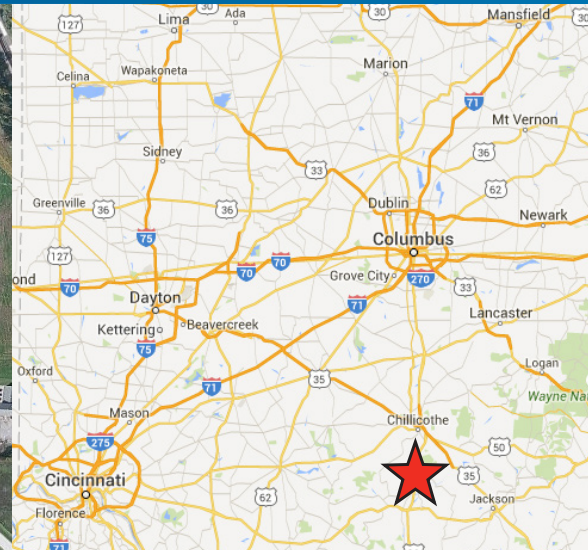
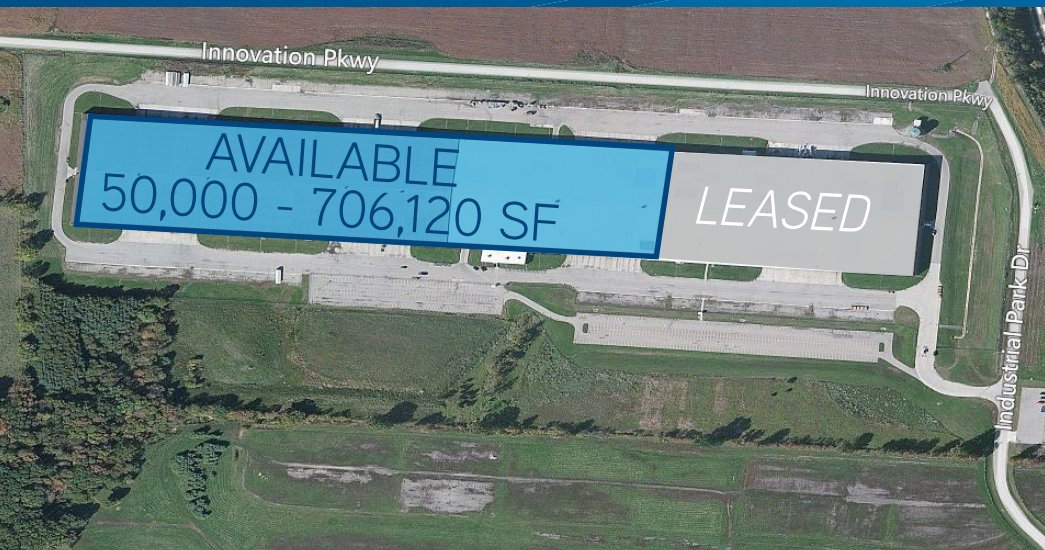


FOR LEASE > INDUSTRIAL SPACE AND LAND



# Modern Cross Dock Distribution Building

479 INDUSTRIAL PARK DRIVE | WAVERLY, OH 45690



## 479 Industrial Park Drive > Jackson Building

*Owner will demise space.* The Jackson Building is a modern 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, up to 706,120 SF immediately available.

**LEASE: \$2.85/SF NNN**

**ANNUAL RE TAX: \$0.08/SF (2017)**

**50,000 to 706,120 +/- SF**

## Building Amenities

- > 28' clear height (max)
- > 74 docks, cross docked (in available space)
  - 9' x 10' with levelers, locks, shelters and lights
- > (3) 14'x16' drive-ins (in available space)
- > 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 and office available
- > Compressed air lines

## Utilities

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

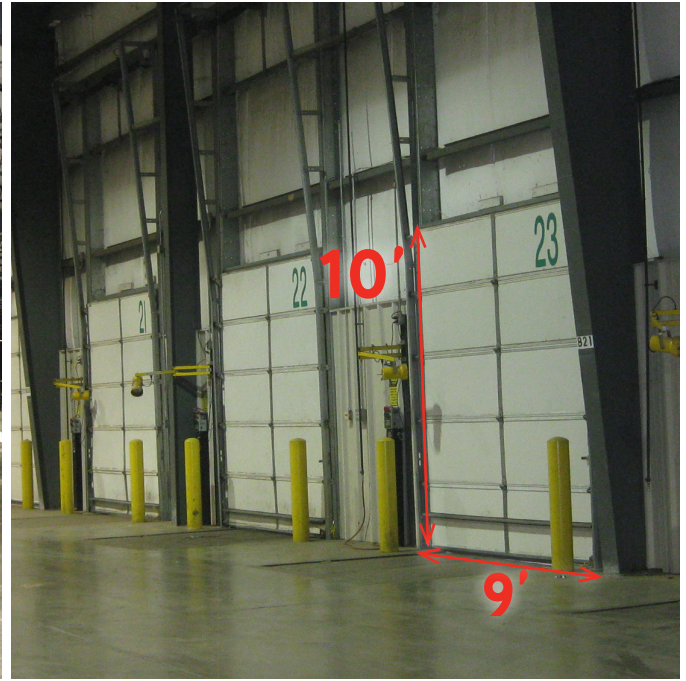
\*550,000 +/- SF and emergency lighting in balance of building

