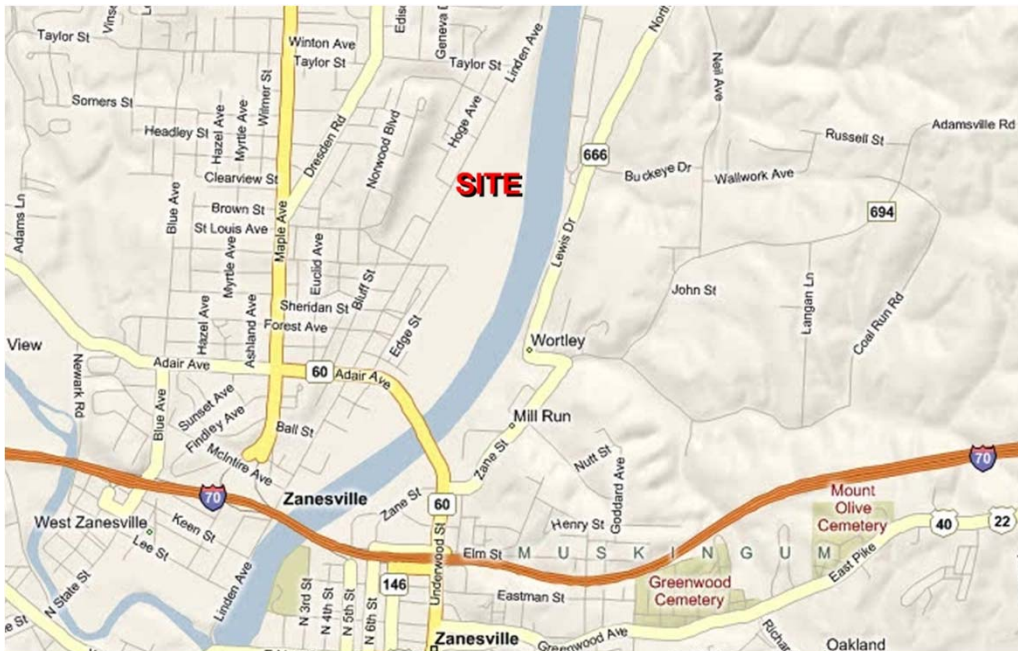




FOR SALE OR LEASE INDUSTRIAL FACILITY

2200 Linden Ave. – Zanesville, OH 43701



PROPERTY DETAILS

- ± 449,475 SF BLDG. ZONED FOR INDUSTRIAL USE
- ± 28.53 AC SITE
- 1.5 MILES FROM I-70, 60 MILES EAST OF I-71, 30 MILES WEST OF I-77
- 60 MILES FROM PORT COLUMBUS INTERNATIONAL AIRPORT
- RAIL SIDING ON SITE (CSX)
- CITY WATER/SEWER
- \$10 MIL. INVESTED IN PROPERTY SINCE 2001
- ELECTRIC TOTALLY UPDATED IN PAST TWO YEARS
- SEVERAL CLEAN ROOMS ON SITE

FOR SALE AT \$3,999,000

FOR LEASE AT \$2.75/SF MG

contact information

Kim Benincasa
mobile 740 819 4619
kbenincasa@ohioequities.com

Main Office
605 S Front St Suite 200
Columbus, Ohio 43215
tel 614 224 2400 | fax 614 224 5436
www.ohioequities.com



Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY PHOTOGRAPHS

2200 Linden Ave. – Zanesville, OH 43701



NAI Ohio Equities^{REALTORS®}
Commercial Real Estate Services, Worldwide.

