



Colliers

Industrial Space For Lease or Sale

231 Commerce Blvd, Johnstown, OH 43031

One-of-kind freestanding manufacturing building offering heavy power, 46' clear, clean room and air-conditioned production areas. Food grade facility with substantial improvements made in 2018 and exceptionally maintained.

For information, contact:

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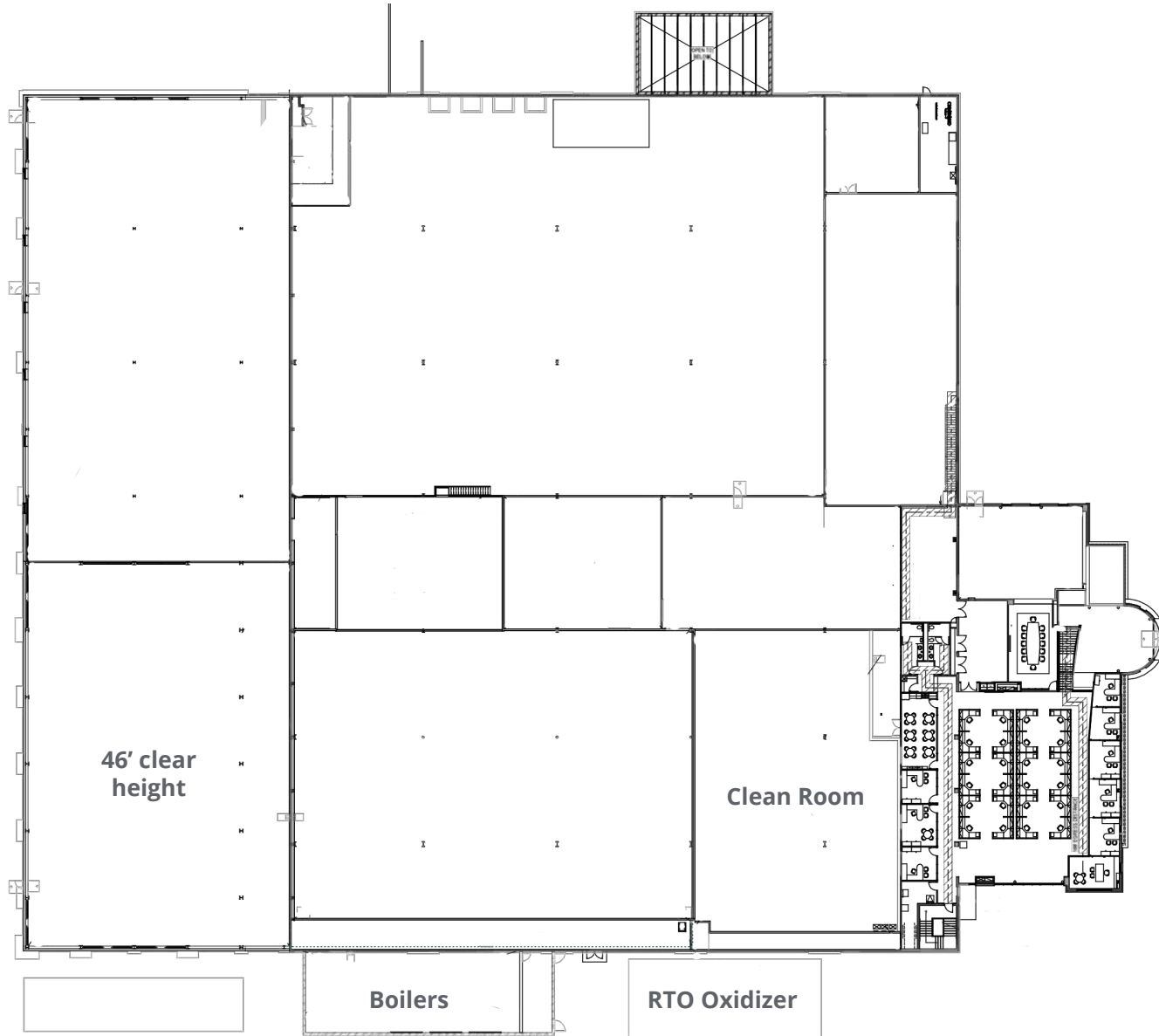
Building Specifications



