



# High Bay Warehouse Facility

5120 Waynesville-Jamestown Road  
Jamestown, Ohio 45335



SCAN FOR MORE INFO

**Available:  
44,300 SF**

**For Sale or Lease:  
\$985,000  
\$2.50 NNN SF/Year**



Land:	7.36 Acres	Year Built:	1978
Square Footage:	44,300 SF	Floor Thickness:	6"
Warehouse SF:	39,300 SF	Roof:	Metal
Office SF:	5,000 SF (Two Story)	Utilities:	City Water & Sewer
Pole Barn SF:	3,600 SF (1 - 15' x 11' Drive-In Door)	HVAC Plant:	Air Rotation
Clear Height:	18' - 25'	Lighting:	Metal Halide
Cranes:	Two - 4 Ton Bridge Cranes (12' Under Hook)	Parking Spaces:	50 Spaces
Column Spacing:	25' x 60'	Outside Storage:	Yes
Drive-In Doors:	One - 16' x 14' Two - 20' x 14' One - 30' x 14'	Expandable Land:	Yes
Docks:	Two - 15' x 11' One - 14' x 14' (Van High) One - 15' x 13' Three - 8' x 10' with Leveler	Zoning:	I; Industrial
Power:	480 Volt 3,000 Amps III Phase	Parcel Number:	J27-0001-0001-0-0059-00
Sprinkler System:	Dry	Annual Taxes:	\$18,479.60

**Highlights:**

- High Bays
- Two - (4 Ton Bridge Cranes)
- Heavy Power
- Large Gravel Outside Storage

For information, contact:

**Tim Echemann, SIOR, CCIM**

**937.492.4423**

[techemann@IPBIndustrial.com](mailto:techemann@IPBIndustrial.com)  
[www.IPBIndustrial.com](http://www.IPBIndustrial.com)