



999 Zane Street

Zanesville, OH 43701



Offering Summary

Sale Price:	\$3,800,000
Building Size:	47,500 SF
Lot Size:	8.3 Acres
Zoning:	C-4

Property Overview

Fantastic Commercial property located within the City of Zanesville just off SR-60 and only 1/4 mile to I-70. Property is just over 8 acres with 3 buildings and additional lean to buildings for storage as well as additional space for uncovered storage. Property is fully fenced and offers a rail spur. Excellent opportunity for a dealership, small manufacturing or distribution.

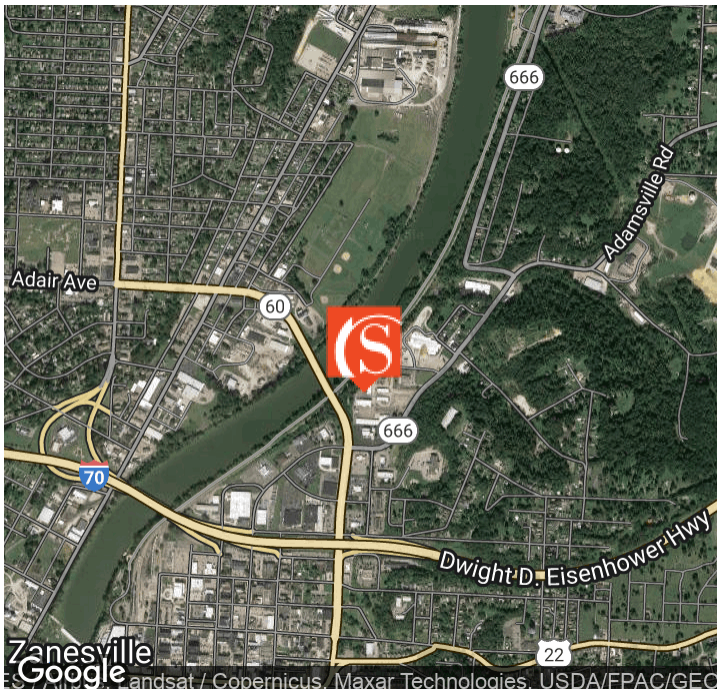
Location Overview

Outstanding high visibility and extremely easy location to access. Located just off SR-60/Underwood Street at signaled intersection, just 1/4 mile to I-70. I-70 crosses through Zanesville, connecting Muskingum County to the greater Columbus area, eastern Ohio as well as western West Virginia and Pennsylvania.



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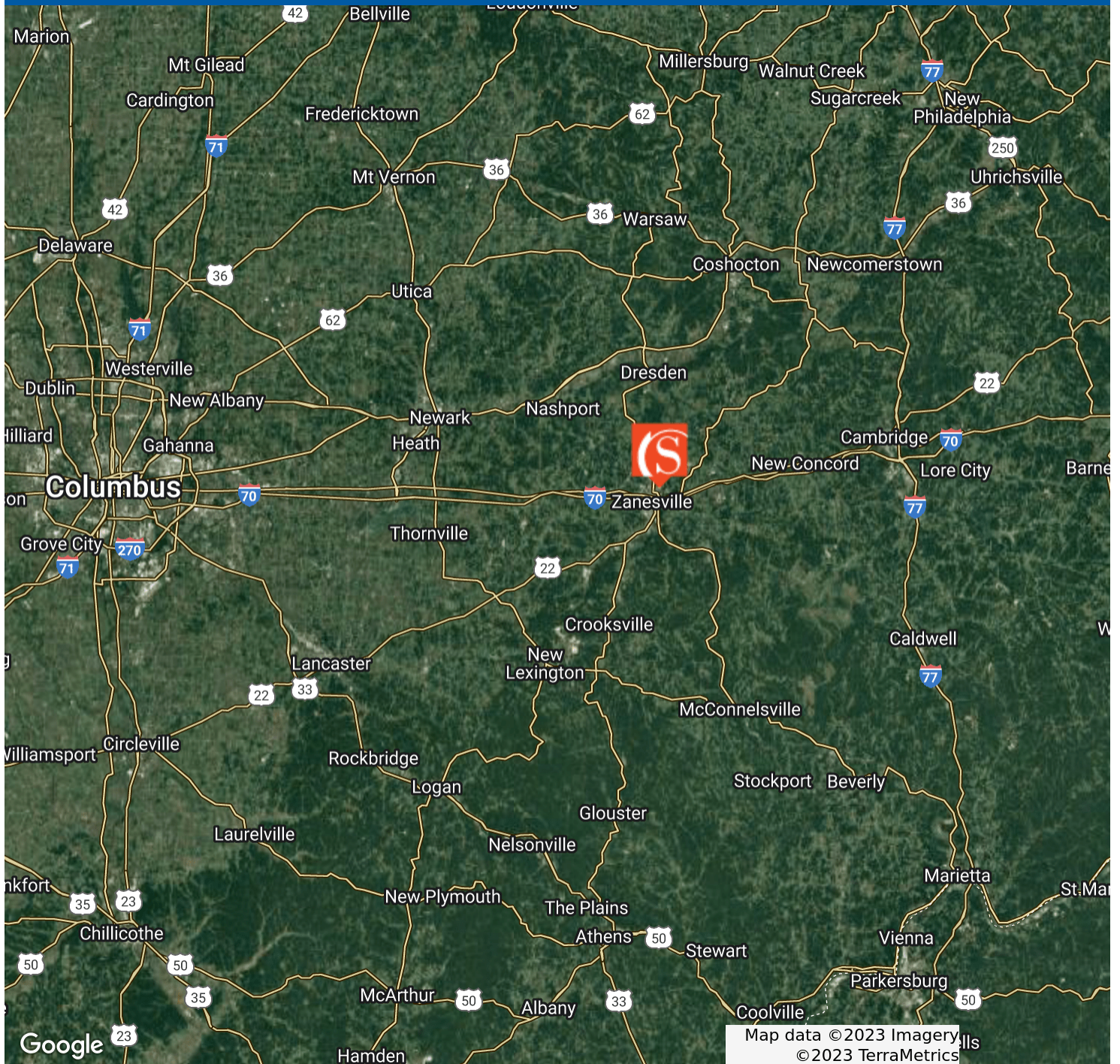