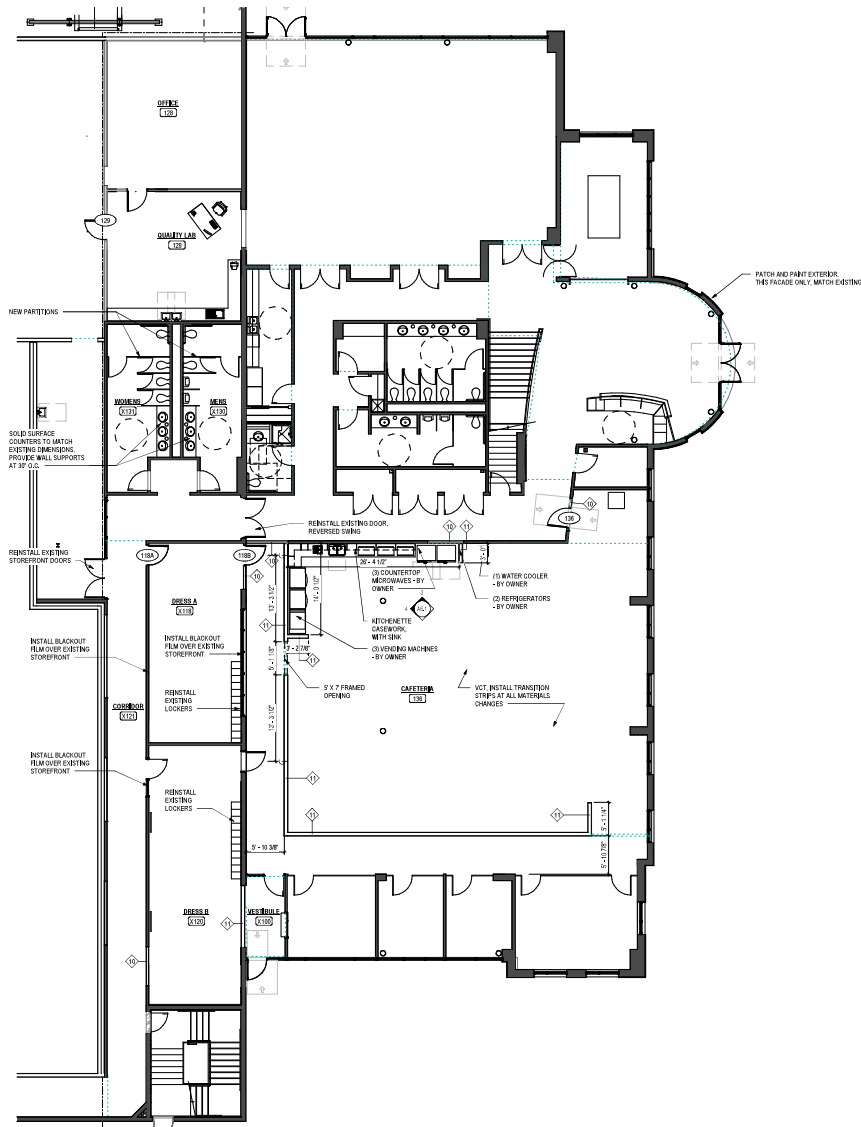
Building Size:	135,668 ± SF
SF Available:	135,668 ± SF
Site Size:	28.56 ± acres with room to expand or potential outside storage
Office SF:	23,386 SF of office (14,244 SF on the 1st floor and 9,142 SF on the 2nd floor)
Dock Doors:	Five (5) dock doors 4 full-height, 1 step-van
Drive-in Doors:	One (1) drive-in door
Parking Spaces:	180 auto spaces
Clear Height:	23' to 46'
Column Spacing:	55' x 50'
Roof:	Standing seam metal - 2009 EPDM installed in 2018
Year Built:	2009 with addition/improvements made in 2018
HVAC:	Portions of warehouse are heated and air conditioned
Utilities:	Gas - Columbia Electric - AEP Water/Sewer - Village of Johnstown
Building Security:	Security Cameras on exterior of building Card access on all doors Secure trucker entrance and restrooms

