



3540 East Pike

Zanesville, Ohio 43701

Property Features

- 40,000 SF Industrial Warehouse
- Fully Sprinklered
- 500 SF Office
- Break Room
- 3 Docks 1 Drive-in Door
- 4.274 Fenced Acres
- Security Gate
- 21' Ceiling Height
- Immediately Available

Lease Rate: \$8.50/SF/YR NNN

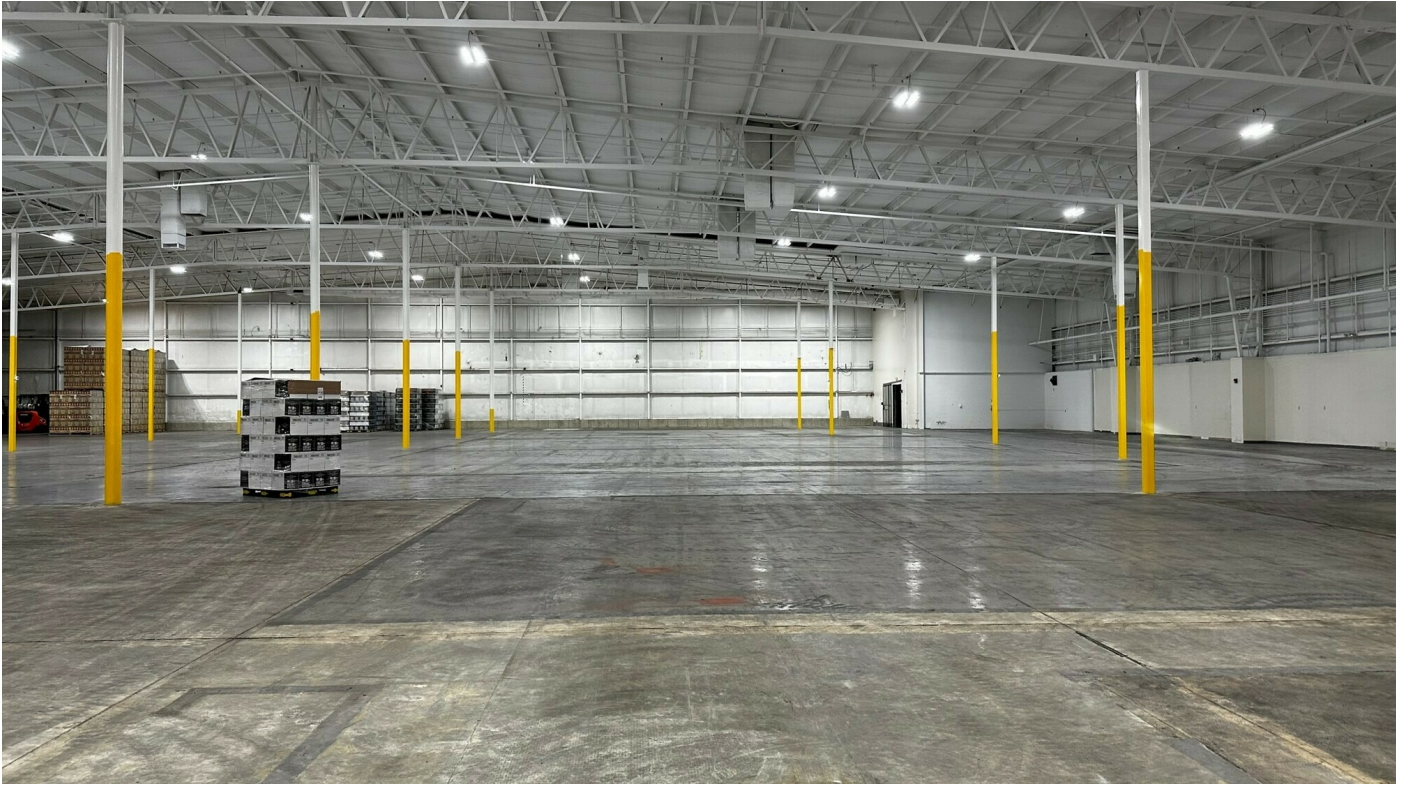


For more information:

Kim Benincasa

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Executive Summary



Property Summary

Lot Size:	4.27 Acres
Building Size:	40,000 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.

LOCATION INFORMATION

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

PROPERTY INFORMATION

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

UTILITIES & AMENITIES

ELECTRIC PROVIDER

AEP
ELECTRIC VOLTS 12
KVA
POWER PHASES 3
SERVICE VOLTAGE 480 VOLTS 3 PHASE WYE
TRANSFORMER CAP. 3-75 KVA TRANS
PRIMARY VOLT. 12 KV 100 FT TO

MORE

GAS PROVIDER THE ENERGY COOPERATIVE
GAS LINE SIZE 2 INCH
GAS PRESSURE 10 PSIG PSI
METER SETTING SIZED TO PROVIDE 3
100,000 BTU/HOUR (3100
SCFH) = 75 MCF PER DAY

WATER PROVIDER

MUSKINGUM COUNTY
WATER LINE SIZE 8 INCH
SEWER PROVIDER MUSKINGUM COUNTY
LINE SIZE 6 INCH
144,000 GPD AVAILABLE PUMP STATION IN FRONT
FIBER SERVICE TO SITE

FIBER PROVIDER

SPECTRUM
TELCOM PROVIDER SPECTRUM
AT&T

