



# 135 Kensington Avenue

Zanesville, OH 43701



## Offering Summary

Lease Rate:	\$6.50 SF/yr (NNN)
Building Size:	11,500 SF
Available SF:	11,500 SF
Lot Size:	1.25 Acres
Year Built:	1950
APN:	63-05-03-12-000

## Property Overview

Introducing a versatile leasing opportunity at 135 Kensington Avenue, Zanesville, Ohio. This 11,500 SF warehouse/light manufacturing facility offers a flexible layout suited for a variety of industrial users. The property features dedicated office space, a fenced and secured area, and 3-phase electric power to support a range of operational needs. Situated on approximately 1.25 acres, the building includes 7,932 SF with 15' clear height, 3,072 SF with 12'6" clear height, and seven drive-in doors including three 14', three 12', and one 8' door. With convenient access to major transportation routes, this property is well positioned for warehousing, manufacturing, or service-related operations.

## Location Overview

Located in Zanesville, Ohio, this industrial property offers a strategic location just one block from US-22, providing convenient access to major transportation routes. Its positioning supports efficient connectivity for distribution, operations, employees, clients, and suppliers. Surrounded by a mix of commercial and industrial users, the area offers a strong business setting for a variety of industrial applications.



# 135 Kensington Avenue

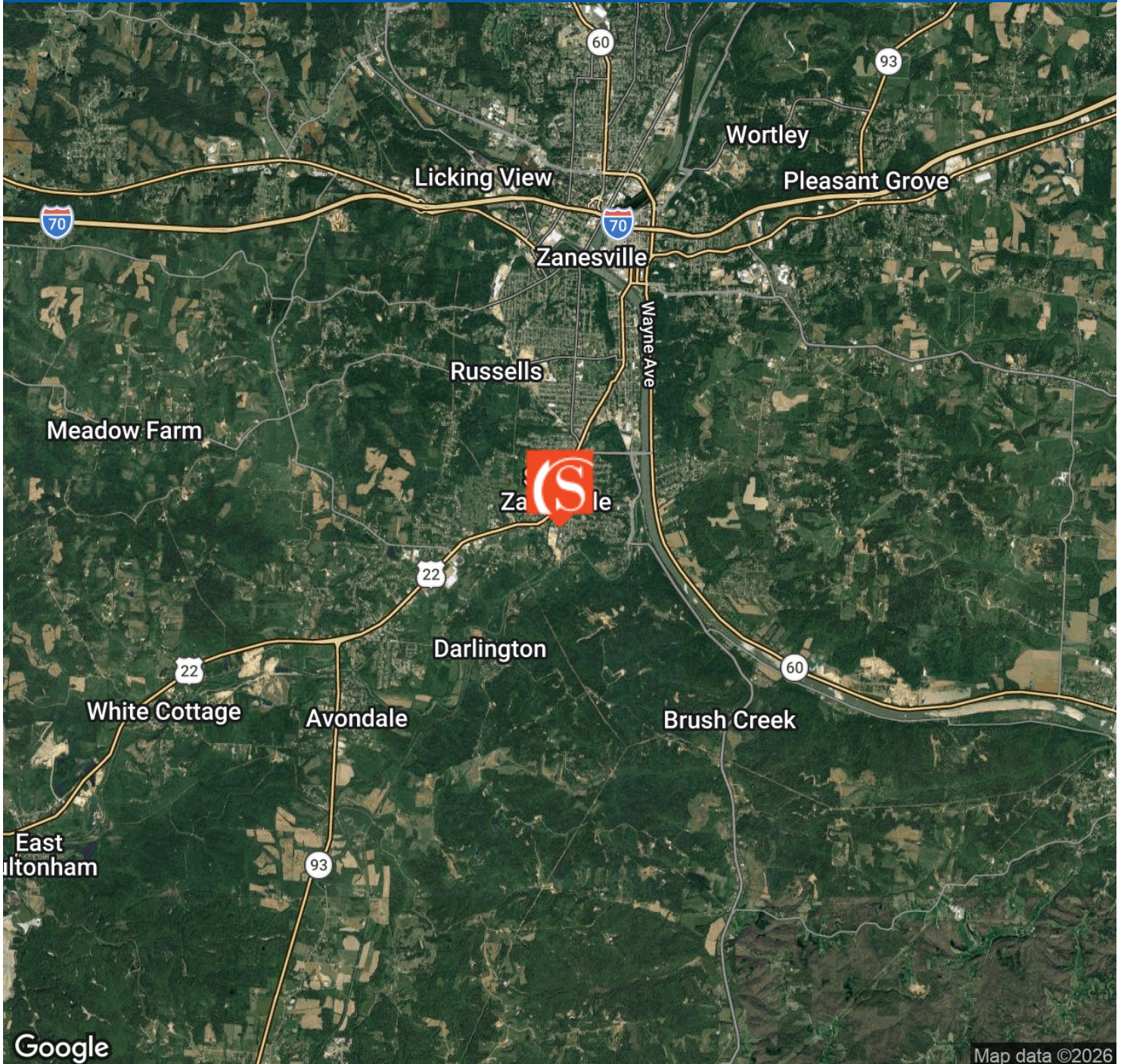
Zanesville, OH 43701





# 135 Kensington Avenue

Zanesville, OH 43701



Google

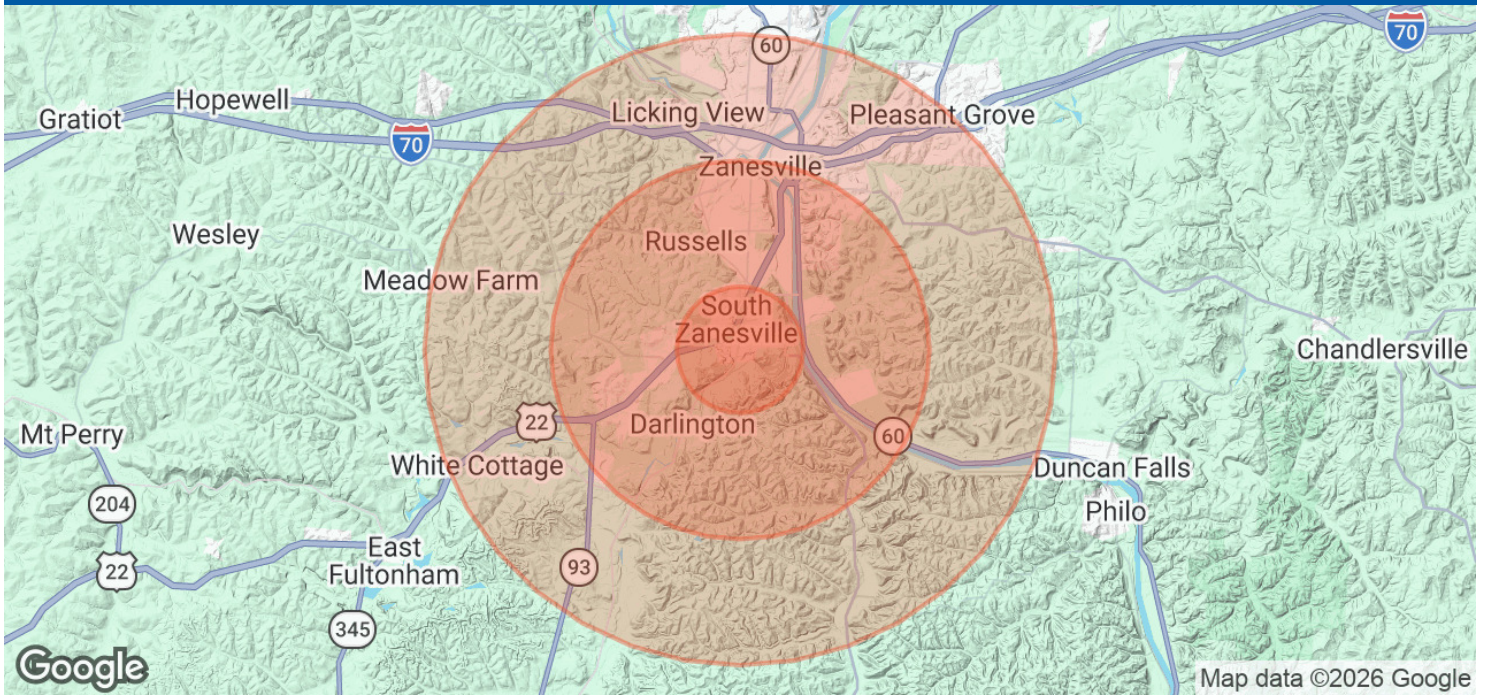
Map data ©2026





# 135 Kensington Avenue

Zanesville, OH 43701



**Population**

	1 Mile	3 Miles	5 Miles
Total Population	3,023	18,808	36,055
Average Age	37.8	37.2	39.1
Average Age (Male)	36.6	35.1	37.3
Average Age (Female)	44.2	40.2	41.1

**Households & Income**

	1 Mile	3 Miles	5 Miles
Total Households	1,352	7,560	14,716
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$58,859	\$55,367	\$60,125
Average House Value	\$117,975	\$120,630	\$136,056

2023 American Community Survey (ACS)

