



# For Sale

1951 N Bailey Road,  
North Jackson, Ohio 44451

High Image Truck Repair and Trailer Yard

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First Vice President

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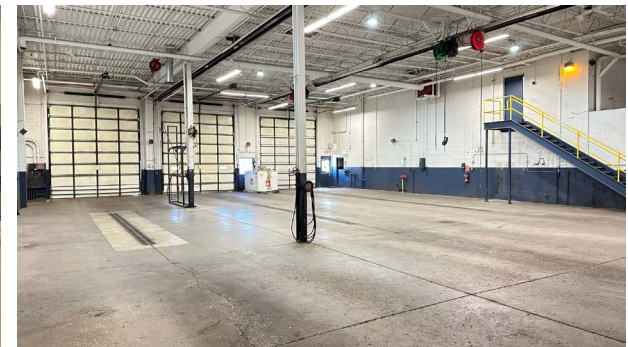
conor.toomey@colliers.com

- **Building SF: 19,453 SF**
- **Acres: 24.125 AC**
- **Sale Price: \$4,250,000**



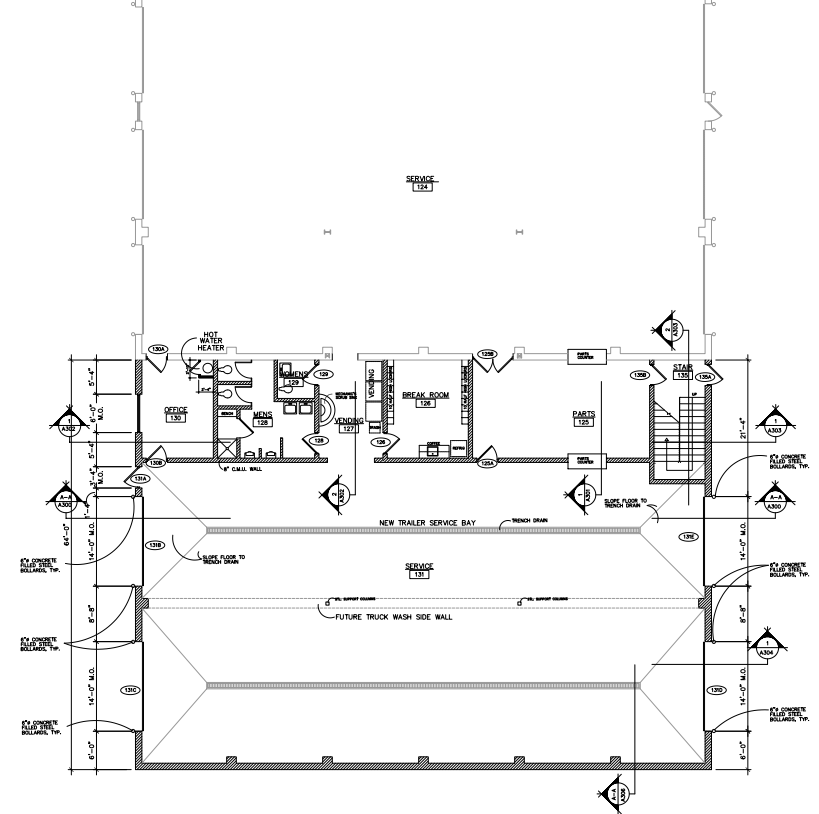
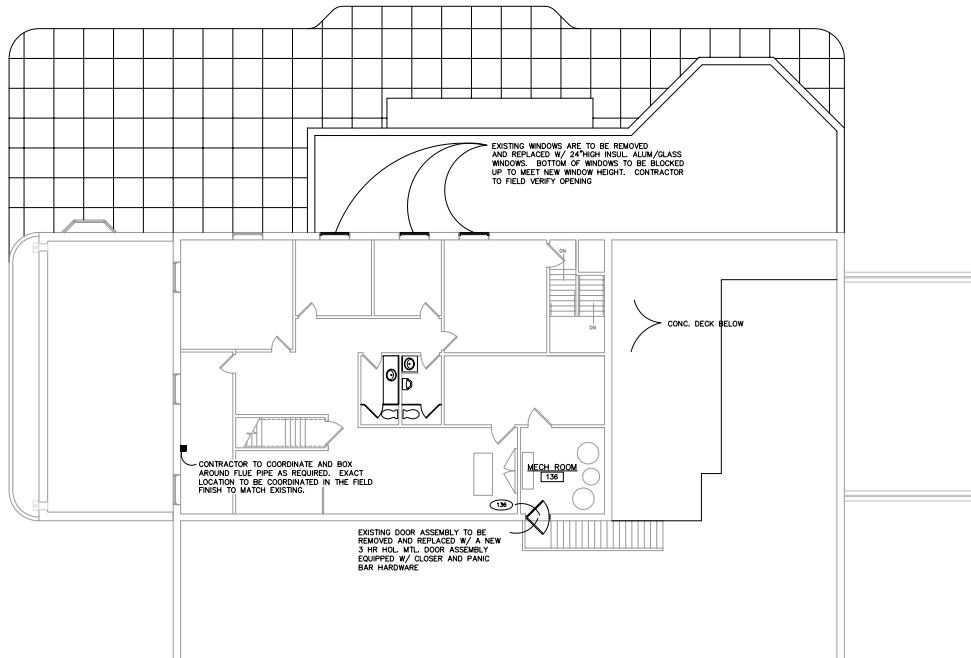
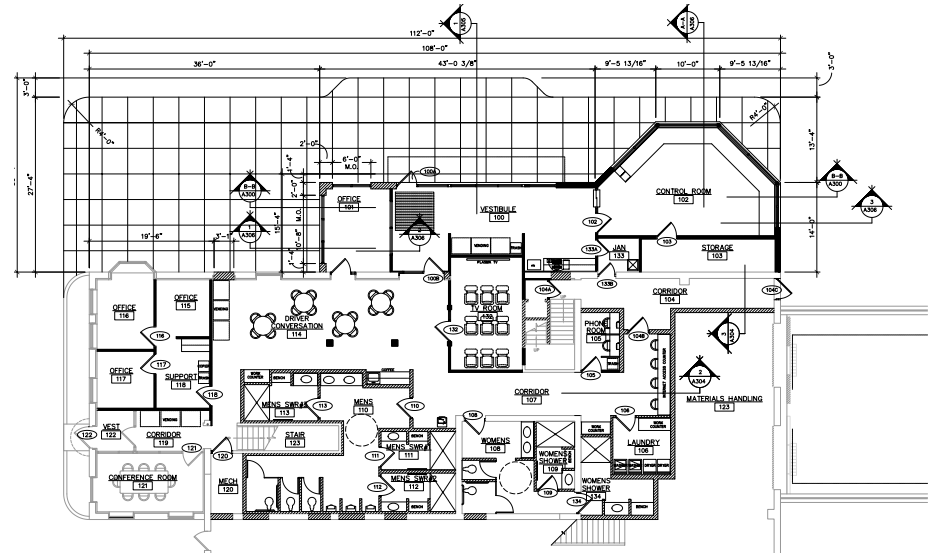
# Building Information

