

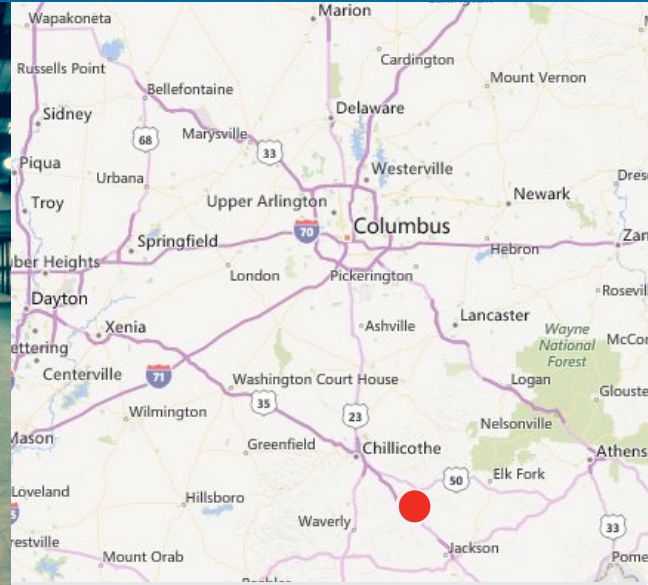
FOR SALE OR LEASE > INDUSTRIAL, MANUFACTURING WAREHOUSE SPACE



# 287 Elam Road

RAY, OHIO 45672

NEWLY RENOVATED



## Property Highlights

- > Available: 7,000 SF to 26,200 SF (Sub-dividable)
- > Office Space: 9,200 SF
- > Land: 11.27 Acres
- > Drive-in Doors: 5
- > Docks: 12 - additional docks possible
- > Newly renovated
- > Available immediately
- > Ceiling Height: 17'-25'
- > Parking: Ample with acreage to expand if needed
- > Lease Rate: \$2.75 NNN
- > Fully insulated building
- > Warehouse is not currently heated
- > 240v/110v, (1) 800 amp & (2) 400 amp

## Property Overview

287 Elam Road has immediate access to US-35 and is located between Chillicothe and Jackson, Ohio.

LEASE RATE: \$2.75/SF NNN (full building lease rate)

SALE PRICE: \$1,725,000

REAL ESTATE TAX: \$0.10/SF

INSURANCE: \$0.08/SF

## Contact Us



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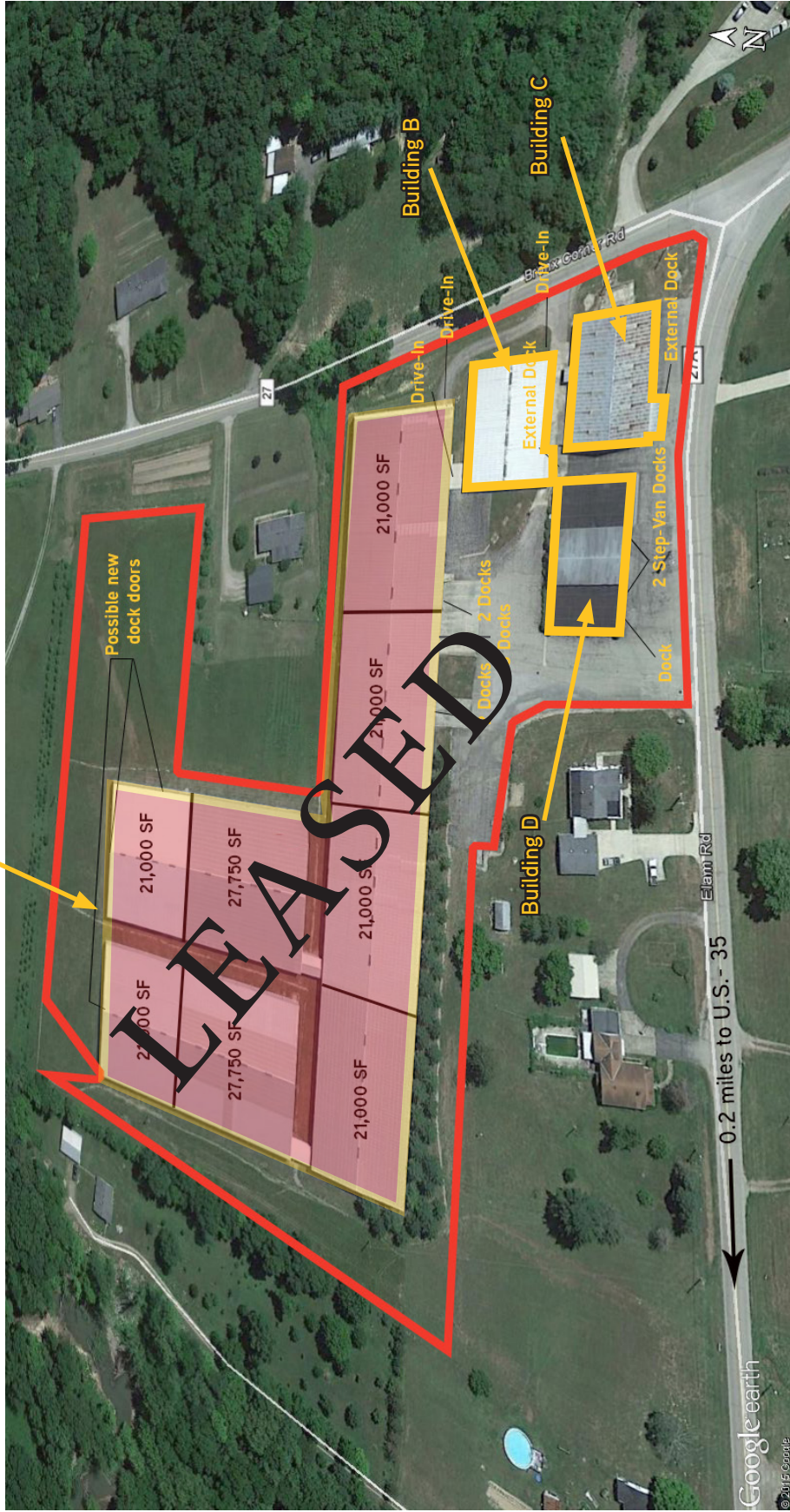
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**Building Group A**



\*Lot lines are approximate



# Building Details

## > Building Group A:

Square Footage: 181,500 SF  
Office Square Feet: 9,200 SF  
Column Spacing: 20' x 75'  
25' x 60'  
Drive-In Doors: One - 10' x 12'  
One - 14' x 14'  
Docks: Seven - 10' x 10'  
with Levelers  
(Expandable to 18)

## > Building B:

Square Footage: 8,000 SF  
(No Insulation)  
Building Dimensions: 100' x 80'  
Office: 400 SF  
Clear Height: 12' - 16' Clear  
Column Spacing: Clean Span  
Drive-In Doors: Two - 10' x 12'  
Dock: One - with Leveler  
Power: 200 Amps/220 Volts  
Lighting: Metal Halide  
Restrooms: Two

## > Building C:

Square Footage: 7,000 SF  
Building Dimensions: 100' x 70'  
Clear Height: 15' Clear  
Dock: One - External  
Drive-In Door: One

## > Building D:

Square Footage: 11,200 SF  
Warehouse Square Feet: 4,200 SF  
Office: 7,000 SF  
Clear Height: 12'  
Docks: One - 9' x 9'  
Truck High  
Two - 9' x 8'  
Van High  
Lighting: Fluorescent

