



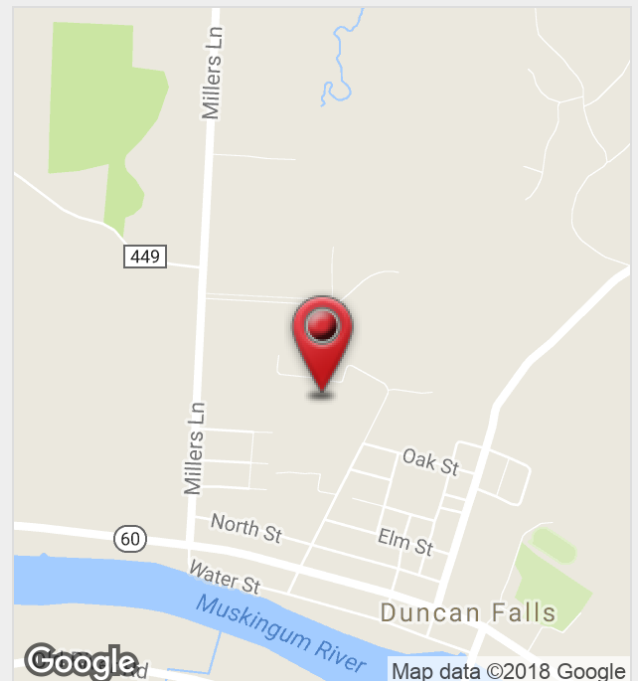
393 Mound Rd.

Duncan Falls , Ohio 43734

Property Features

- 32,396 SF manufacturing building with 1,716 SF office space
- 4 drive in doors (12' x 14')
- 7 cranes (5-5 ton and 2-2 ton)
- Former metal fabrication shop
- 13'-18' clear height
- Bay sizes 20'x40', 20'x30', and 20'x20'
- Columbia Gas and AEP
- 3 phase electric

Lease Rate: \$2.50 SF/Yr (NNN)



For more information:

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NAI Ohio Equities

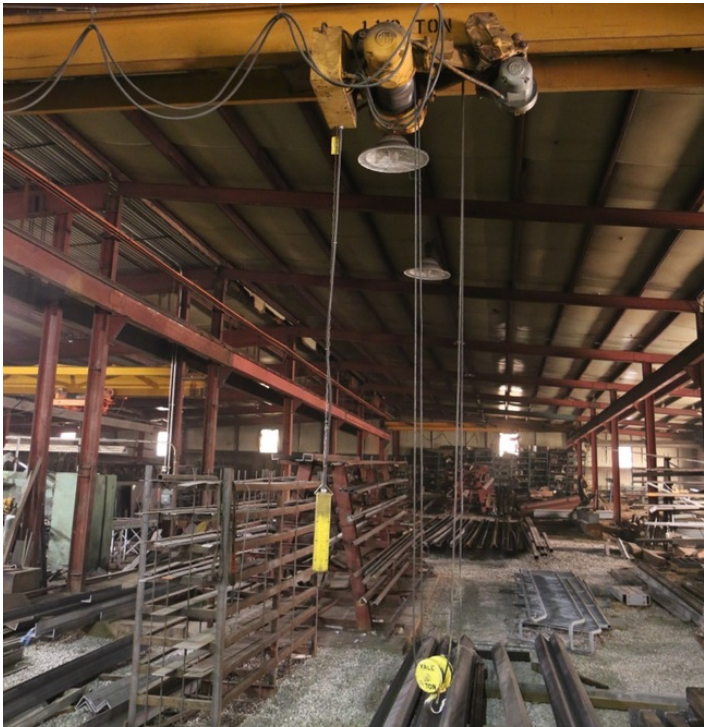
605 S Front Street, Columbus, OH 43215

614 224 2400

ohioequities.com

For Lease

Industrial



For Lease

Industrial



Property Summary

Available SF:	32,396 SF
Lease Rate:	\$2.50 SF/yr (NNN)
Lot Size:	17.91 Acres
Building Size:	32,396 SF
Year Built:	1958
Zoning:	--
Market:	Other market areas

