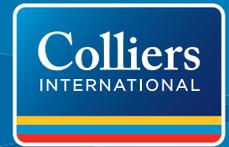
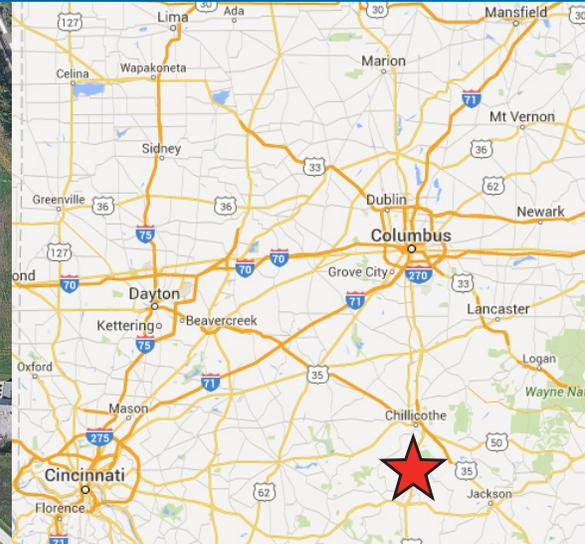


FOR LEASE > INDUSTRIAL SPACE AND LAND



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 606,120 SF immediately available.

LEASE: \$2.85/SF NNN

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

50,000 to 606,120 +/- SF

Building Amenities

- > 28' clear height (max)
- > 56 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
- > Compressed air lines

Utilities

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

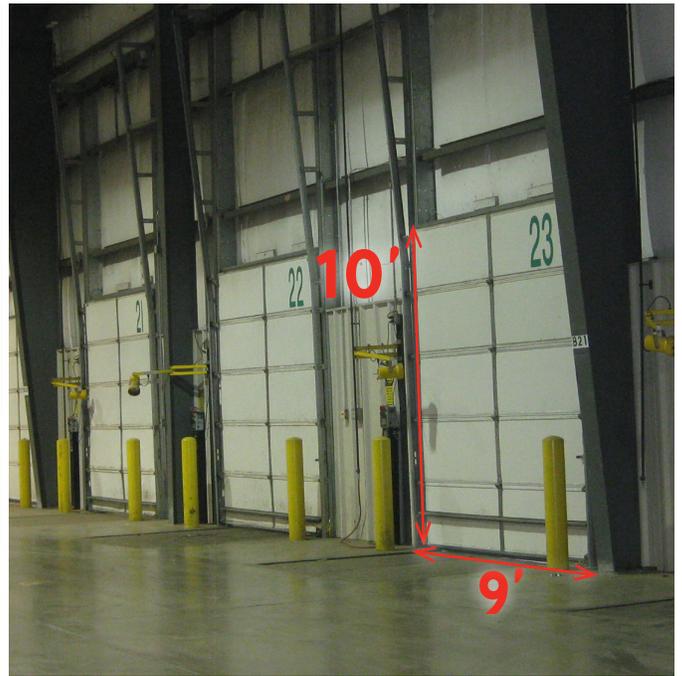
*550,000 +/- SF and emergency lighting in balance of building

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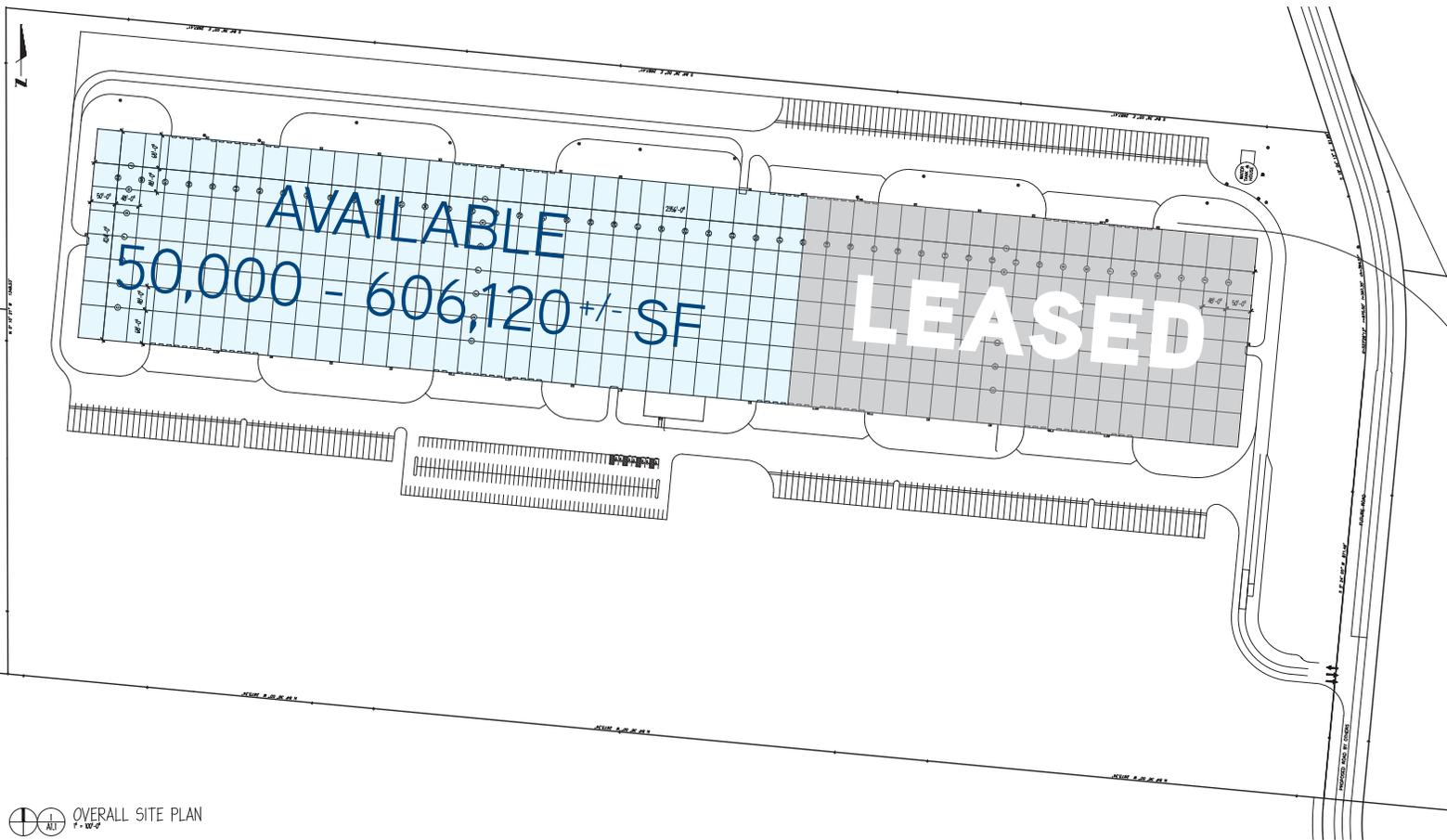
COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com



*Lighting recently upgraded to T-5 with motion sensors



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



OVERALL SITE PLAN
7-10-09

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

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