



2755 Adamsville Rd

Zanesville, Ohio 43701

Property Features

- 3± Acre Retail Development Land
- Gas Station C-Store Truck Stop Site
- Only 1 Truck Stop Within 40 Miles Serving Entire Market
- Corner of Entrance to Eastpointe Business Park
- More than 2 Million Feet MFG and Distribution Centers
- 3,000± Employees in Area Business Parks
- Multiple Accesses / Flexible Site Plans / All utilities / No Zoning

Sale Price: \$975,000



For more information:

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Property Summary

Sale Price:	\$975,000
Lot Size:	3.0 Acres
APN #:	70-60-02-08-000 70-60-02-07-000
Zoning:	No Zoning
Market:	Muskingum County
Sub Market:	Zanesville
Cross Streets:	Adamsville Rd and Innovation Way

Location Overview

Located at the entrance to Eastpointe Business Park. Avon and Dollar General have distribution centers just under 2 million SF. Other businesses include Wendy's Bun Factory, Belco Doors, Dow Cameron Oil and Tilly Pressure Testing Systems. Halliburton Oilfield Services boasts more than 400 trucks per day with 800 anticipated this year. Multiple businesses in the park are hiring and several are looking to grow by fairly large numbers over the next few years.

Property Overview

3± acre retail development land. All Utilities on site. No Zoning. Excellent opportunity for Gas Station Convenience Store, Truck Stop or Fast Food. 2500 people working in Business Parks with few food options in addition to surrounding housing. Only one Truck Stop within 40 miles in either direction.