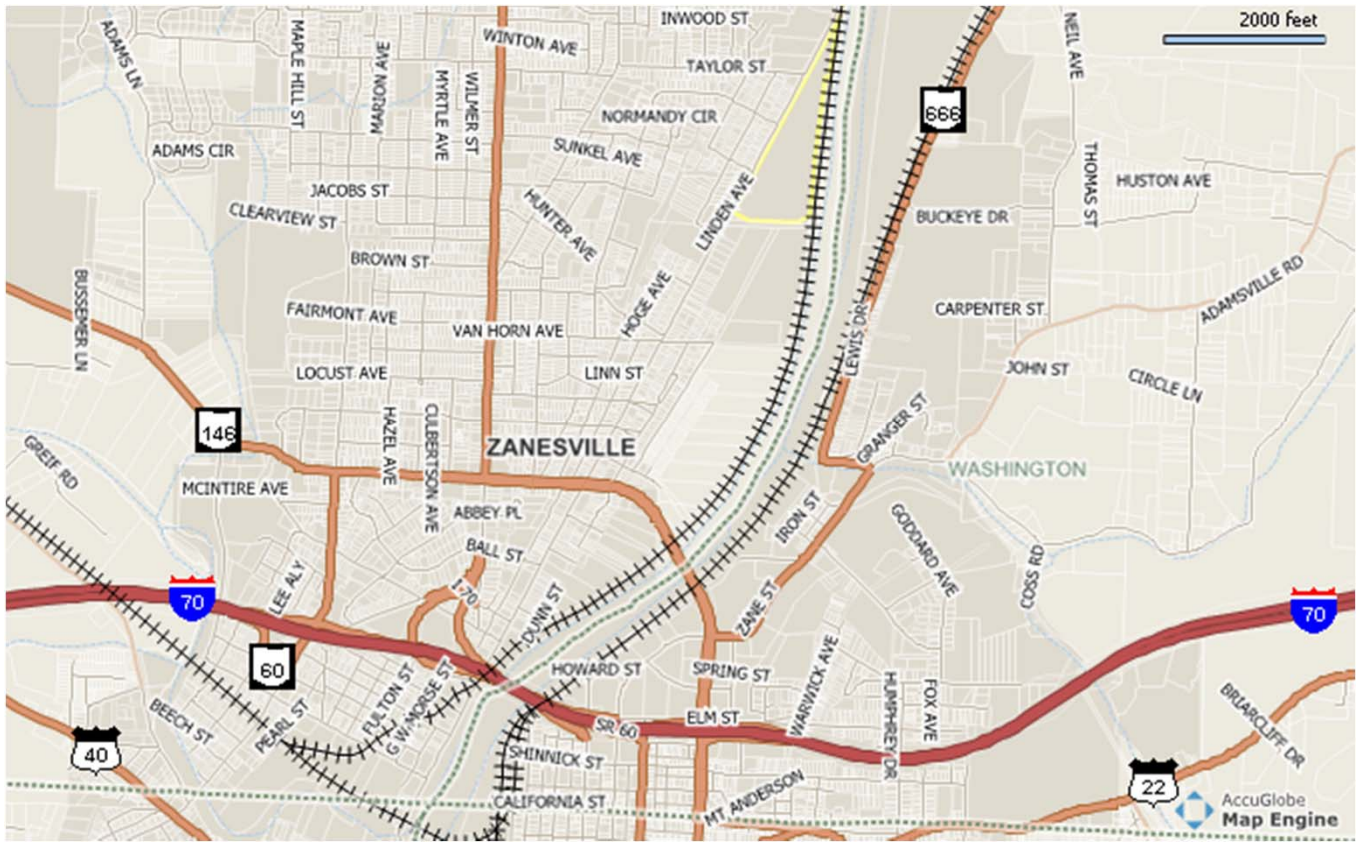
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LEAR TRANSPORTATION MAP

