heavy power (3 MW) with additional possible.
- > Guard station with fenced perimeter
- > Upgraded fiber optics, security cameras, etc.
- > ESFR sprinkler system
- > Upgraded T-5 lights with motion sensors*
- > 6" - 7" concrete floors, in excellent condition
- > Standing seam metal roof
- > 6,050 +/- SF of office space
- > Easy access to all points Midwest
- > New HVAC systems serving office
- > 84.09 acre site with contiguous land available
- > Numerous banks of restrooms
- > Compressed air lines

SALE PRICE: NEGOTIABLE

LEASE: \$2.50/SF NNN

ANNUAL RE TAX: \$0.21/SF (2017)

1,006,120 +/- SF

Utilities

Water & Sewer: Village of Piketon
Gas: Pike Natural Gas
Electric: American Electric Power

*550,000 +/- SF and emergency lighting
in balance of building

BENJAMIN B. JOHNSON, SIOR
614 824 7834
benjamin.johnson@colliers.com

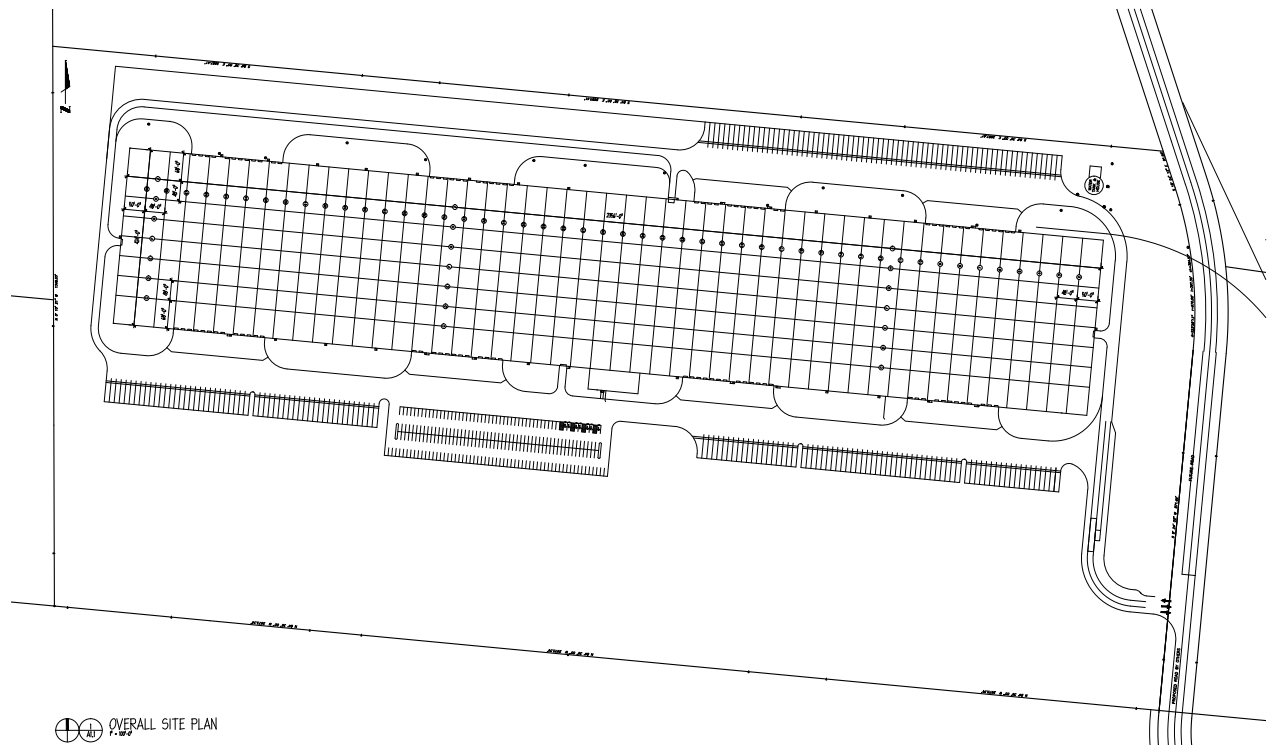
COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com



*Lighting recently upgraded to T-5 with motion sensors



9' x 10' fully equipped docks with lights, levelers, locks



*550,000 +/- SF and emergency lighting
in balance of building

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. There presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