Address	1951 N Bailey Road, North Jackson, OH 44451
Year Built	1987
Year Renovated	2006
Construction	Split-face Masonry Block
Total SF	19,453 SF
Office SF	7,132 SF
Total AC	24,125 AC
Clear Height	19'
Docks	Two (2), 10'x10'
Drive-ins	Ten (10), 14'x16'
Zoning	I-2 General Industrial
Lighting	T12
Warehouse Heat	Gas-fired Radiant Tube
Warehouse AC	None
Office HVAC	Yes



# Building Features

- Floor drains throughout.
- Oil/water separator.
- Shop compressors and air distribution.
- Warehouse & Office men's & women's locker rooms with showers.
- Electric distribution for block heaters.
- Dolly pads for trailer storage.
- Fenced and secure lot.
- Five (5) drive-thru maintenance bays.



SECOND FLOOR PLAN

SCALE: 1/8" = 1' - 0"

NORTH



FLOOR PLAN

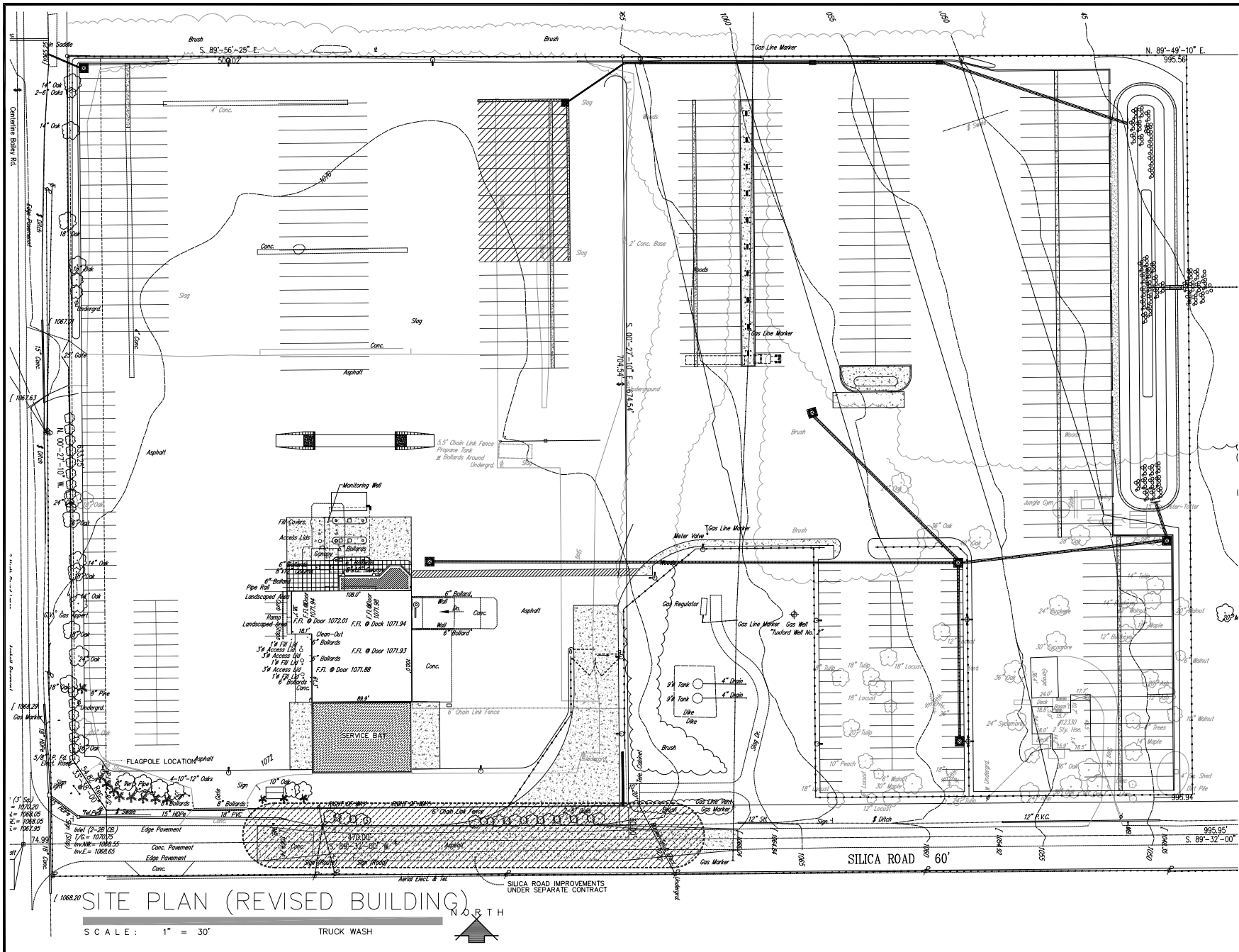
SCALE: 1/8" = 1' - 0"

NORTH





# Site Plan



**BAKER, BEDNAR ASSOCIATES, INC.**  
Architects & Planners  
628 West-Curtain Road  
Suite 201 Wrentham, MA  
Phone: 508-546-7222  
Fax: 508-546-7228  
E-mail: info@bakerbednar.com

**CIVIL ENGINEERING CONSULTANT**  
Lynn, Kittinger & Noble, Inc.  
2800 Elm Road  
Wrentham, MA 01556  
Phone: 508-753-1244  
Fax: 508-753-1888  
E-mail: info@lynnkittinger.com