2200 Linden Ave. – Zanesville, OH 43701



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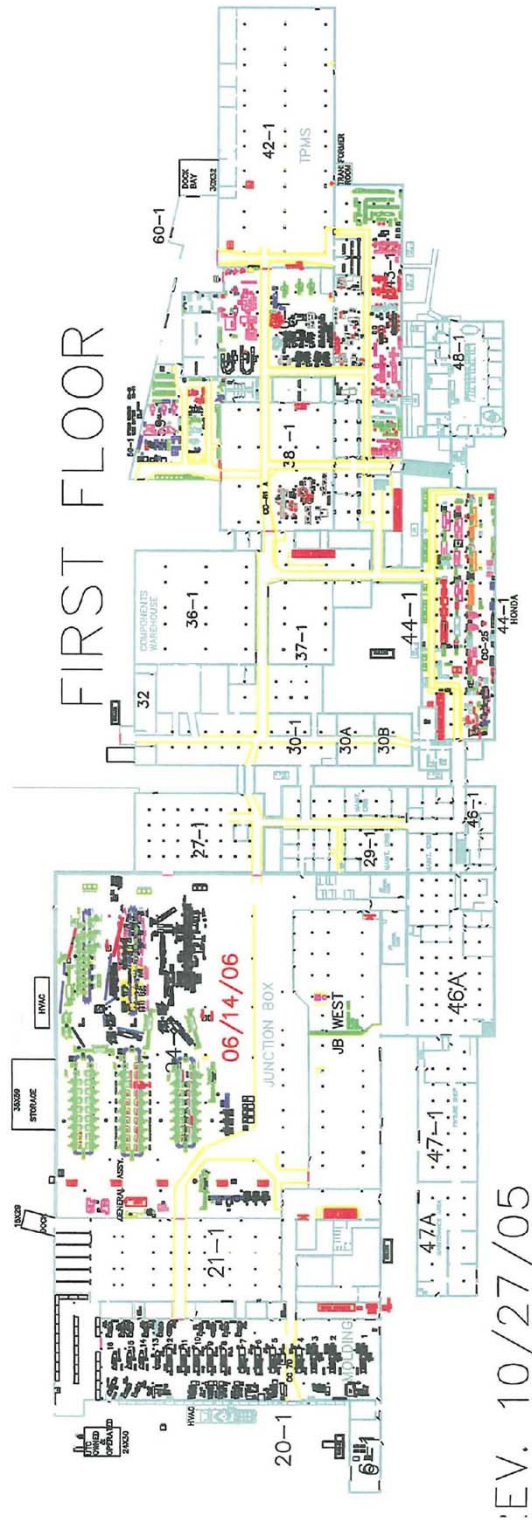
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FLOORPLAN – FIRST FLOOR

2200 Linden Ave. – Zanesville, OH 43701



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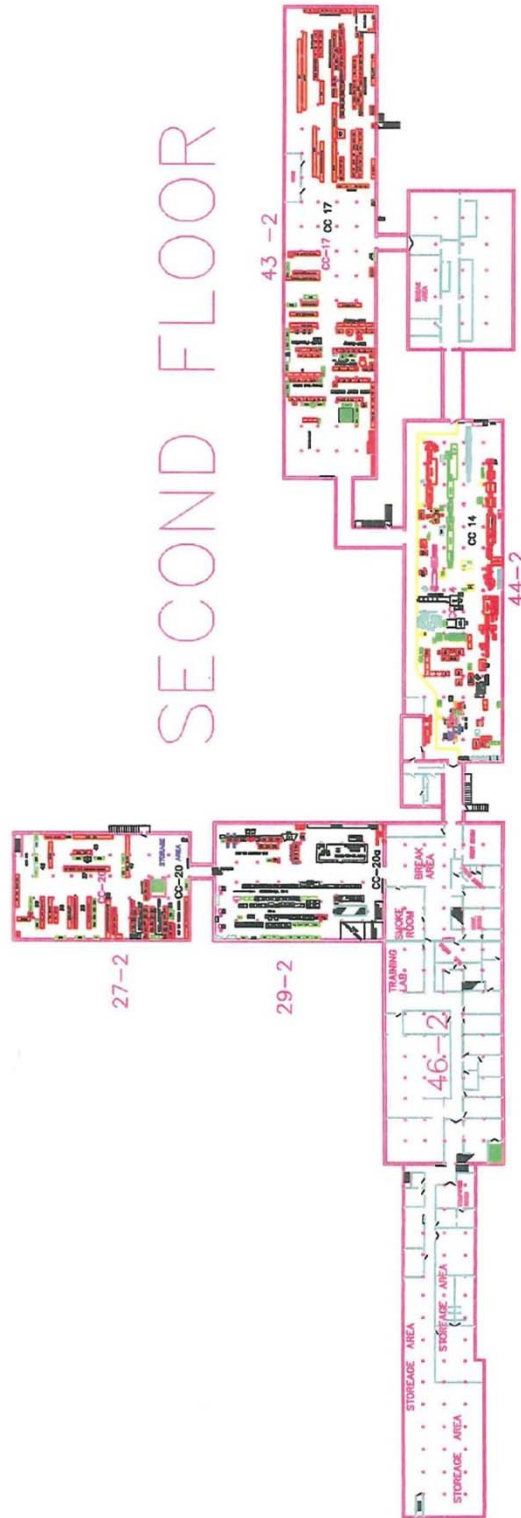
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FLOORPLAN – SECOND FLOOR

