

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: \$7.50/SF/YR NNN



For more information:

Kim Benincasa

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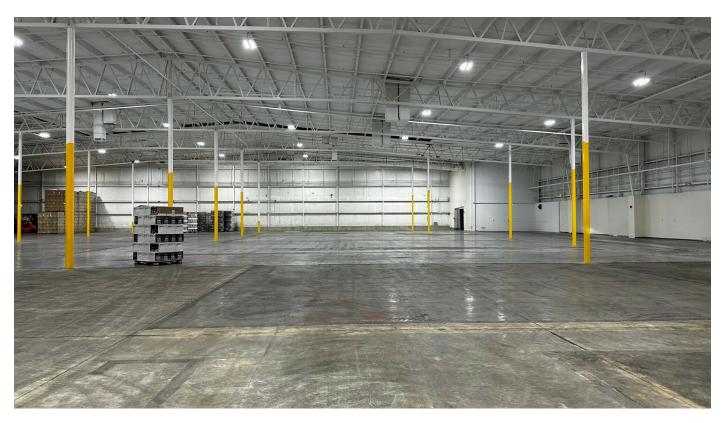
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Executive Summary



Property Summary

Lot Size: 4.27 Acres

Building Size: 40,000 SF

Grade Level Doors:

Dock High Doors: 3

Ceiling Height: 21.0 FT

Year Built: 1972

Renovated: 2023

Zoning: 480-Commercial Warehouses

Market: Fast

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, 4.92 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.





Property Details

LOCATION INFORMATION

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

PROPERTY INFORMATION

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

BUILDING INFORMATION

0.0% Occupancy % Tenancy Single Ceiling Height 21 ft 21 ft Minimum Ceiling Height 500 SF Office Space Year Built 1972 Year Last Renovated 2023 Condition **Excellent** Yes Free Standing

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

THE ENERGY COOPERATIVE **GAS PROVIDER**

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

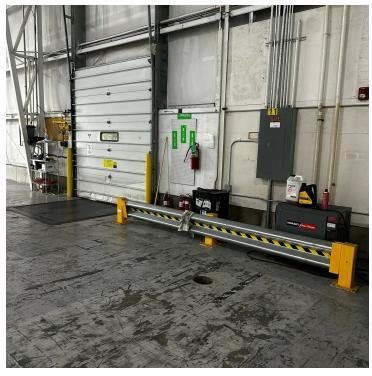




Property Photographs







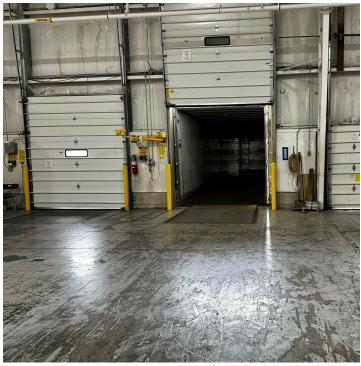




Property Photographs











Locations Map

