



3540 East Pike

Zanesville, Ohio 43701

Property Features

- 40,000 SF Industrial Building
- 500 SF Office
- Full Sprinkler System
- 3 Docks
- 1 Drive-in Door
- 4.274 Fenced Acres
- Security Gate
- 21' Ceiling Height
- Immediately Available

Sale Price: \$3,700,000
Lease Rate \$7.50/SF/YR



For more information:

Kim Benincasa

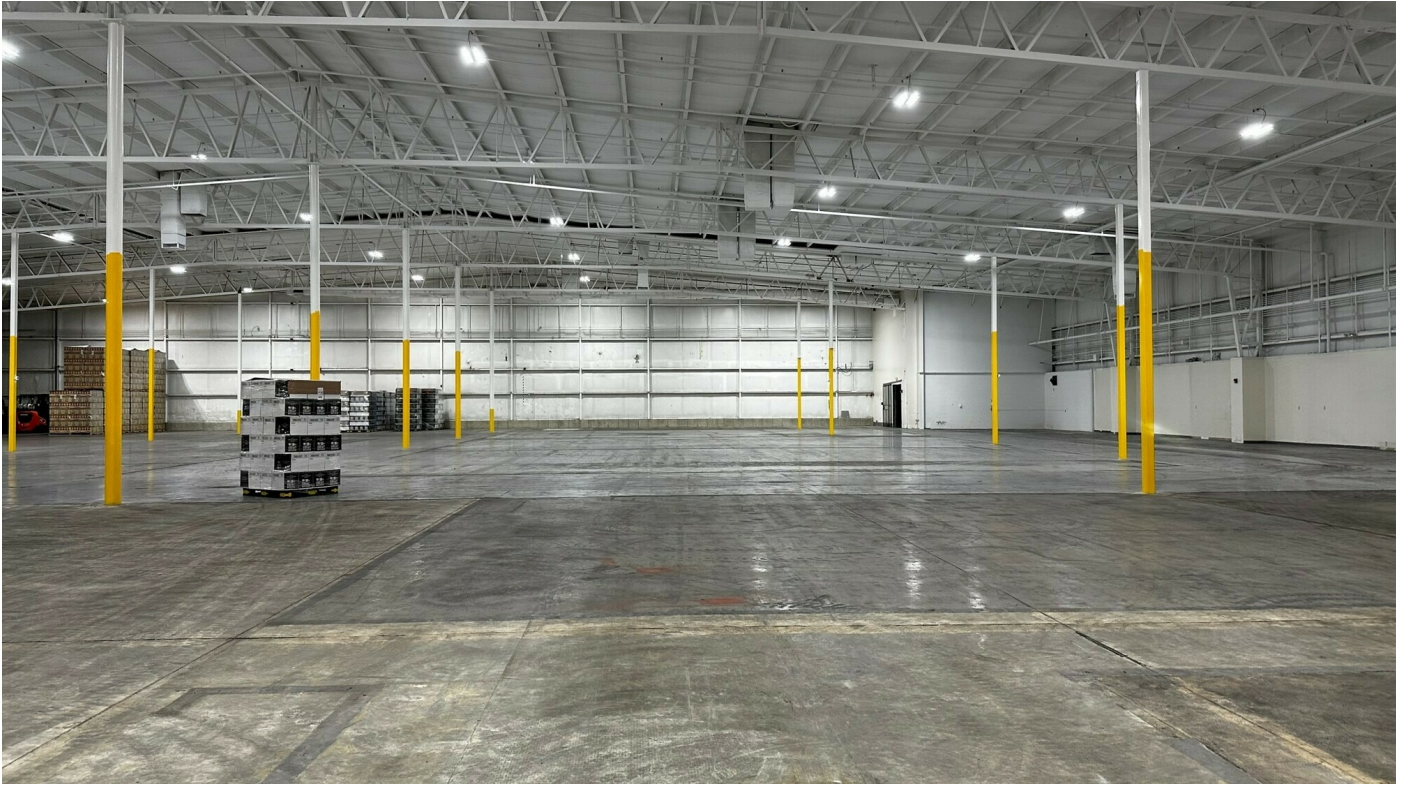
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NAI Ohio Equities
605 S Front Street, Columbus, OH 43215
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For Sale

3540 East Pike



Property Summary

Sale Price:	\$3,700,000
Lot Size:	4.274 Acres
Building Size:	370,000 SF
Grade Level Doors:	1
Dock High Doors:	3
Ceiling Height:	21.0 FT
Year Built:	1972
Renovated:	2023
Zoning:	480-Commercial Warehouses
Market:	East

Location Overview

Conveniently Located on SR-40 only 1.4 miles from Adamsville Road exit from I-70.

Property Overview

This 40,000 square foot industrial building offers a versatile space for various industrial operations. It features 500 square feet of office space for administrative needs and is fully equipped with sprinkler systems. The facility boasts three loading docks, a convenient drive-in door, 4.274 fenced in acres, and surrounded with a security gate. With a generous ceiling height of 21 feet, this space accommodates a wide range of equipment and storage needs. Immediate availability makes it a compelling option for businesses seeking a functional and secure industrial space. It's conveniently located off I 70 via Adamsville Road exit on SR 40 just east of Zanesville.

SALE PRICE **\$3,700,000**

LEASE RATE **\$7.50 SF/YR**

LOCATION INFORMATION

Street Address 3540 East Pike
 City, State, Zip Zanesville, OH 43701
 County Muskingum
 Market East
 Signal Intersection Yes

BUILDING INFORMATION

Occupancy % 0.0%
 Tenancy Single
 Ceiling Height 21 ft
 Minimum Ceiling Height 21 ft
 Office Space 500 SF
 Year Built 1972
 Year Last Renovated 2023
 Condition Excellent
 Free Standing Yes

PROPERTY INFORMATION

Property Type Industrial
 Property Subtype Warehouse/Distribution
 APN # 70-88-04-10-019
 Corner Property Yes
 Waterfront Yes
 Power Yes

PARKING & TRANSPORTATION

Street Parking Yes

UTILITIES & AMENITIES

Central HVAC Yes
 Electric Provider AEP

Additional Electric Details:
 Service Voltage 480 Volts 3 Phase Wye
 Transformer Capacity: 3-75 KVA
 Transformer
 Primary Voltage: 12 KV Circuit Within 100' If Needed

Gas Provider The Energy Cooperative
 Gas Line Size: 2"
 Gas Pressure: 10psig Psi

Additional Gas Details:
 Meter Sized To Provide 3,100,000 Btu/Hour
 (3100scfh) 75mcf/Day

Water/Sewer Provider: Muskingum County
 Water Line Size: 8" No Limitations
 Sewer Line Size 6" 144,000 GPD Pump
 Station In Front Of Building

Fiber Provider Spectrum
 Telecom Provider Spectrum AT&T