2200 Linden Ave. – Zanesville, OH 43701



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contact information

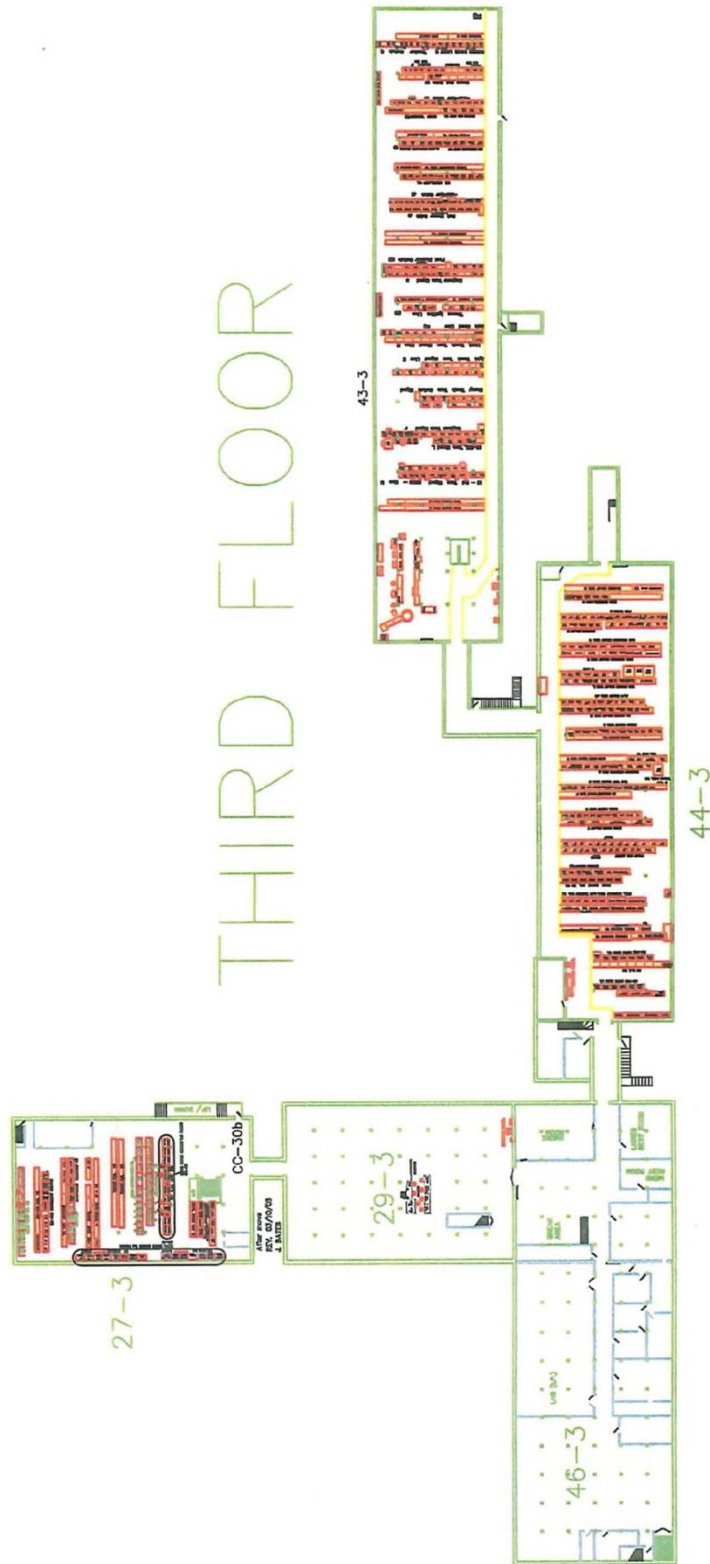
Kim Benincasa

mobile 740 819 4619

kbenincasa@ohioequities.com

