



Lepi & Associates
Real Estate Services 

WAREHOUSE



\$2,500,000

1150 NEWARK ROAD, ZANESVILLE



Attention Investors and end users! Nearly 50,000 sq. ft **FULLY OCCUPIED** warehouse/industrial building situated on 36 acres of additional development land along SR 146 just outside of Zanesville City limits.



PROPERTY DETAILS



BUILT IN 1973



49,584 SQ FT



36.68 AC

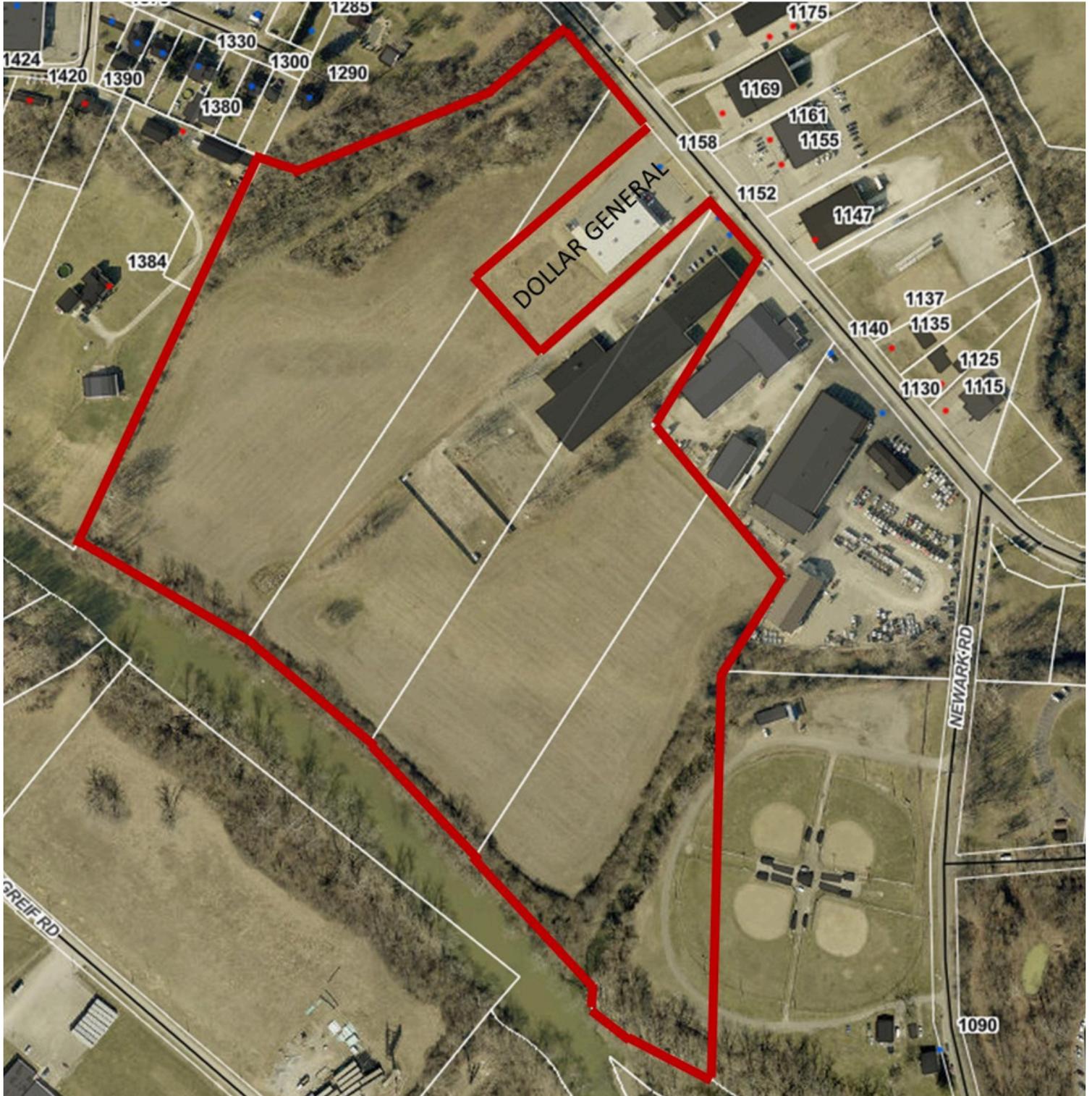
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ROBERTA LEPI
BROKER, REALTOR, G.R.I
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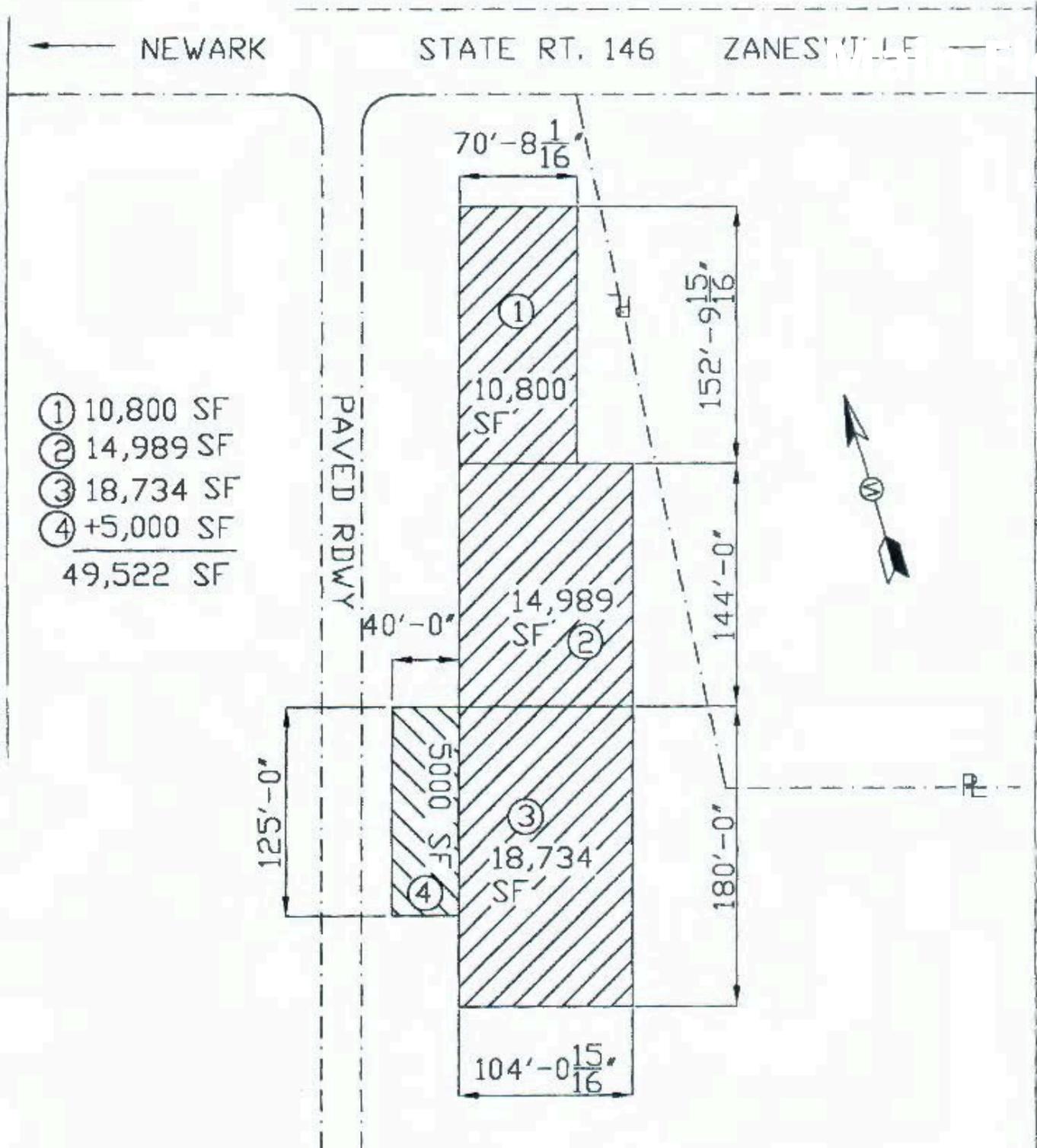


