

# AVAILABLE

**225 Manning Street, Newark, Ohio**

## **Site Size:**

- 8 acres
- 4,788 SF truck service building
- 9,216 SF industrial building
- 1,073 SF office building

## **Zoning:**

- LI, Limited Industrial District  
City of Newark Zoning

## **Benefits:**

- Located Near Routes 13, 79 and 16. Set up for commercial truck service use.
- Fuel Capability on site via 12,000 gallon underground diesel tank
- 75 parking spaces

## **Utilities:**

- Available / natural gas, electric, water and sewer services.

## **Land and Topography:**

- The site has extensive frontage along Manning Street
- Generally level and at grade with surrounding properties, except the river.
- Property is used as a commercial truck service. Much of the site is fenced, gated and secure for vehicle parking / storage.

## **Land and Building Descriptions:**

The property consists of two (2) adjacent parcels, each about 4 acres.

The 9,216 SF building is a steel framed pre-fabricated metal panel structure with two (2) floor levels and three (3) overhead doors.

The 4,788 SF building is also a steel framed metal panel building with two drive through bays, an office, driver lounge, and restrooms. There is a mezzanine area over the office. This building has 5 overhead doors and is currently in use as a truck service building.

The smallest building consisting of 1,073 SF is a wood framed office building with a stucco finish.



Picture of 9,216 SF truck service building located at 225 Manning Street, Newark, OH.

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