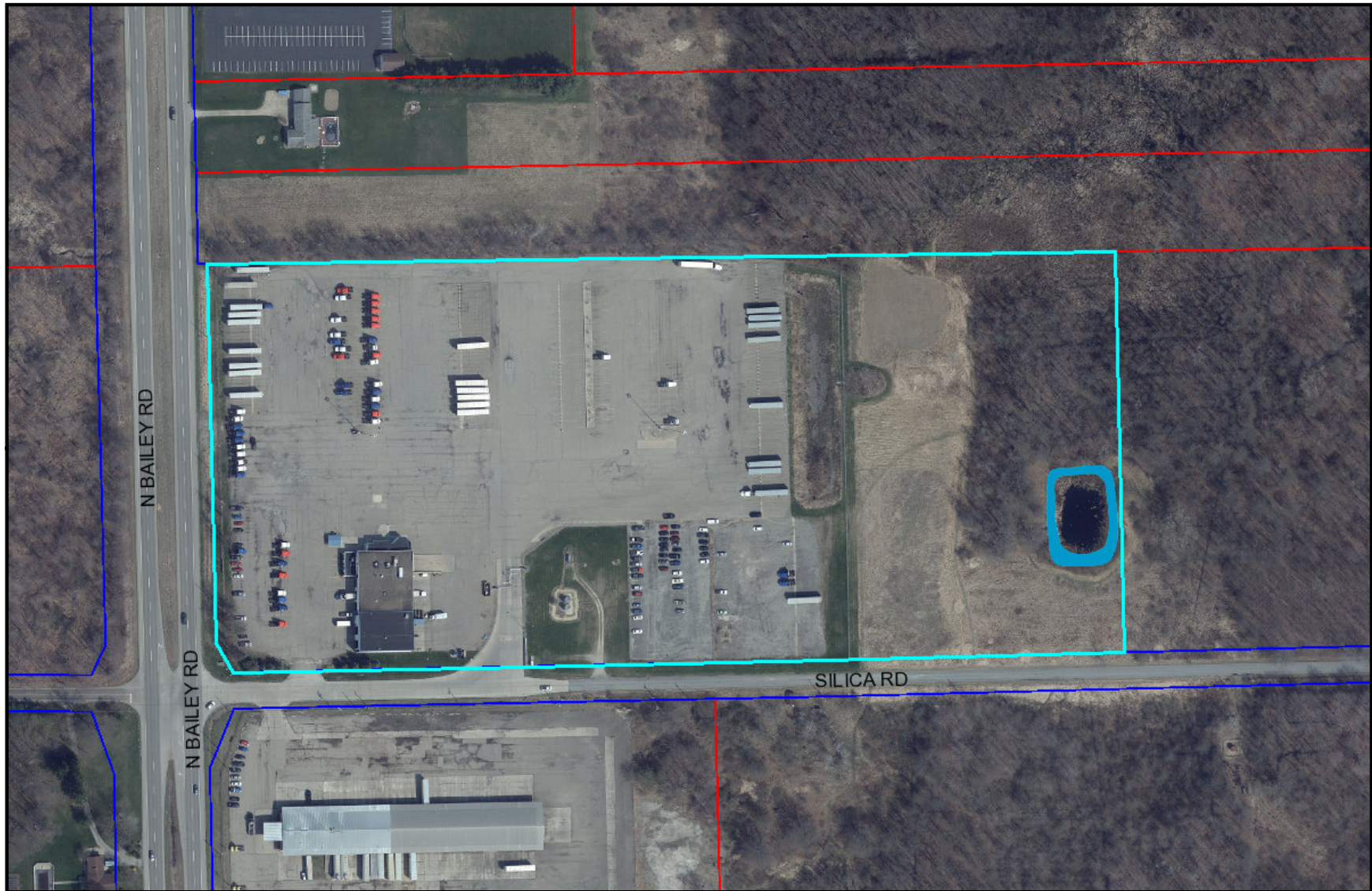
**MECH. ENGINEERING CONSULTANT**  
J.M. Verotico, Inc.  
1216 American Boulevard  
Wareham, MA 01956  
Phone: 508-753-1239  
Fax: 508-753-1239  
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SITE AND BUILDING IMPROVEMENTS PROJECT FOR:  
**TRANSPORT AMERICA**  
1951 NORTH BAILEY ROAD  
NORTH JACKSON, OHIO

