



**HOWARD HANNA**  
REAL ESTATE SERVICES



**THE NIANOURIS  
COMMERCIAL TEAM**

# 8,020 SF MANUFACTURING/WAREHOUSE FOR SALE!

## \$560,000



**99 Jonesboro Rd.  
Washington Courthouse, OH 43160**

### PROPERTY FEATURES:

- **8,020 SF TOTAL- TWO ADJOINING BUILDINGS**
- **3-PHASE ELECTRIC | TEN 10' DOCK DOORS**
- **ONE OFFICE | ONE RESTROOM**
- **NEW CONCRETE PARKING, BARN, & GRAVEL LOT**

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## Fact Sheet

<b>Address:</b>	99 Jonesboro Rd. Washington Courthouse, OH 43160
<b>Price:</b>	\$560,000.00
<b>County:</b>	Fayette
<b>City:</b>	Washington Courthouse
<b>Building Size:</b>	8,020 SF   Section 1- 2,204 SF   Section 2- 5,046 SF
<b>Lot Size:</b>	5.8 Acres
<b>Year Built:</b>	Section 1- 1968   Section 2- 2012
<b>Clear Height:</b>	Section 1- 10'   Section 2- 22'
<b>OH/Dock Doors:</b>	Ten 10' Dock Doors
<b>Fire Suppression:</b>	No
<b>Zoning:</b>	C- Commercial
<b>Parking Spaces:</b>	New Concrete Pad, and Large Gravel Parking Area
<b>Roof:</b>	Shingle, 2012
<b>HVAC:</b>	Gas Heat in Section 1 of building, AC in Office
<b>Electric:</b>	3 Phase   250 Amp   480 Volts
<b>Restrooms:</b>	1 Restroom
<b>Taxes:</b>	2025- \$4,485.92

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.

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## **Property Description:**

99 Jonesboro Rd. is a 8,020 SF industrial property, composed of two adjoining sections situated on 5.8 acres located in Washington Courthouse, OH.

- Section 1: Approximately 2,800 SF with 10 ft ceilings and four 10' dock doors, built in 1968.
- Section 2: Added in 2012, approximately 5,220 SF with 22 ft ceilings and six 10' overhead doors.

The building also features an office and a restroom. There is HVAC in the office and Radiant heat in Section 1.

The site offers a large gravel parking lot, a new concrete pad for parking, and a barn for extra storage. The property backs up to railroad tracks.

Previously used for wood pallet manufacturing, this property is ideally suited for warehouse, distribution, or light manufacturing users, especially those requiring semi-truck access.

Washington Court House is a small city in Fayette County, Ohio, located midway between Columbus and Cincinnati along U.S. Route 35. It serves as the county seat and regional hub for commerce and manufacturing, offering a blend of industrial, agricultural, and small-town community character. The area features strong transportation access, affordable real estate, and a growing mix of local businesses and light industrial users.

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