



AVAILABLE

8405 Blackjack Road

Mount Vernon, Ohio 43050

For Sale: \$4,500,000

Lease Possible

- 206,000 sq ft including 10,377 sq ft of office space
- 24.6 acres (additional acreage available)
- Air-conditioned
- 69 KVA (6 substations)
- 22' clear ceiling height
- 11 dock doors
- 2 drive-ins
- 475 car parking spaces
- Year built: 1971
- Cranes: Three 10-ton cranes, 50' span

**Cassidy
Turley** / Commercial
Real Estate Services



For more information, contact:

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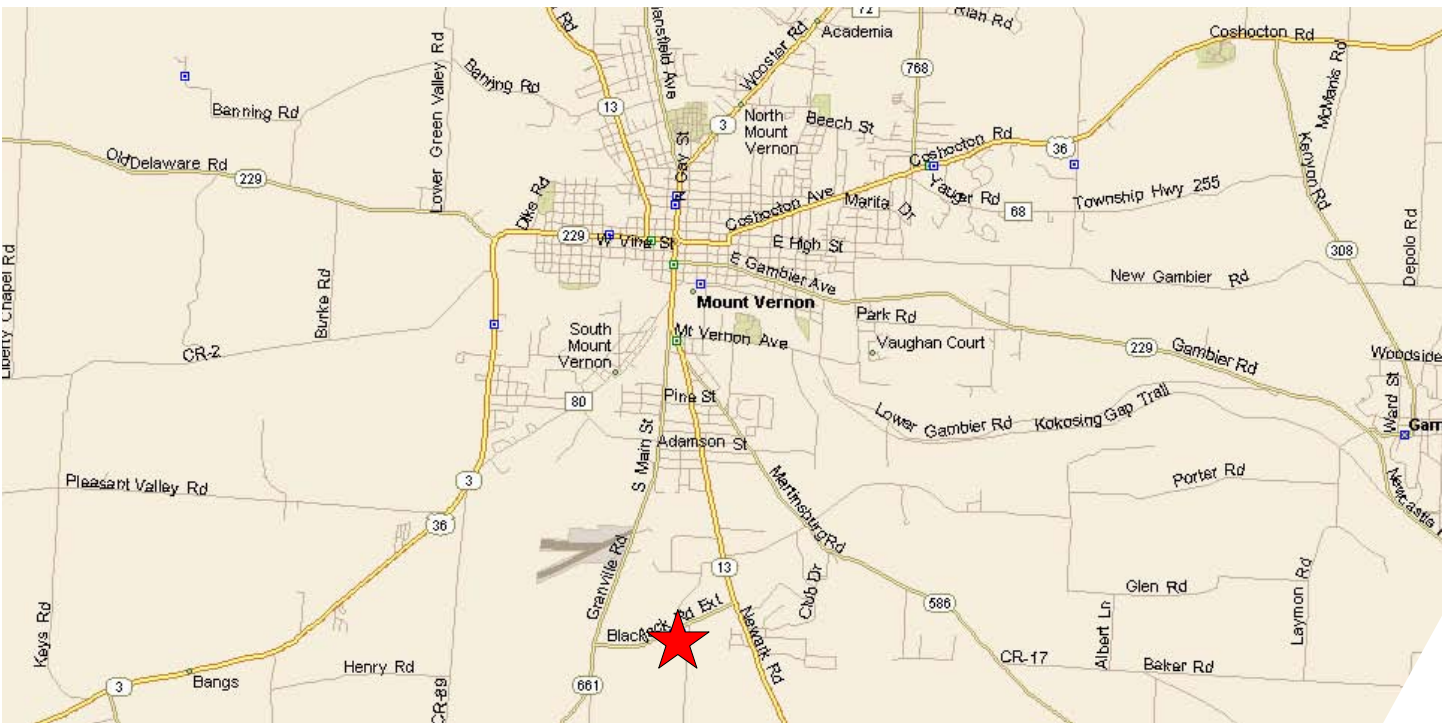
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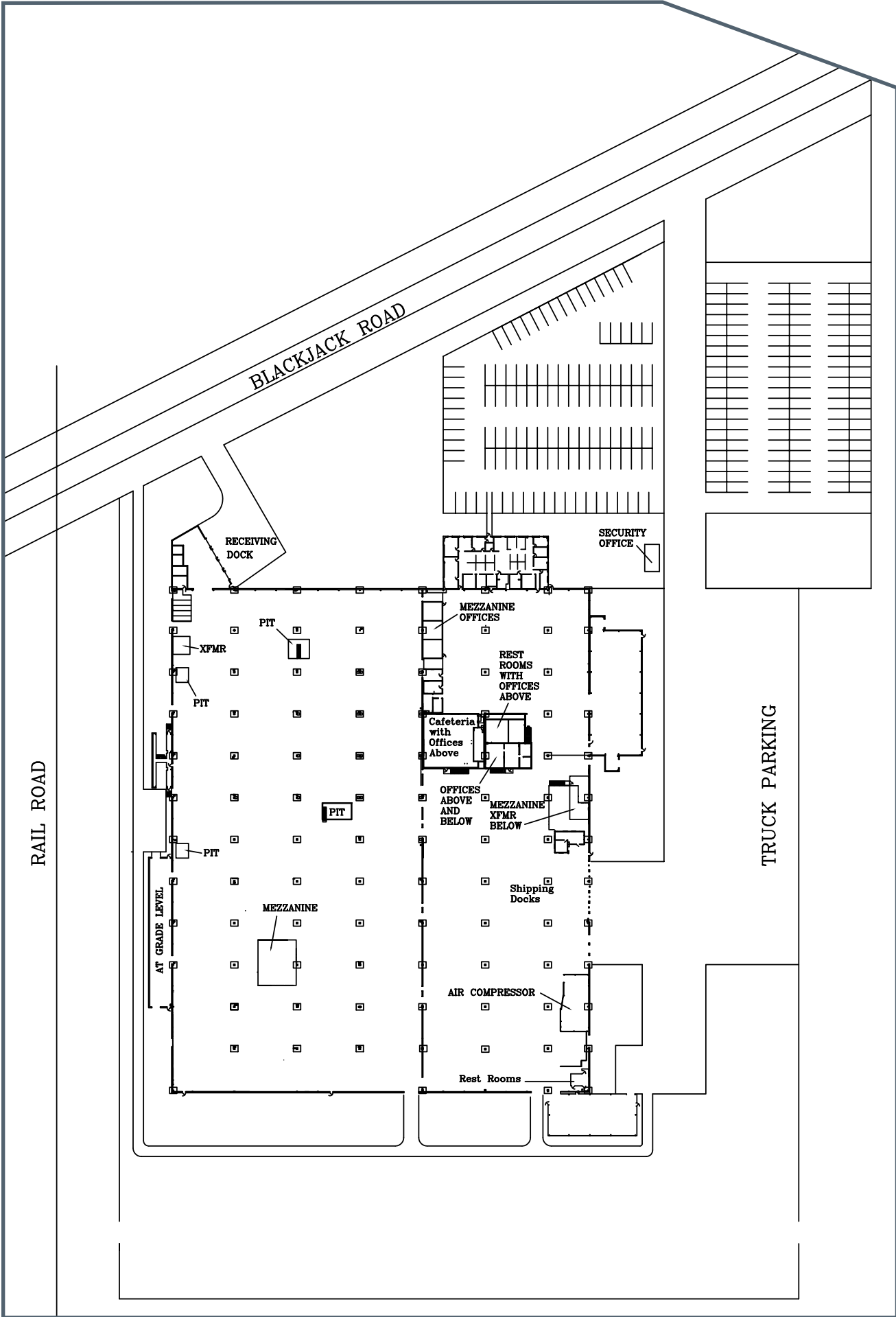


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Total Building Area:	206,000 SF
Available Area:	206,000 SF
Land Area:	24.6 acres; Additional acreage available
Year Built:	1971
Description:	One Story – Metal manufacturing building, brick office
Construction Type:	Pre-engineered steel with brick front office
Office:	6,000 square feet front office; 5,000+ square feet interior office in multiple areas in manufacturing and warehouse area
Ceiling Height:	22'
Roof:	Membrane
Truck Doors:	11 dock doors 2 drive-in doors
Lighting:	Metal Halide - 400 w fixtures
HVAC:	Warehouse - 22 York roof top units- warehouse area Office - Roof top unit
Sprinkler:	Wet sprinkler system
Cranes:	3 10-ton; 50' span
Utilities:	Electric - 69 KVA (6 substations); AEP Gas - 4" line; Ohio Cumberland Gas Water - 12" line; City of Mount Vernon Sewer - 8" line; City of Mount Vernon
Parking:	475 paved automobile spaces
Rail:	Possible
Zoning:	Manufacturing/Industrial
Governing Jurisdiction:	City of Mount Vernon, Knox County
Taxes:	\$60,542 (\$0.29/SF)
Possession:	September 1, 2010