



For lease

201,600 SF industrial space
Completing Q2 2025

305 Prosperity Pkwy. Zanesville, Ohio 43701



jll.com

Property specifications

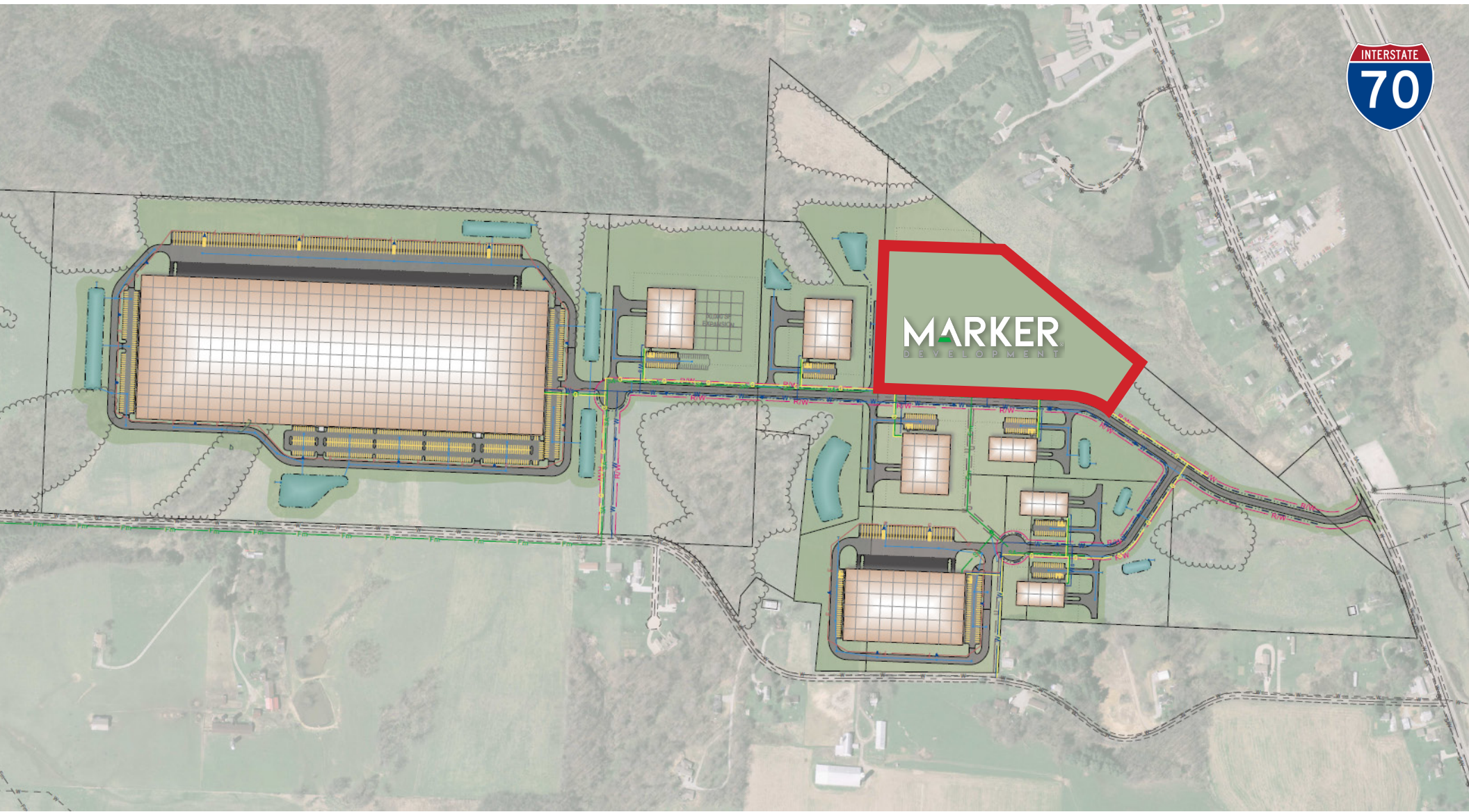


Building size	201,600 SF
Available SF	67,200 - 201,600 SF
Parcel size	11.15 acres
Building dimensions	720' x 280'
Column spacing	55' x 48'
Speed bay size	59'4" x 48' SF
Clear height	32'
Dock doors	20 (9' x 10')
Future dock doors	17

