

# Industrial for Sale

2200 Linden Ave.  
Zanesville, OH 43701



## Building Information

<b>Total Building Area:</b>	449,475 sq. ft.
<b>Building Dimensions:</b>	Irregular
<b>Main Plant Area:</b>	± 434,475 sq. ft.
<b>Office Area:</b>	± 15,000 sq. ft. (3.5%)
<b>Year Built::</b>	1892, \$10 million in improvements since 2001
<b>Type Construction:</b>	Brick/Masonry/Mixed
<b>Basement:</b>	No
<b>Column Spacing:</b>	Variable
<b>Roof:</b>	Varied – Majority membrane type roof system
<b>Floor Thickness:</b>	12" – 30" (varies with location)
<b>Interior Height::</b>	Variable, 14' to 30'
<b>Docks/Loading:</b>	(25) drive-on dock (15) OH doors @ plant grade
<b>HVAC:</b>	Facility served by numerous RTU's of various capacities
<b>Lighting:</b>	90% Fluorescent
<b>Electric:</b>	4 kV unregulated to building 120/240 V – 3 Phase
<b>Clean Rooms:</b>	Facility is equipped with several dust and climate controlled rooms

## Land Detail

<b>Land Area:</b>	± 28.53 AC
<b>Dimensions:</b>	Irregular
<b>Water:</b>	12" city water
<b>Sanitary:</b>	8" sanitation @ building
<b>Storm:</b>	12" – 24" (varies with location)
<b>Gas:</b>	Columbia Gas
<b>Electric:</b>	American Electric Power 4kV primary 120/240 V-3 Phase
<b>Parking:</b>	+/- 220 spaces
<b>Rail:</b>	CSX rail siding

## Tax Information

<b>Tax District:</b>	80 Zanesville City
<b>Parcel ID:</b>	85-36-01-07-000

## contact information

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## Main Office

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