COPA
REAL ESTATE LLC

FOR LEASE · AVAILABLE NOW



366 US HIGHWAY 35 · RAY, OHIO 45672

12,000 SF CLEAR-SPAN WAREHOUSE + 2.36 AC BUILD-TO-SUIT IOS

12,000 SF	±30 FT	80×150	2.36 AC	$6,500
INSULATED STEEL WAREHOUSE	CEILING HEIGHT	CLEAR SPAN NO COLUMNS	BUILD-TO-SUIT OUTDOOR STORAGE	PER MONTH GROSS ($6.50 / SF)

DIRECT ACCESS TO US-35

Between Chillicothe & Jackson · ~60 miles southeast of Columbus

TRUCKING & LOGISTICS · TRAILER / FLEET PARKING · DISTRIBUTION · CONTRACTOR YARD · EQUIPMENT STAGING

LEASING CONTACT

BEN BLUM

(614) 408-3266

ben@coparealestate.com

coparealestate.com

THE US-35 CORRIDOR

FOUR-LANE ACCESS BETWEEN OHIO & WEST VIRGINIA

The site sits directly on US-35, the divided four-lane connector linking Dayton, Chillicothe and Charleston, WV, with US-23 to Columbus and I-64 within reach. A pylon sign faces highway traffic in both directions.

- Direct access to US Highway 35 · pylon sign visible to all traffic
- ~18 mi / 22 min to Chillicothe and US-23 north to Columbus
- Jackson County economic incentive programs & business financing opportunities
- Rural setting with room for truck circulation and outdoor storage
- Jackson County parcel E080020013000



REGIONAL MAP · SCHEMATIC, NOT TO SCALE

GET DIRECTIONS
Scan to open the site in Google Maps

DRIVE DISTANCE & TIME FROM SITE

12 MI 16 MIN JACKSON, OH	**18** MI 22 MIN CHILLICOTHE, OH	**45** MI 1 HR 16 MIN PORTSMOUTH, OH	**61** MI 1 HR 22 MIN COLUMBUS, OH
86 MI 1 HR 49 MIN HUNTINGTON, WV	**95** MI 1 HR 48 MIN DAYTON, OH	**98** MI 1 HR 56 MIN CHARLESTON, WV	**122** MI 2 HR 21 MIN CINCINNATI, OH

Approximate driving miles and times via fastest route; actual times vary with traffic and conditions.

TRUCKING & LOGISTICS
Dock-high and drive-in loading off a four-lane US route.

WAREHOUSING
Clear-span 12,000 SF with pallet racking already in place.

OUTDOOR STORAGE
Up to 2.36 acres of build-to-suit yard for trailers, fleet or materials.

CONTRACTOR & EQUIPMENT
Yard + shop combination for contractors and equipment rental.

AVAILABLE IMMEDIATELY

WAREHOUSE 2

Pre-engineered, insulated steel clear-span building

SIZE	12,000 SF · 80' × 150'
CONSTRUCTION	Pre-engineered insulated steel, clear span — no interior columns
CEILING HEIGHT	±30'
LOADING	(1) dock-high + (1) drive-in overhead door, ±10'×10'; man doors front & rear
RACKING	Pallet racking in place — stays with the building
HEAT	Propane
LIGHTING	LED
POWER	Buckeye Rural Electric · 3-phase available on site (not currently wired)
SPRINKLERS	None
OFFICE / RESTROOM	None currently — landlord build-out allowance available to build to suit
PARKING	Dedicated paved parking / truck court
TERM	3-year minimum

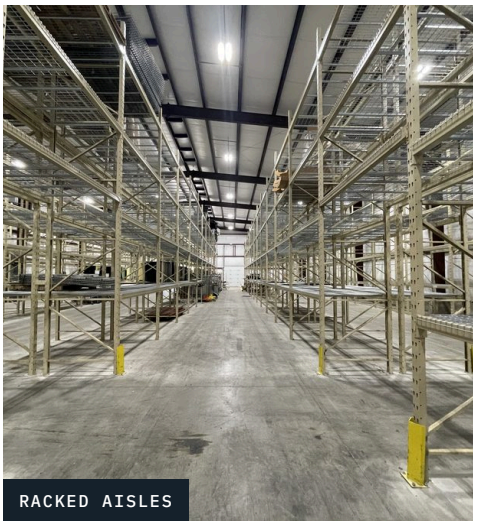
LEASE RATE · GROSS

$6,500 / MONTH

$6.00 / SF base rent
+ $0.50 / SF CAM, tax & ins.
= $6.50 / SF / yr

FLOOR PLAN · WAREHOUSE 2




RACKED AISLES



LOADING DOORS


CLEAR-SPAN INTERIOR



AERIAL WITH TOPO CONTOURS · PAD AREAS APPROXIMATE · CURRENTLY UNDEVELOPED

OUTDOOR STORAGE · BUILD-TO-SUIT

YARD SPACE BUILT TO YOUR SPEC

Three undeveloped pads along the internal drive beside Warehouse 2 can be built to suit — graded, surfaced and configured for your trailers, fleet, equipment or materials.

2.36 ACRES ACROSS 3 BTS PADS

A	0.59 AC	Beside Warehouse 2, off the truck court
B	0.26 AC	Along the internal access drive
C	1.51 AC	Largest pad — trailer & equipment yard



WAREHOUSE 2 · AERIAL 2025

PUT YOUR FLEET ON US-35.

366 US Highway 35, Ray, OH 45672 · Jackson County parcel E080020013000. Information is believed reliable but is not guaranteed; square footage, acreage, dimensions and specifications are approximate and should be independently verified. Floor plan and site plan are illustrative. Offering subject to prior lease, change or withdrawal without notice.

SCAN FOR DIRECTIONS

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