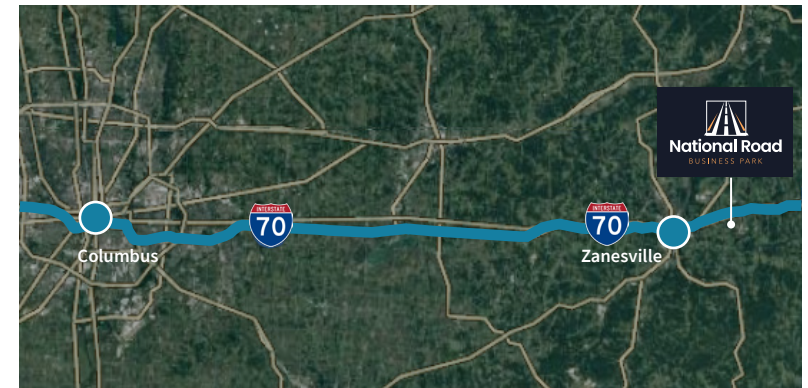
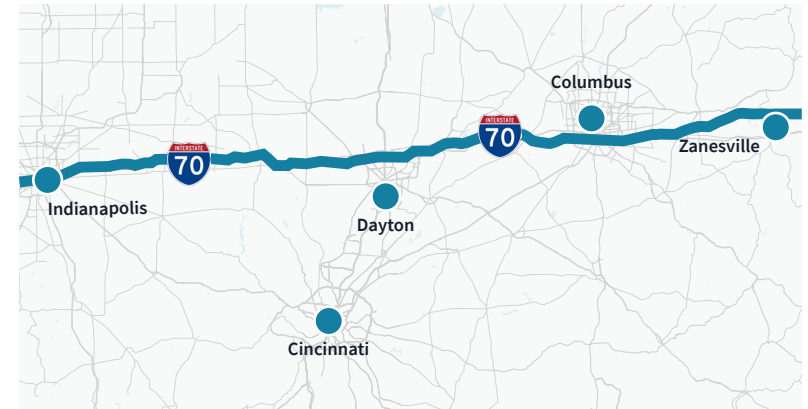
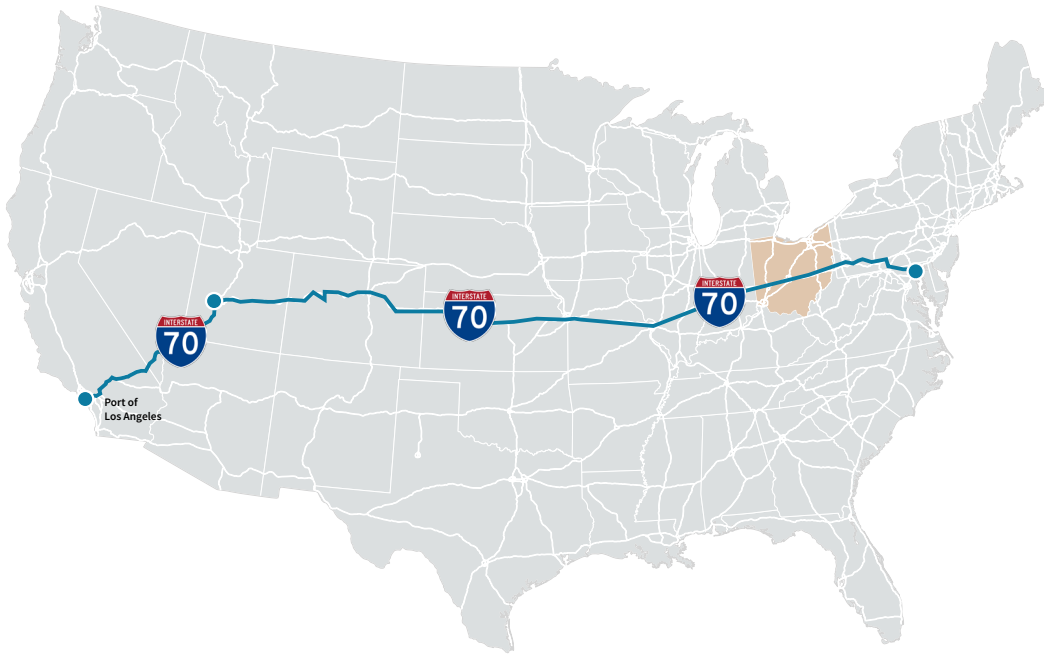
Grade level doors	2
Truck court depth	175'
Warehouse lighting	LED on motion sensors
Fire suppression	ESFR
Auto parking	85
Auto parking future	47
Future trailer parking	31
Outdoor storage	+/- 2 acres
Concrete slab	7" thick, 3,500 PSI FF 50 (flatness)/ FL 35 (levelness)