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**Owners Sketch SQ FT varies slightly from the County Auditor Sq. Ft.

Lease Details



ZANESVILLE AUTOBODY:

- OCCUPIES APPROX 14,547 SQ FT
- \$4999/MONTH BASE RENT
- ANNUAL INCREASES
- TENANT PAYS NNN'S MONTHLY
- LEASE BEGAN IN 2023
- LEASE EXPIRES 4-30-31
- 3300 SQ. FT OFFICE INCLUDED



SHIRLEY K'S:

- OCCUPIES 34,984 SQ FT
- \$6741/MONTH BASE RENT UNTIL 3-30-26. EFFECTIVE 4-1-26 BASE RENT INCREASES TO \$8192/MONTH.
- TENANT PAYS NNN'S MONTHLY.
- LEASE BEGAN IN 2022.
- EXPIRES 3-31-29
- 5000 SQ. FT OFFICE INCLUDED



Additional Details

- ZONED INDUSTRIAL (FALLS TOWNSHIP)
- CONCRETE FLOORS ARE 6 INCH
- 4 DRIVE IN DOORS
- 2 DOCK DOORS
- 16 FT CEILING CLEARANCE ON LARGE PORTION
- 14 FT OVERHEAD DOORS
- PUBLIC WATER
- PRIVATE SEWER
- 36 +/- ACRES OF ADDITIONAL DEVELOPMENT LAND.
- NOT LOCATED IN A FLOOD PLAIN
- NOT LOCATED WITHIN CITY LIMITS