# Parcel Aerial

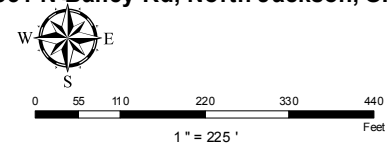


November 28, 2022

## Map Legend

- |                       |               |                       |                       |              |
|-----------------------|---------------|-----------------------|-----------------------|--------------|
| <b>DISTRICT LINES</b> | SCHOOL-LINE   | DISTRICT INDEX        | CANFIELD FAIR GROUNDS | PARK/SPECIAL |
| CITY-LINE             | TOWNSHIP-LINE | <b>BASE MAP PARKS</b> | WATER RESERVOIR       |              |
| COUNTY-LINE           | VILLAGE-LINE  | BIKEWAY               | PARK                  |              |

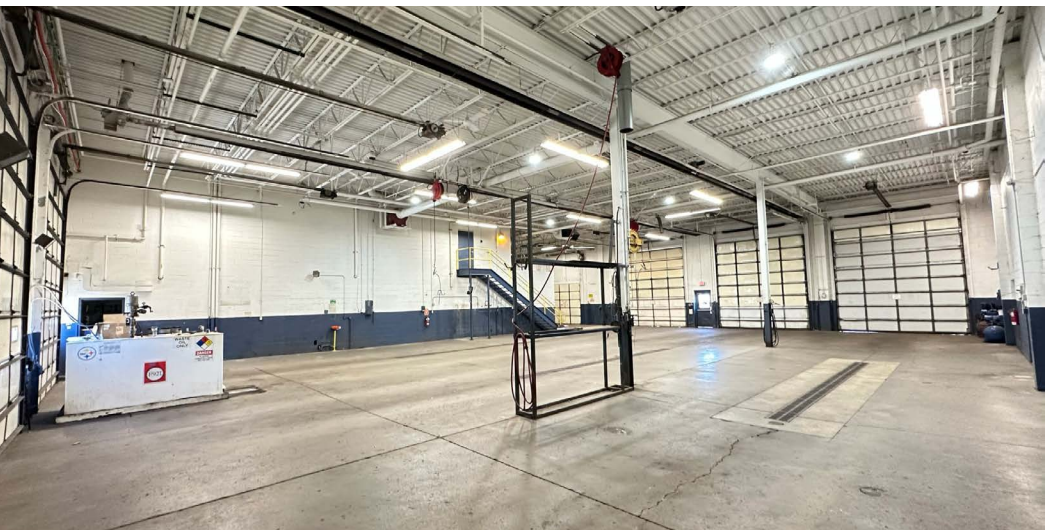
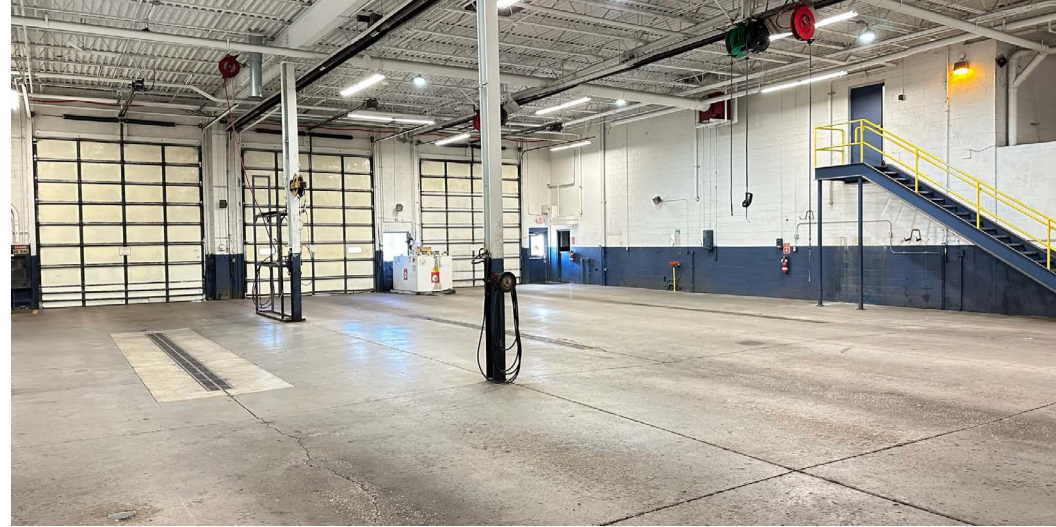
1951 N Bailey Rd, North Jackson, OH - Parcel