Loading type	Rear load configuration
Construction type	Precast wall panels
Gas provider	The Energy Group
Water/sewer provider	Muskingum County
Internet provider	Spectrum
Power	4,000 Amps at 480V 3Phase power. (Electrical expansion capabilities supported by a 2500kVA transformer located on the North end of the building)

Site plan



Prime location



- I-70 and I-71 transport 65.3% of combination truck miles on urban interstates, freeways and expressways in Columbus.
- I-70 runs through/near many major cities, including Denver, Topeka, Kansas City, St. Louis, Indianapolis, Columbus, Pittsburgh and Baltimore.

I-70 is a vital piece of the supply chain with over

41,800+

vehicles per day passing through Zanesville

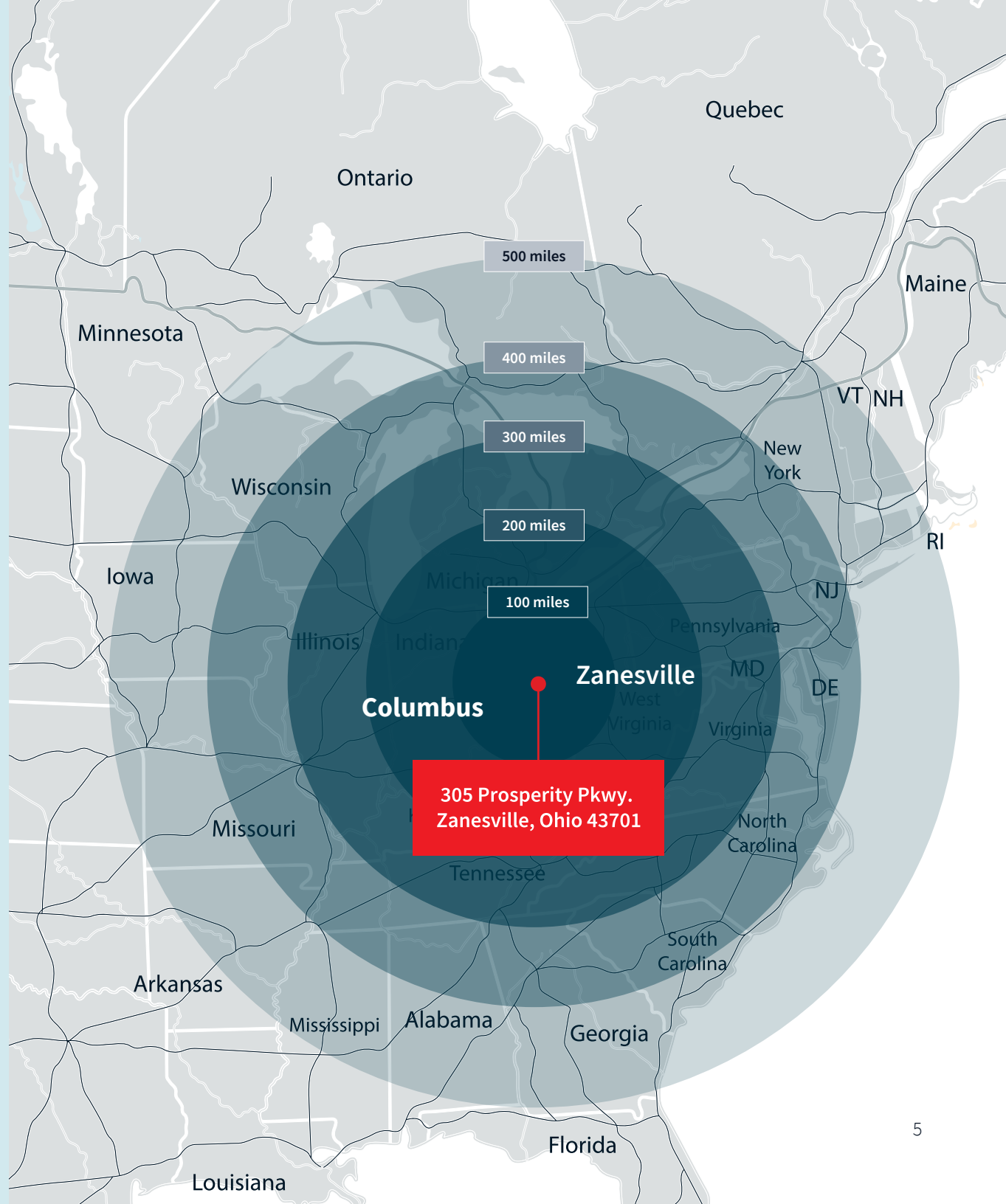
305 Prosperity Parkway/Zanesville, Ohio 43701

Regional access

Located within 500 miles of 60% of the U.S. population

Includes cities of:

- New York
- Chicago
- Toronto
- Detroit
- St. Louis
- Atlanta
- Pittsburgh
- Philadelphia
- Nashville
- Charlotte



Largest employers

1. Genesis Healthcare System
2. Owens Corning
3. Dollar General Warehouse
4. Autozone Distribution Center
5. Boeing Company
6. Halliburton
7. Cleveland Cliffs
8. Detroit Diesel
9. Gradall Industries



Zanesville demographics

45 minutes radius

Located within 500 miles of 60% of the U.S. population



852,589

Total population



251,089

Labor force (age 25-54)

Education



39.4%

High School Diploma only



22.2%

Some college



23.5%

Bachelor's degree or higher



9,529

Student enrolled in Technical Education Schools

Incentives available

Ohio Enterprise Zone Program

The Enterprise Zone (EZ) program allows companies to locate a facility in certain municipalities or townships and receive a partial property tax exemption (up to a ten (10) year 75% tax abatement) on new investments in new or significantly improved buildings.

Where talent lives

Zip	Name	2021 employment
43025	Hebron, OH (Licking county)	8,126
43701	Zanesville, OH (Muskingum county)	6,352
43062	Pataskala, OH (Licking county)	3,984
43056	Heath, OH (Licking county)	3,316
43725	Cambridge, OH (Guernsey county)	2,488

Where talent works

Zip	Name	2021 workers
43701	Zanesville, OH (Muskingum county)	6,243
43062	Pataskala, OH (Licking county)	3,430
43056	Heath, OH (Licking county)	2,566
43725	Cambridge, OH (Guernsey county)	1,975
43076	Thornville, OH (Perry county)	1,248



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