



3540 East Pike

Zanesville, Ohio 43701

Property Features

- 40,000 SF Industrial Building
- 500 SF Office
- Full Sprinkler System
- 3 Docks
- 1 Drive-in Door
- 4.274 Fenced Acres
- Security Gate
- 21' Ceiling Height
- Immediately Available

Sale Price: \$4,000,000
Lease Rate \$8.50/SF/YR



For more information:

Kim Benincasa

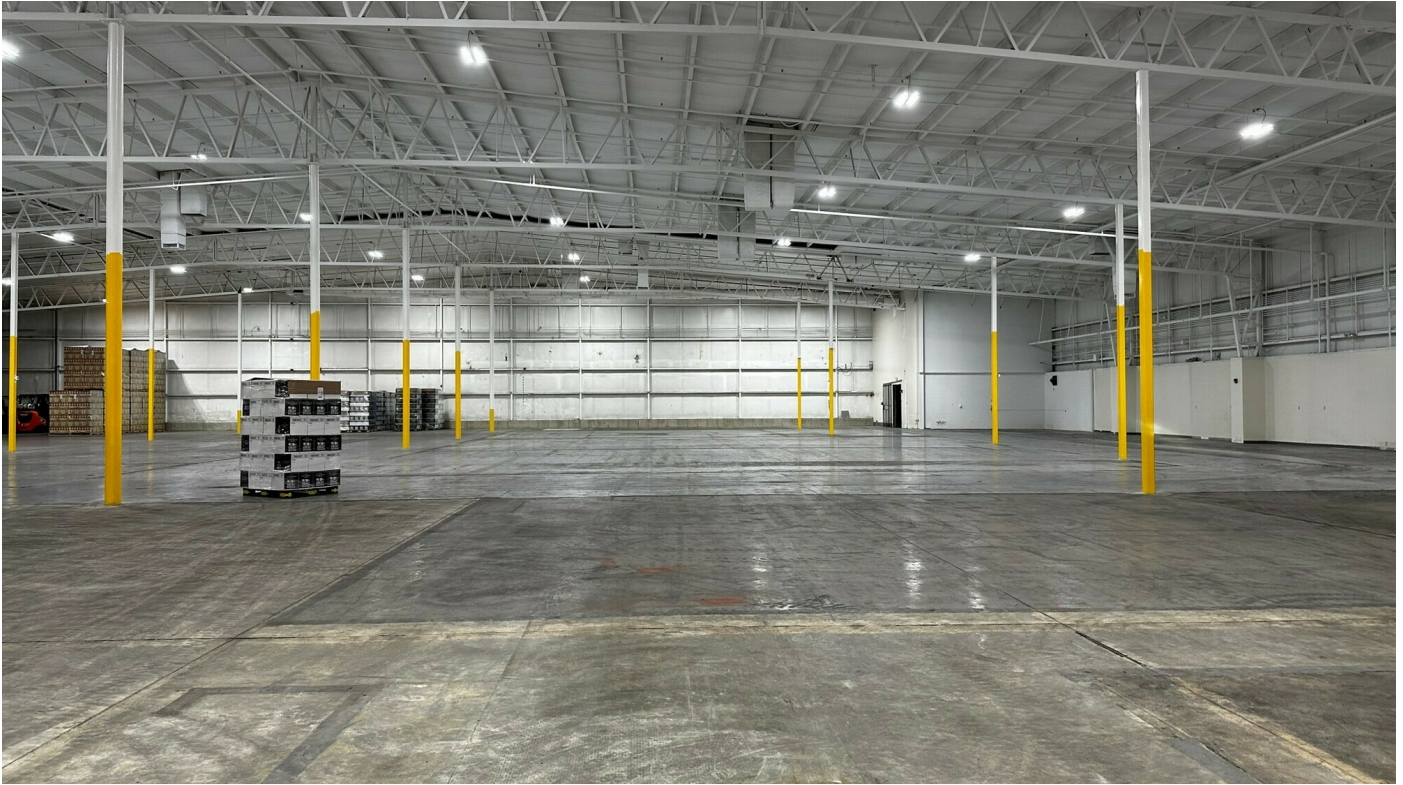
614 629 5280 • kbenincasa@ohioequities.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Ohio Equities
605 S Front Street, Columbus, OH 43215
614 224 2400
ohioequities.com

For Sale

3540 East Pike



Property Summary

Sale Price:	\$4,000,000
Lot Size:	4.274 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. It's conveniently located off I 70 via Adamsville Road exit on SR 40 just east of Zanesville.

SALE PRICE **\$4,000,000**

LEASE RATE **\$8.50 SF/YR**

LOCATION INFORMATION

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

PROPERTY INFORMATION

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

PARKING & TRANSPORTATION

Street Parking Yes

UTILITIES & AMENITIES

Central HVAC Yes
Electric Provider AEP

Additional Electric Details:
Service Voltage 480 Volts 3 Phase Wye
Transformer Capacity: 3-75 KVA
Transformer
Primary Voltage: 12 KV Circuit Within 100' If Needed

Gas Provider The Energy Cooperative
Gas Line Size: 2"
Gas Pressure: 10psig Psi

Additional Gas Details:
Meter Sized To Provide 3,100,000 Btu/Hour
(3100scfh) 75mcf/Day

Water/Sewer Provider: Muskingum County
Water Line Size: 8" No Limitations
Sewer Line Size 6" 144,000 GPD Pump
Station In Front Of Building

Fiber Provider Spectrum
Telecom Provider Spectrum AT&T