County:	Licking
Sprinkler:	ESFR
Lighting:	LED & Fluorescent
Air Conditioning:	Partial air-conditioning and humidity control
Electrical Service:	7,600 amp delivered via 3 services: 4,000 amp, 460v (room for expansion) 2,000 amp, 208v (room for expansion) 1,600 amp, 480v
Boiler System:	2 existing boilers for production process (room for 3rd)
Production & Clean Rooms:	Epoxy painted walls Sealed cleanroom tiles Heat and air-conditioning (units have direct digital control from PC) Chilled water loop Compressed air loop Air showers at entrances Class 10,000 clean room
Other:	Backup Generator supports emergency systems
Zoning:	Limited Manufacturing (LM)
Sale Price:	Negotiable
Net Lease Rate:	Market Rents
2023 Taxes:	\$109,023.00

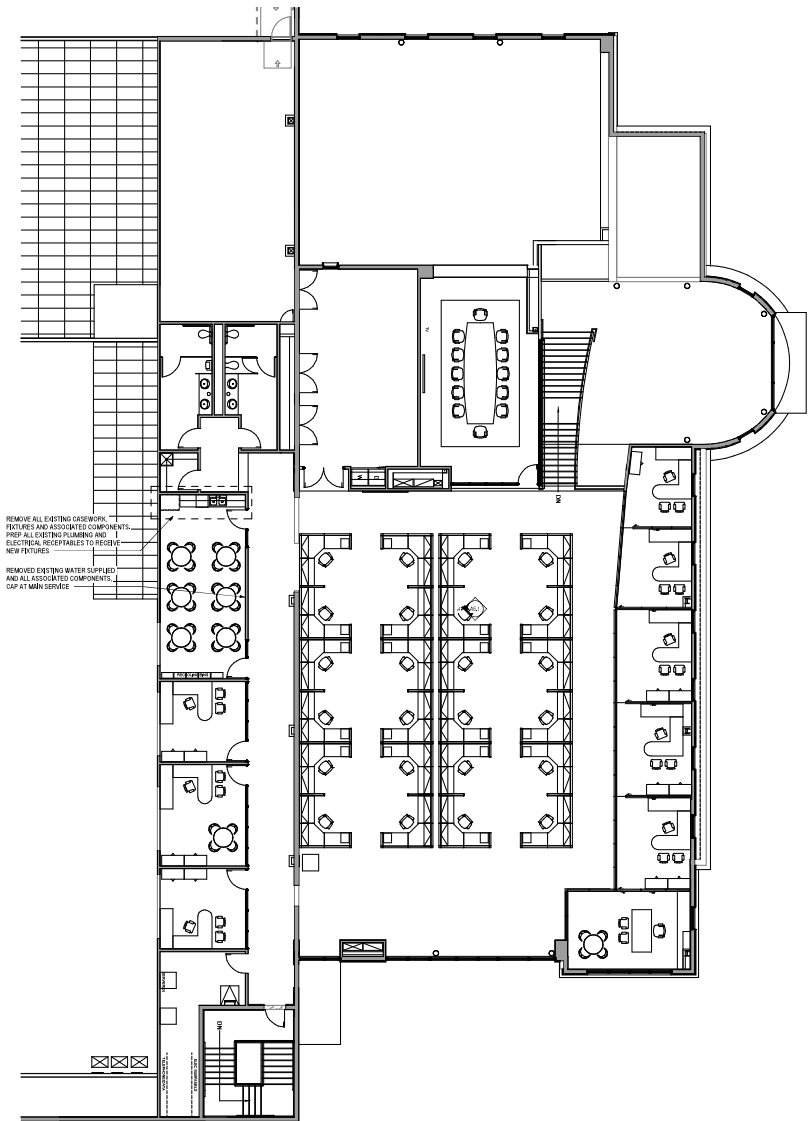
Floor Plan



Office Plan

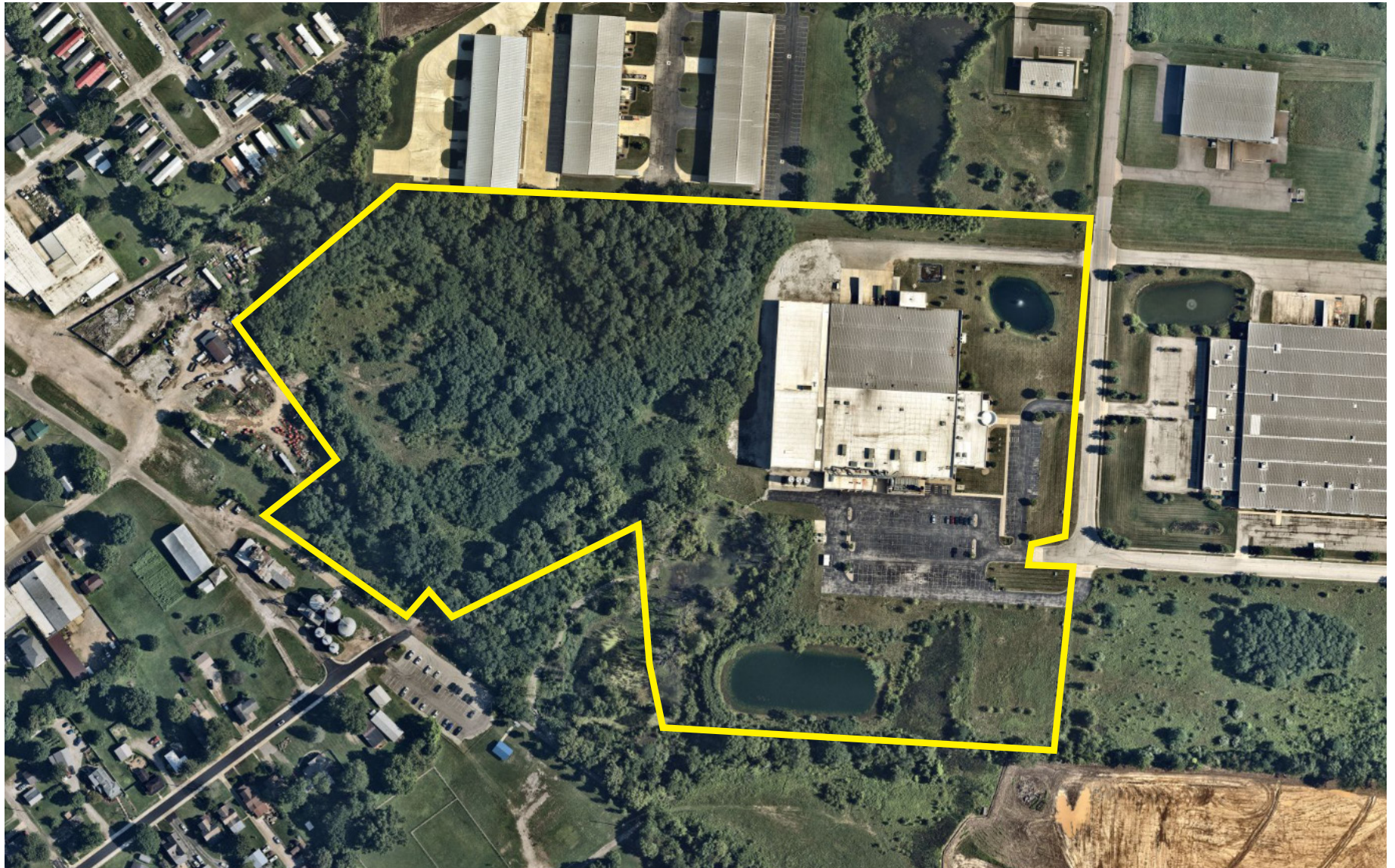


First Floor

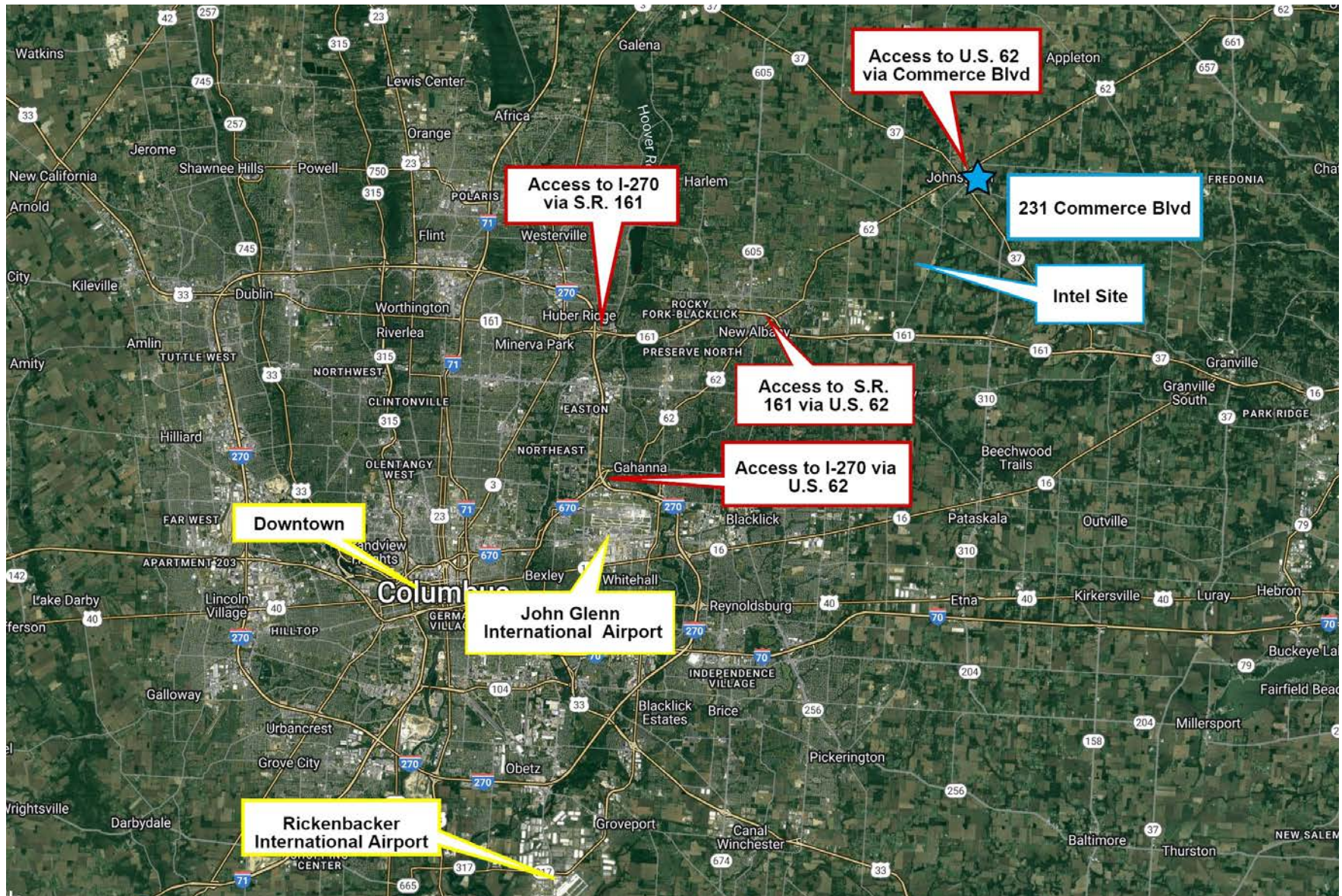


Second Floor

Site Overview



Area Access



Building Photos





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Contact Us

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