

Essex Park

117 Mt. Vernon Avenue
Mt. Vernon, OH 43050

Space Available Summer 2009



Distribution
Storage
Manufacturing

For sale or lease.
Prices negotiable.

Facility Features

Total area (sq. ft.)	146,000
Office area (sq. ft.)	2,500
Subdivide:	Yes
Max available (sq. ft.)	146,000
Min available (sq. ft.)	Negotiable
Floors:	Sealed Concrete
Min ceiling height (ft.):	20.17
Truck docks per building:	6
Power:	1,000 Kva, 480V, 3 Ph
Building type:	Butler - Industrial
Former use:	Storage/ Manufacturing
Condition:	Good
Walls:	Insulated
Roofs:	Standing Seam Metal
Sprinkler:	Yes
Heating:	Gas, Forced air
Multi-tenant:	Yes
Parking spaces	100+
Lighting:	Sodium Vapor
Years built:	1975-1977

Building 1 Details

Area (sq. ft.):	96,000
Dimensions (ft.):	240 x 400
Crane:	No
Bay size (sq. ft.):	12,000
Column Spacing (ft.):	40 x 50
Drive-in doors	2

Building 2 Details

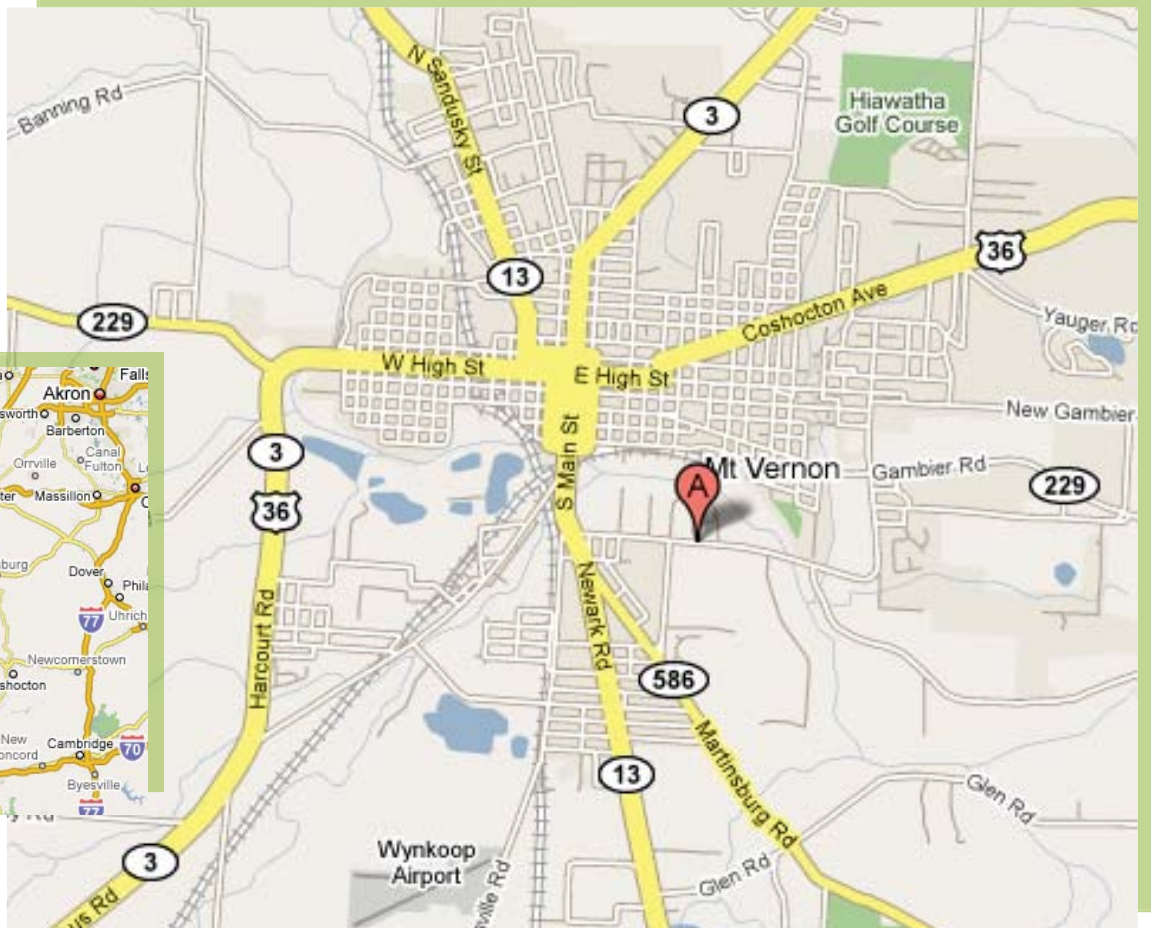
Area (sq. ft.):	50,000
Dimensions (ft.):	200 x 250
Crane:	(7 ton capacity footers)
Bay size (sq. ft.):	10,000
Column Spacing (ft.):	50 x 50
Drive-in doors	1

Utilities

Electric:	American Electric Power
Natural gas:	Columba Gas of Ohio
Water:	City of Mount Vernon
Sewer:	City of Mount Vernon
Telephone/HS internet:	Embarq
Wireless/Broadband:	Verizon

Location Details

26 total acres inside city limits. Additional acreage available. Zoning: M-1 Industrial Park



Interstate Access

US Route 36: East-West access through Mount Vernon

SR's 13 (N-S), 229 (E-W) and 3 (SW-NE): Access through Knox County

I-71 is Northwest of Knox County and is accessible from Mount Vernon via **SR 13, 95 and 229.**

Airport Access (Public/Corporate Use)

Wynkoop. Approximately 3 miles, Mount Vernon, Ohio. ID: 6G4

Knox County. Approximately 6 miles, Mount Vernon, Ohio. ID: 4I3

Newark-Heath. Approximately 26 miles, Newark, Ohio. ID:VTA

Airport Access (Certified for Carrier Operations)

Mansfield Lahm Regional. Approximately 30 miles, Mansfield, Ohio. ID: MFD

Port Columbus International. Approximately 40 miles, Columbus, Ohio. ID: CMH

Ohio State University. Approximately 47 miles, Columbus, Ohio. ID: OSU

Railroad Access

CSX Transportation. Nearest Rail Siding is within 1 mile of the industrial park.

Essup Park

117 Mount Vernon Ave., P.O. Box 909

Mount Vernon, Ohio 43050

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