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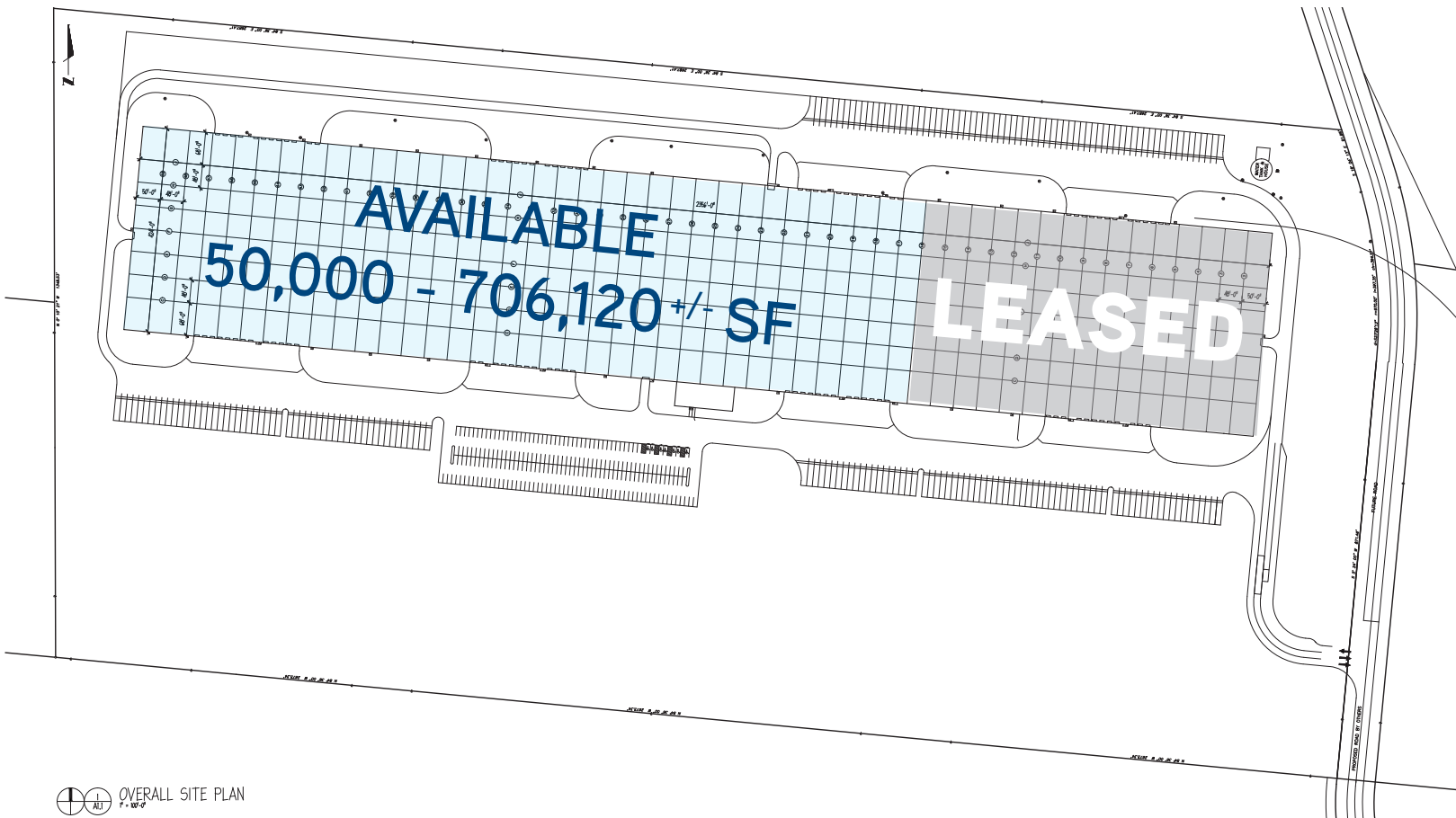
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GREATER COLUMBUS REGION  
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\*Lighting recently upgraded to T-5 with motion sensors



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



OVERALL SITE PLAN  
1" = 100'-0"

\*50,000 +/- SF and emergency lighting  
in balance of building

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