FLOORPLAN – THIRD FLOOR

2200 Linden Ave. – Zanesville, OH 43701



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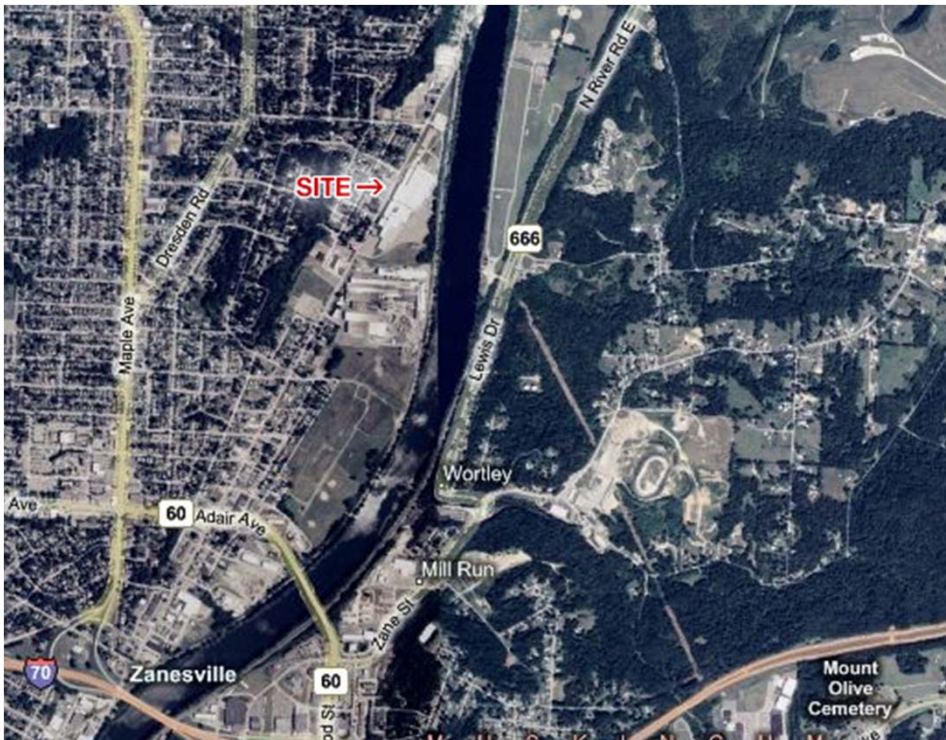
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AERIAL IMAGERY & LOCATION MAPS

