



40,000 SF  
Industrial space for lease

# 4235 US-23

Piketon, Ohio 45661



## Location

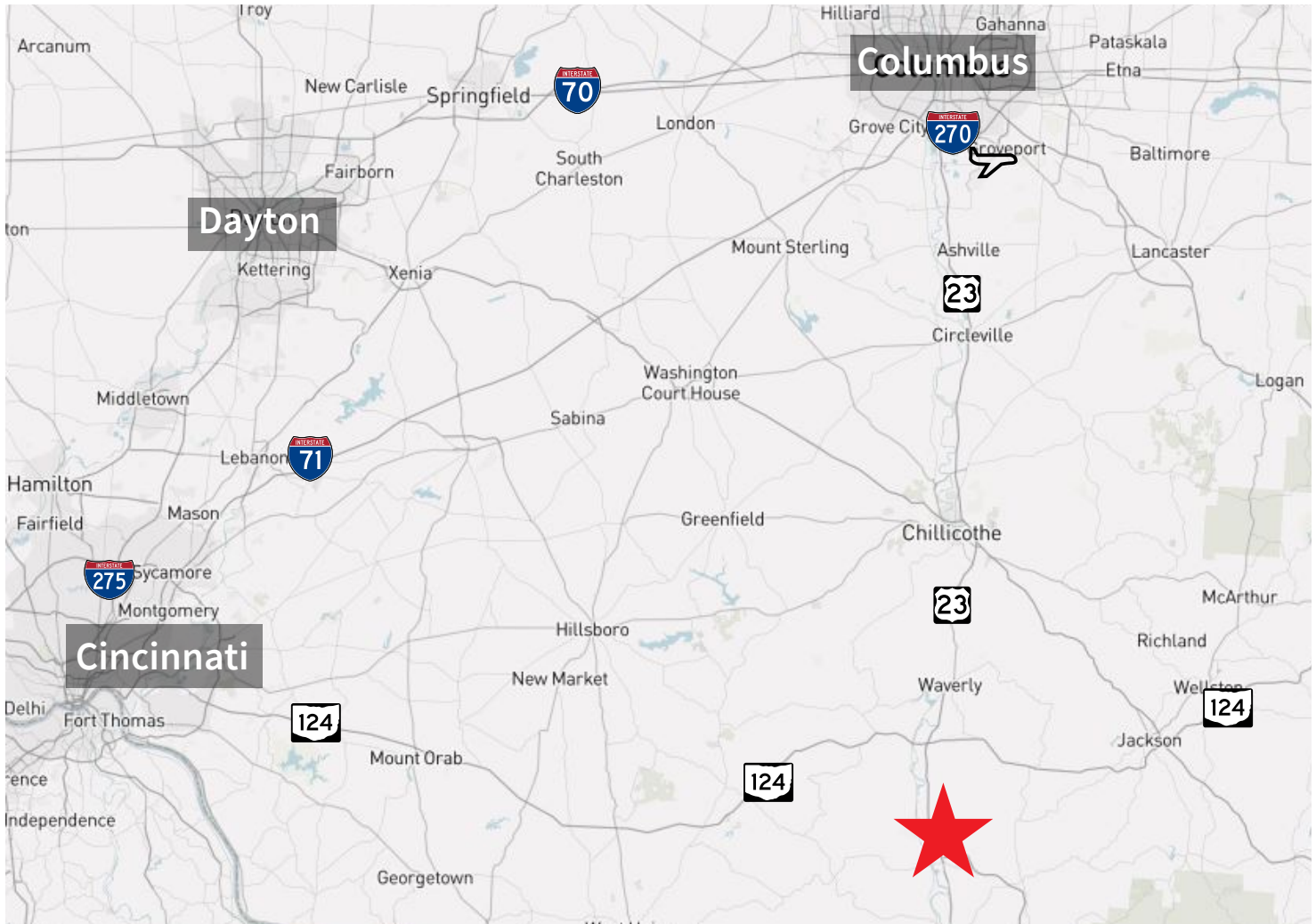
- Immediate access to US 23
- High visibility from interstate

## Property specifications

- Lease Premises Dimensions: 160' wide x 250' deep
- Clear Height: 25' – 27'
- Column Spacing 50' x 30'
- Four (4) Docks w/ dock equipment
- 250 amps, 480/277v (upgradable)
- Build-to-suit office
- ESFR System

# 40,000 SF

## Industrial space for lease



### Access

**>1.0 miles**  
to US 23

**65.0 miles**  
to I-70

**59.0 miles**  
to I-270

**57.4 miles**  
to I-71

**68.1 miles**  
to I-275

**54.7 miles**  
to Rickenbacker  
Airport





# 40,000 SF

## Industrial space for lease



**Build-to-suit office | 40,000 SF Warehouse | 25' - 27' clear height**

**JLL**

**Nick Tomasone**  
Columbus, Ohio

614.460.4482  
nick.tomasone@jll.com

**Kilar Mariotti**  
Columbus, Ohio

614.460.4444  
kilar.mariotti@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.

