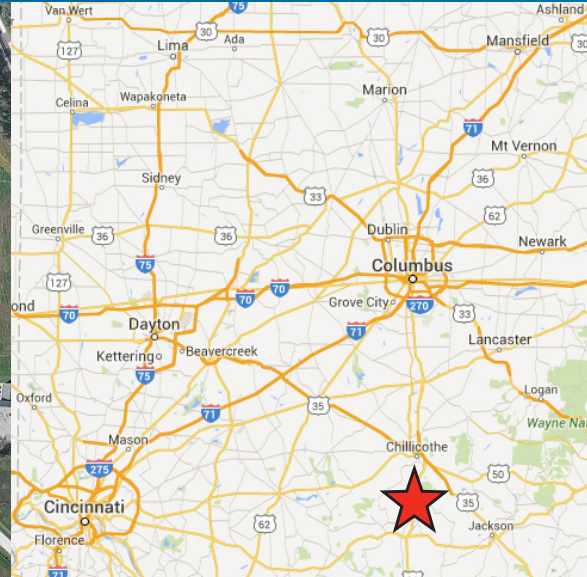


FOR SALE OR LEASE > INDUSTRIAL SPACE AND LAND



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.

SALE PRICE: \$11,500,000 (\$11.26/SF)
LEASE: \$2.50/SF NNN
ANNUAL RE TAX: \$0.08/SF

1,021,404 SF

Building Amenities

- > 28' clear height
- > 96 docks, cross docked
- > (4) 14'x16' drive-ins
- > 550+ auto parking spaces (Expandable)
- > 390 trailer spaces (Expandable)
- > Railroad access possible
- > Heavy power
- > Guard station with fenced perimeter
- > Upgraded fiber optics, security cameras, etc.
- > 48' x 48' column spacing with 68' speed bays
- > ESFR sprinkler system
- > Upgraded T-8 lights with motion sensors*
- > M-2 Industrial zoning
- > Butler-steel building
- > 8" concrete floors
- > Standing seam metal roof
- > 5,500 SF of office space
- > Easy access to all points Midwest
- > New HVAC systems serving office
- > 84.09 acre site with contiguous land available
- > Compressed air lines

Utilities

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

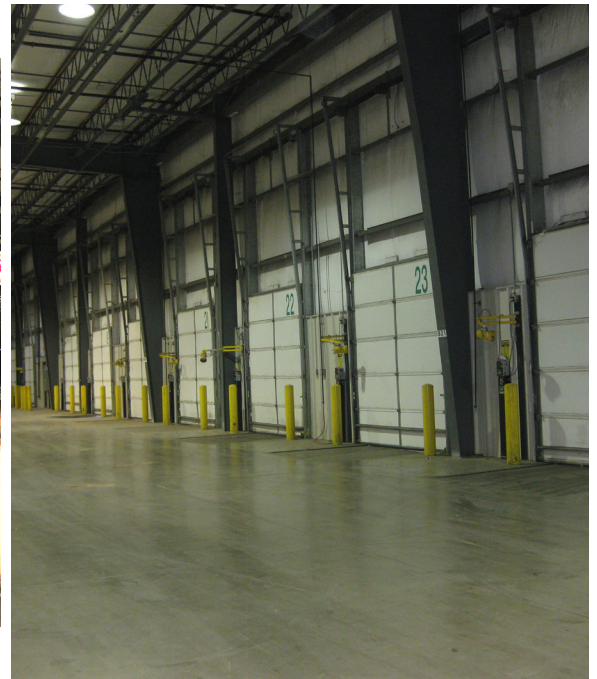
*550,000 SF and emergency lighting in balance of building

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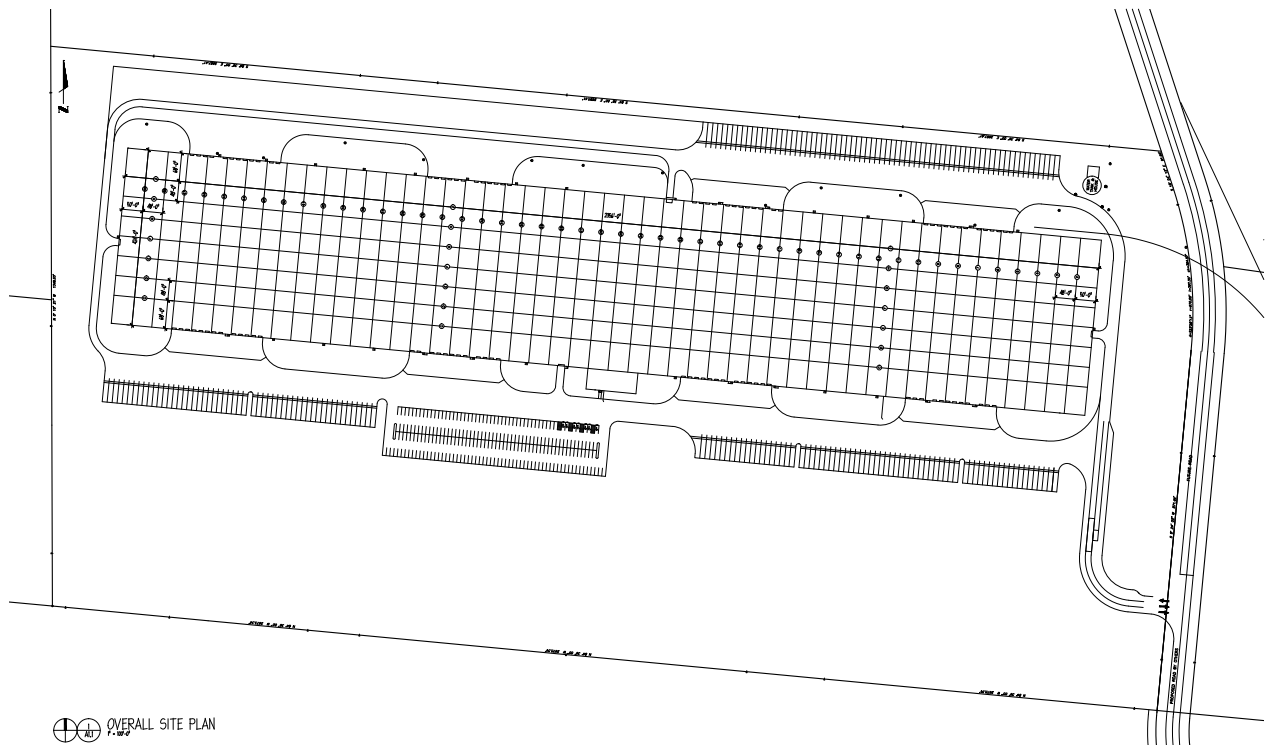
COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com



*Lighting recently upgraded to T-8 with motion sensors



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



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

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