



4550 Roseville Rd

Roseville, OH 43777



Offering Summary

Sale Price:	\$980,000
Lease Rate:	\$7.50 SF/YR NNN
Building Size:	13,532 SF
Available SF:	13,532 SF
Lot Size:	5.41 Acres
Year Built:	1985
Zoning:	None
APN:	47-50-15-37-001

Property Overview

Built for transportation, fleet, and industrial use, this 13,532 SF truck terminal offers functional space designed to support active operations. The property includes a 9,576 SF main building and a 3,956 SF pole building, providing flexibility for terminal, hub, service, storage, or support uses. The main building features 12 truck docks with 8' x 10' overhead doors, reinforced poured concrete flooring, two offices, an executive bathroom, and a driver bathroom with showers. Built in 1985 and located in the Roseville area, the property offers a practical, purpose-built layout for users seeking a sale or lease opportunity with dedicated truck access and operational efficiency.

Location Overview

Located in the Roseville area, the property offers a practical setting for industrial, trucking, hub, or transit-oriented operations. The area provides access to State Route 93, connecting users toward Zanesville and surrounding regional markets. From Zanesville, Interstate 70 offers strong east-west connectivity to Columbus, Cambridge, and beyond. This location is well-suited for truck terminal, fleet, distribution, or service-based users seeking regional access in a manageable operating environment.





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