2200 Linden Ave. – Zanesville, OH 43701



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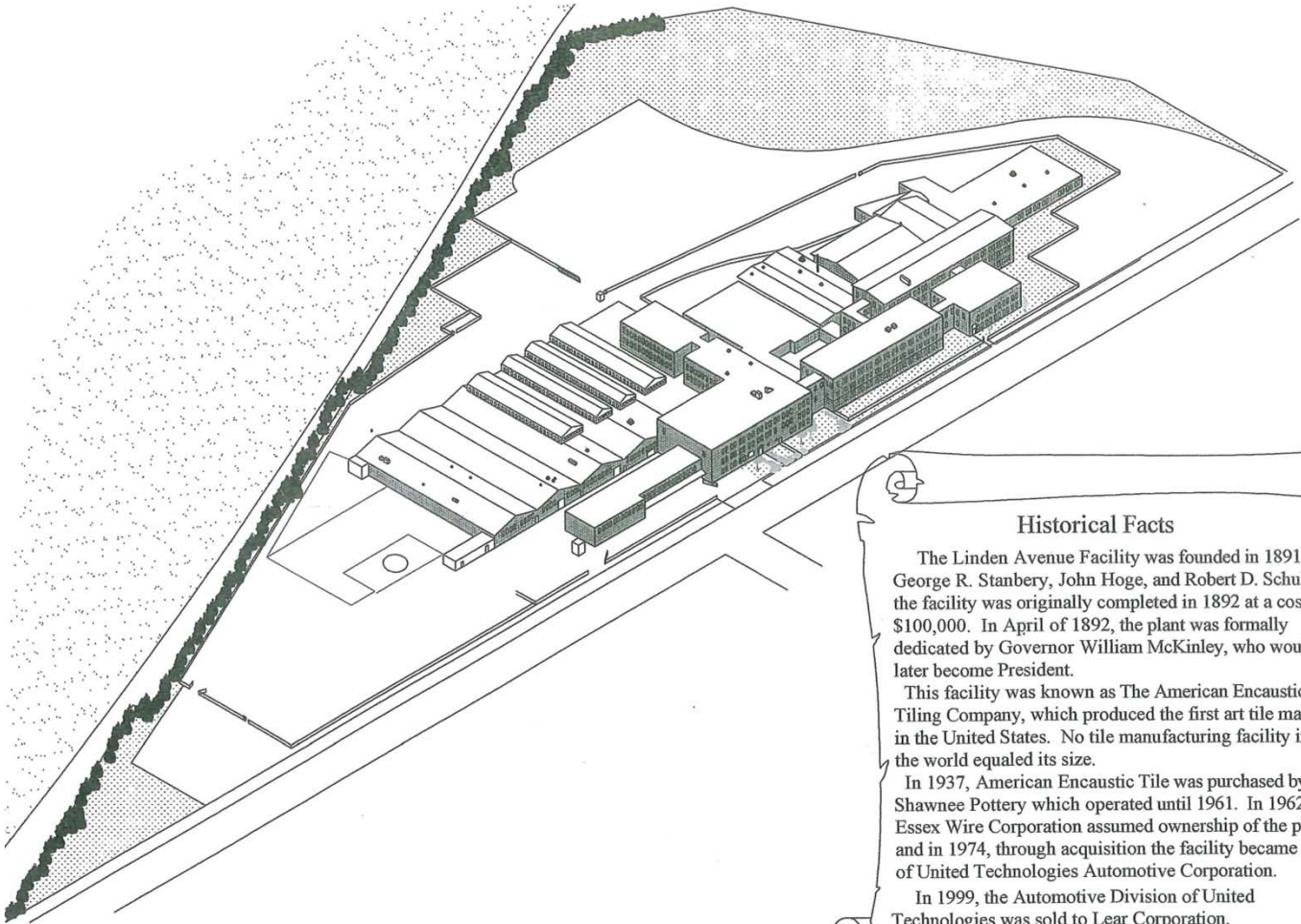
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HISTORICAL FACTS

2200 Linden Ave. – Zanesville, OH 43701



Historical Facts

The Linden Avenue Facility was founded in 1891 by George R. Stanbery, John Hoge, and Robert D. Schultz. The facility was originally completed in 1892 at a cost of \$100,000. In April of 1892, the plant was formally dedicated by Governor William McKinley, who would later become President.

This facility was known as The American Encaustic Tiling Company, which produced the first art tile made in the United States. No tile manufacturing facility in the world equaled its size.

In 1937, American Encaustic Tile was purchased by Shawnee Pottery which operated until 1961. In 1962, Essex Wire Corporation assumed ownership of the plant, and in 1974, through acquisition the facility became part of United Technologies Automotive Corporation.

In 1999, the Automotive Division of United Technologies was sold to Lear Corporation.



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