



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

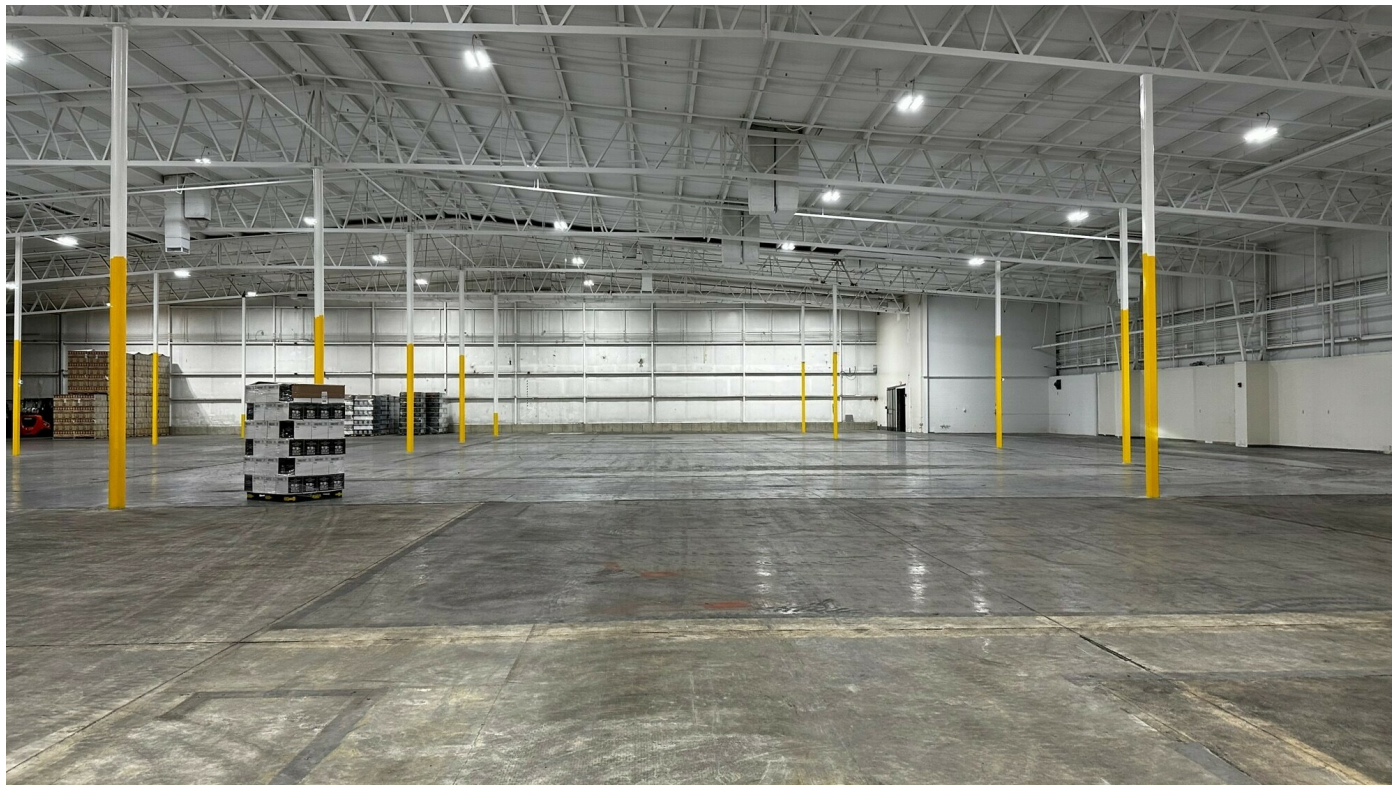
Lease Rate: \$7.50/SF/YR NNN



For more information:

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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, 4.92 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.

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