Location Overview

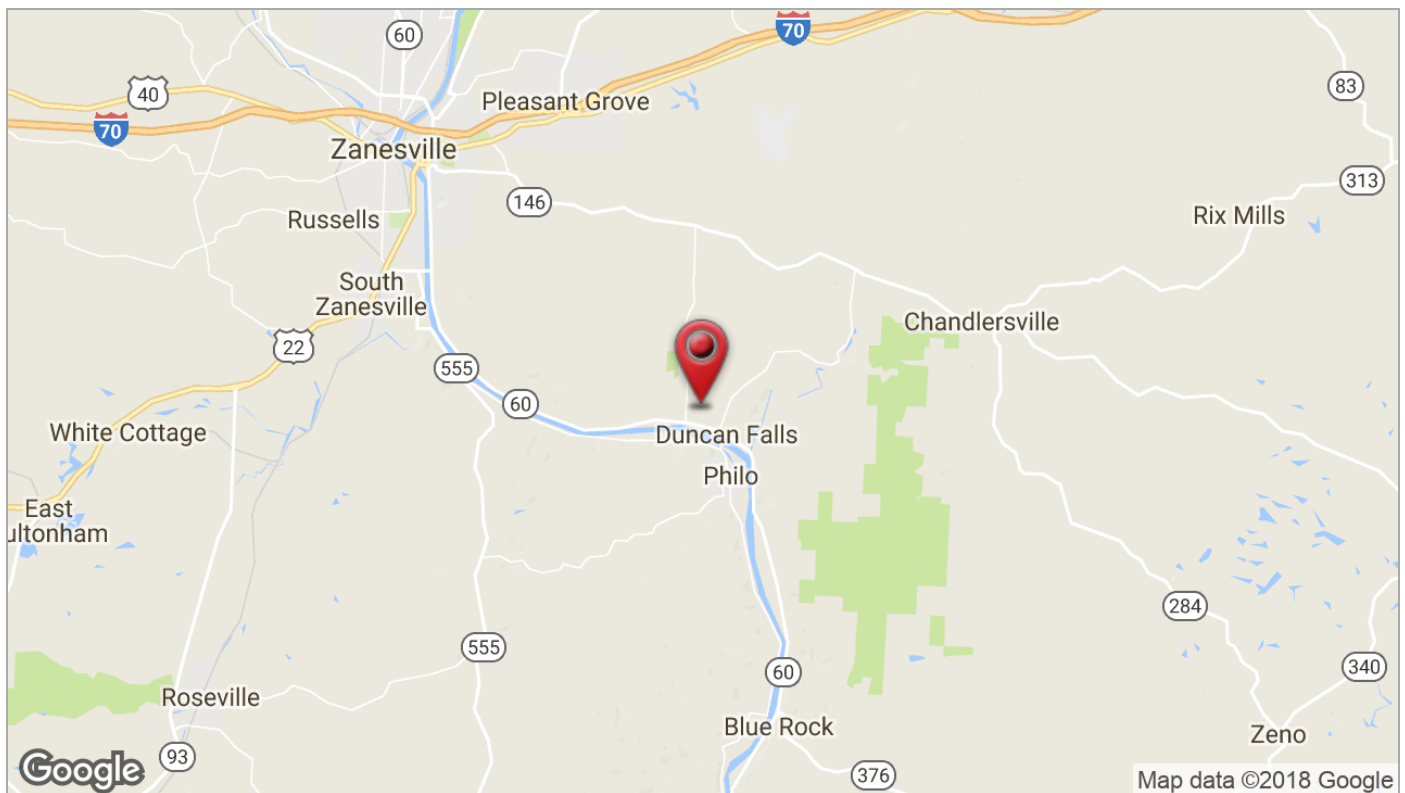
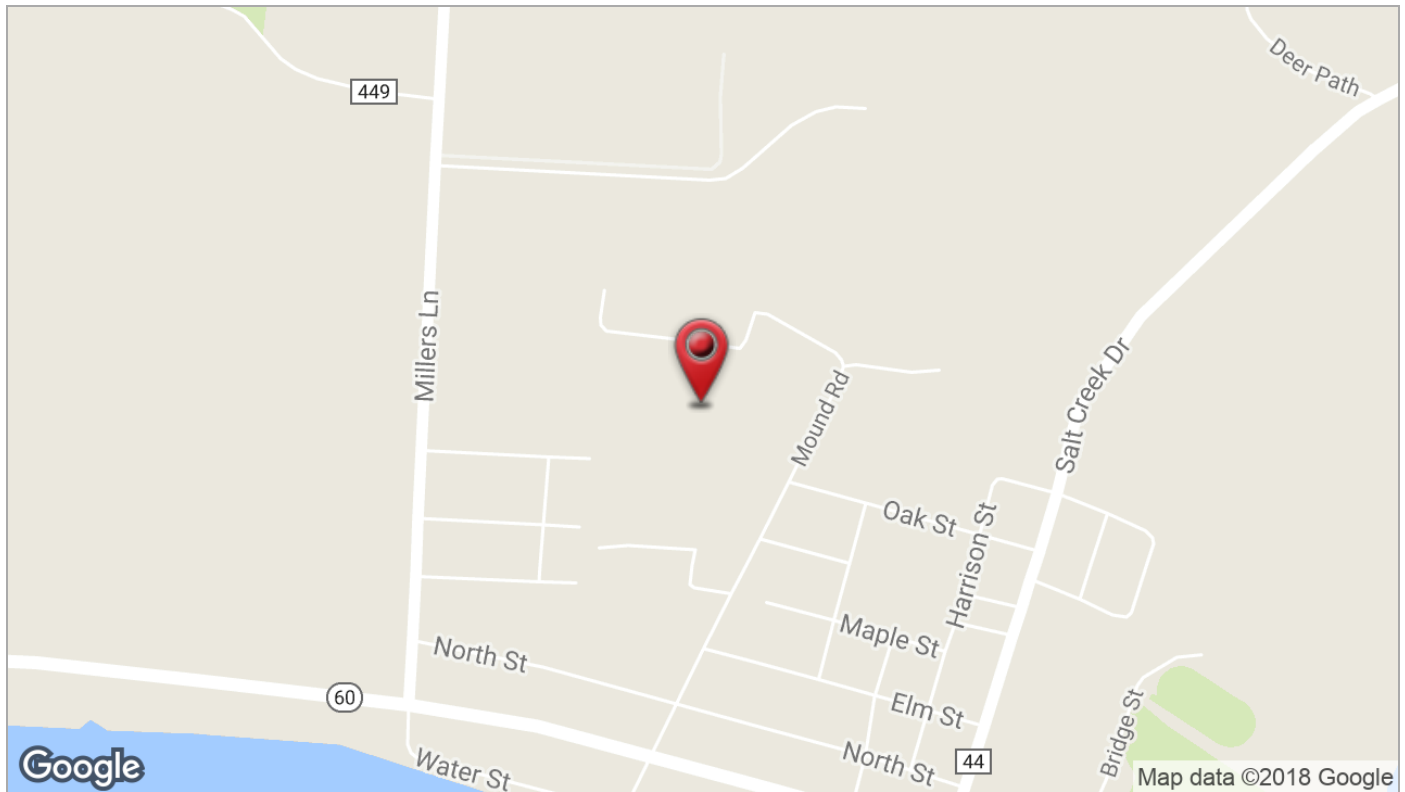
Duncan Falls is unincorporated in southeastern Wayne Township, Muskingum County, Ohio. It is located on State Route 60 south of the city of Zanesville.