- Property offers 47,500 SF Total among 3 buildings situated on 8.3 Acres in the City of Zanesville.
- Main Office/Showroom offering 5,925 SF Second floor offices and warehouse with 3 docks.
- Warehouse has (11) 14' garage doors, 16' ceilings and a 5 bay garage with 11' doors
- Industrial Shop offering 13,788 SF with (2) 5 ton overhead cranes, (1) 16' and (5) 14' garage doors, paint room, wash bay, break room and office.
- Potential Rail Spur Available



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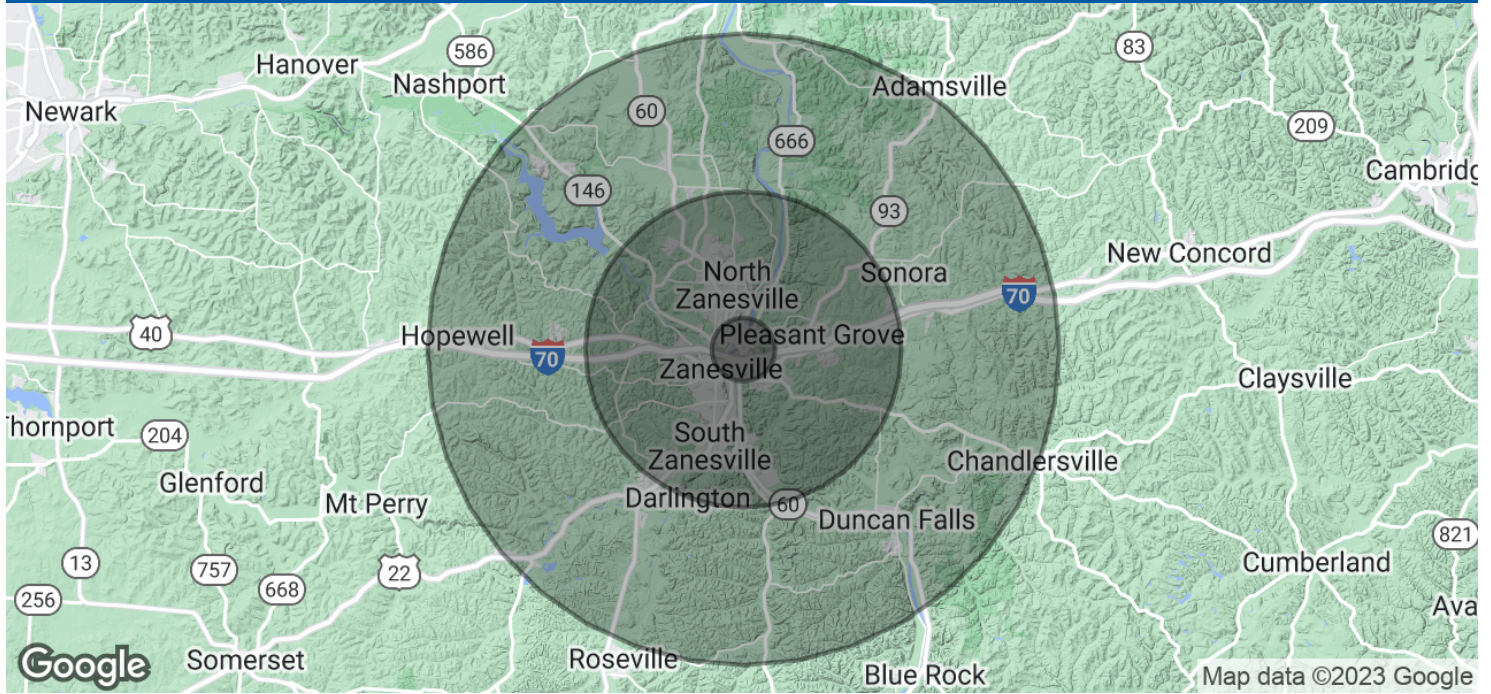
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Population

	1 Mile	5 Miles	10 Miles
Total Population	3,499	53,077	77,361
Average age	37.3	39.4	39.8
Average age (Male)	35.6	37.4	38.1
Average age (Female)	39.2	41.5	41.6

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	1,471	22,015	31,617
# of persons per HH	2.4	2.4	2.4
Average HH income	\$41,966	\$45,831	\$48,315
Average house value	\$109,390	\$102,250	\$114,284

* Demographic data derived from 2020 ACS - US Census