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<b>Available Bldg</b>	1,021,404 Sq. Ft.
<b>Zahns Corner Jackson Building</b>	
479 Industrial Park Drive, Waverly, Ohio	

**Building Features**

**Square Footage Available:** 1,021,404 Sq. Ft.      **Asking Price:** \$11,500,000 or lease @\$2.50 sq. ft.  
**Ceiling Height:** 28' 7" ~ 23' 8"      **Zoning:** No Zoning  
**Location:** Seal Township, Pike County, just outside of Waverly at the intersection of US-32 and US-23, with convenient four-lane access to Columbus, Cincinnati and Charleston.

**Utilities**

<b>Electric Supplier:</b> AEP	<b>Distance (mi.):</b>	At site
	<b>Primary Voltage:</b>	138 KV
<b>Gas Supplier:</b> Pike Natural Gas	<b>Distance (mi.):</b>	At site
	<b>Main Size (in.):</b>	6"
	<b>Pressure (psi):</b>	275 psi
<b>Water:</b> Pike Water	<b>Distance (mi.):</b>	At site
	<b>Main Size (in.):</b>	8"
<b>Sewer:</b> Pike Sewer District	<b>Distance (mi.):</b>	At site
	<b>Main Size (in.):</b>	8"

**Transportation**

<b>Interstate:</b> I-71	<b>Distance (mi.):</b>	63 Miles
<b>Highway:</b> OH 32	<b>Distance (mi.):</b>	1 Miles
<b>Rail:</b> CSX	<b>Siding:</b>	No
<b>Commercial Airport:</b> Columbus John Glenn	<b>Distance (mi.):</b>	72 Miles
<b>Local Airport:</b> Pike County Airport	<b>Distance (mi.):</b>	6 Miles
<b>Water Port:</b> Conley River Terminal	<b>Distance (mi.):</b>	28 Miles

**Local Property Taxes**

<b>Real (mills):</b> 51.7/\$1000 @ 35%	<b>Personal (mills):</b>	N/A
<b>Tax:</b> Seal Twp, Pike County	<b>Incentive Possible:</b>	YES

**Comments**

The Jackson Building is a stand-alone 1 million sf warehouse/distribution building constructed in 1998, and currently owned by Echo Environmental. Located 28' clear height with 96 docks and 4 drive in doors. ESFR sprinkler. Heavy utilities, rail access, abundant parking/trailer parking. Located in the Zahn's Corner Industrial Park. Immediately available.