Property Overview

32,396 SF manufacturing building with 1,716 SF office space available. The property includes 4 drive in doors (12'x 14') , 7 cranes (5-5 ton and 2-2 ton). Property was a former metal fabrication shop with 13'-18-' clear height. Bay sizes are 20'x40', 20'x30', and 20'x20'. Building is equipped with Columbia Gas and AEP utilities with 3 phase electric

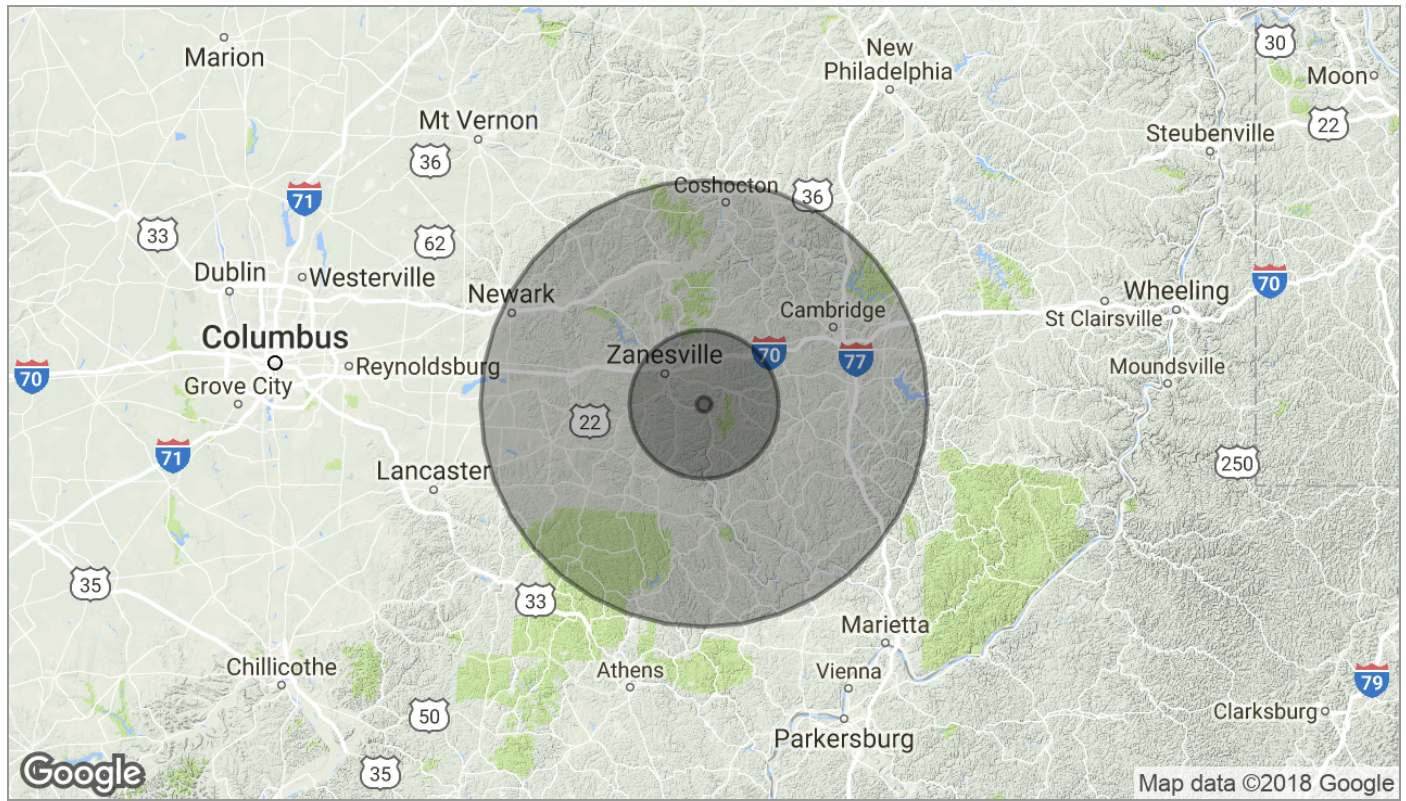
For Lease

Industrial



For Lease

Industrial



Population	1 Mile	10 Miles	30 Miles
TOTAL POPULATION	135	59,477	263,525
MEDIAN AGE	41.0	38.8	39.4
MEDIAN AGE (MALE)	40.6	37.2	38.1
MEDIAN AGE (FEMALE)	41.3	40.6	40.9
Households & Income	1 Mile	10 Miles	30 Miles
TOTAL HOUSEHOLDS	52	23,928	103,581
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$58,394	\$47,470	\$49,131
AVERAGE HOUSE VALUE	\$125,663	\$98,226	\$119,548
Race	1 Mile	10 Miles	30 Miles
% WHITE	97.8%	90.8%	94.8%
% BLACK	0.0%	4.8%	2.4%
% ASIAN	0.0%	0.4%	0.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.2%
% OTHER	0.0%	0.4%	0.3%
Ethnicity	1 Mile	10 Miles	30 Miles
% HISPANIC	0.0%	1.1%	0.7%

* Demographic data derived from 2010 US Census