

# 1730 Washington Avenue

Washington Court House, OH 43160

## Contact Us

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±80,230 SF with ±1.3 Acres of Outdoor Storage Available Now

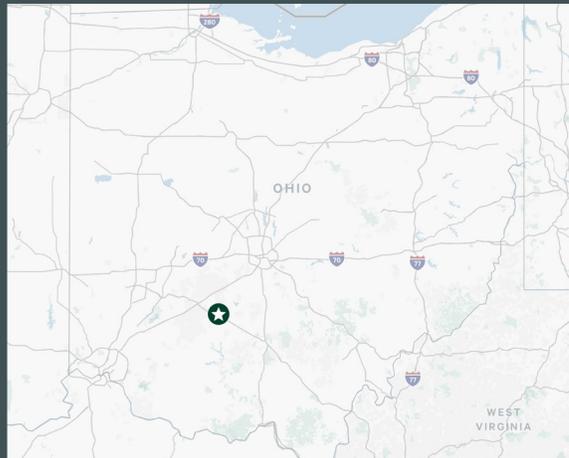
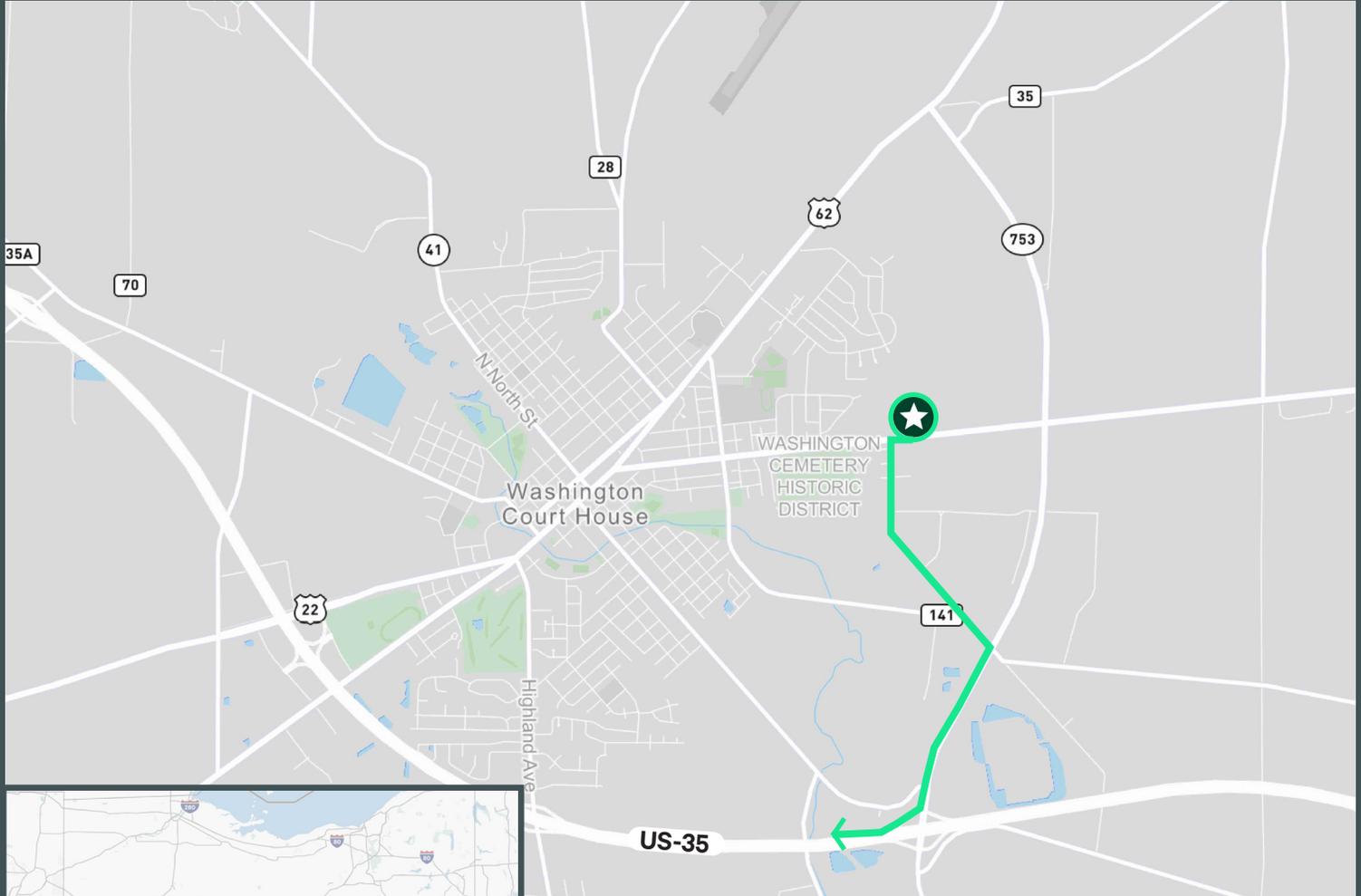




# Building Details

## Key Information

Building Size	80,230 SF	Warehouse heat	Two Engineered Air direct-fired forced-air units
Office	1,800 SF	Electrical service	480V, 3-phase, 1,200 AMP
Acres	5.17	Fire sprinklers	Wet, Ordinary Hazard (Group 2)
Clear Height	24"	Fire alarm	Yes
Column spacing	24'x50'	Floor thickness	8" (needs to be confirmed)
Docks	3	Electricity provider	AES Ohio
Drive-in doors	2, 20'x14' and 12'x14'	Water provider	City of Washington Court House
Year built	1979	Sewer provider	City of Washington Court House



# Ease of Access

## Ready to Reach Ohio & Beyond

1730 Washington Avenue offers key features such as ample square footage, loading docks, and flexible layout options. Washington Court House, OH, benefits from a strategic location, offering accessible transportation routes, and a favorable business environment compared to larger metropolitan areas. This makes it a viable option for distribution, manufacturing, or storage needs.

### Key Access

US-22	0.01 miles
753	0.5 miles
OH-62	1.5 miles
41	1.7 miles
US-35	2.2 miles
I-71	11.5 miles



## Planned Improvements

### Exterior

- + Renovate loading docks (seals, lights, bumpers)
- + Fresh concrete area outside docks and drive-ins
- + New gutters
- + New siding
- + Fresh paint
- + Clean landscaping

### Interior

- + Fresh paint
- + Remove wood trim
- + Re-fresh bathrooms
- + Revamp Insulation

80,230 SF

Total Availability

1,900 SF

Office Space

24'

Clear Height

±1.3 AC

Potential Outdoor Storage



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