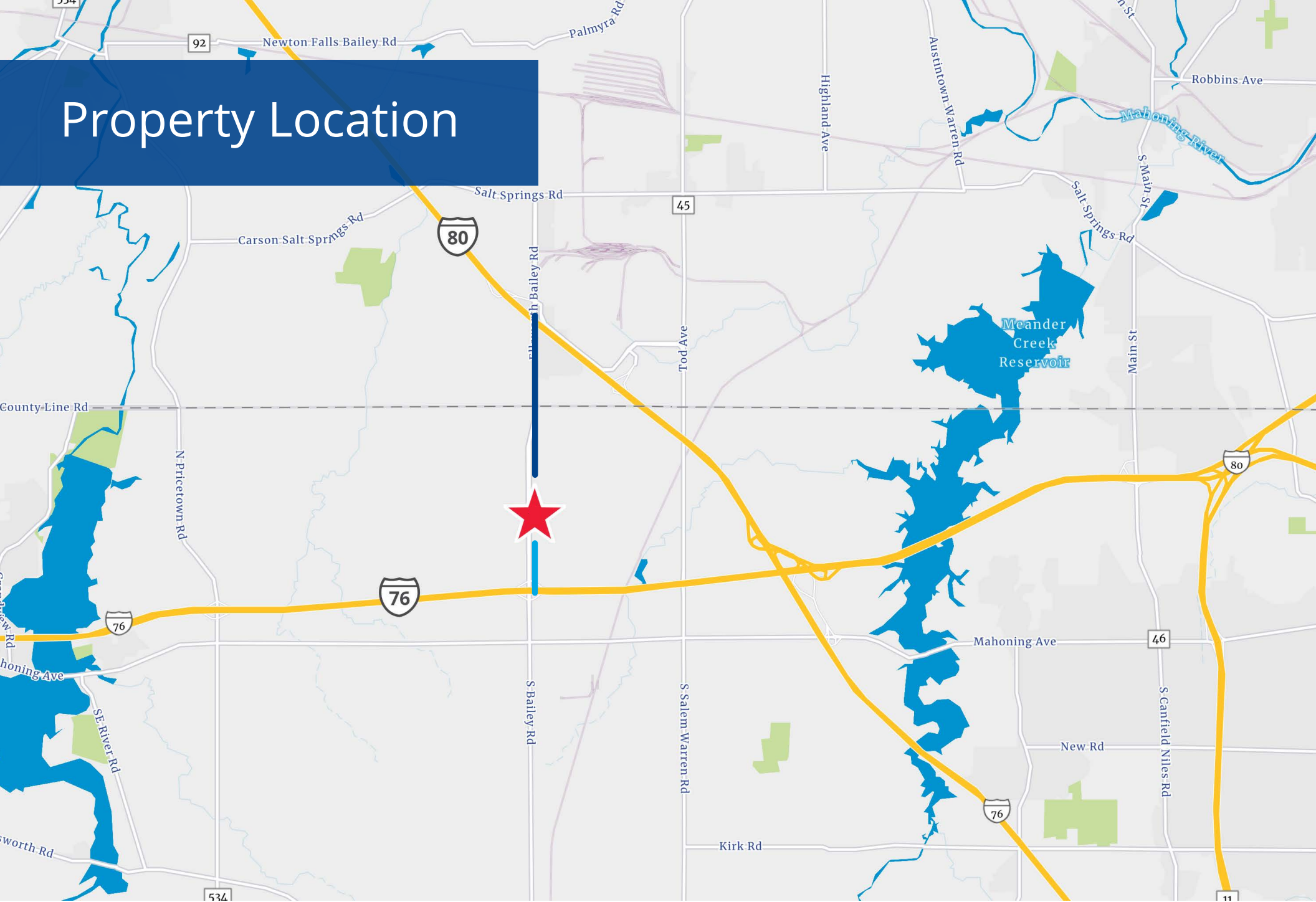








# Property Location



Route to I-80

Route to I-76





Colliers

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