



Industrial Building For Sale

17226 Industrial Highway
Caldwell, OH 43724

MLS#: 3895678

List Price: \$800,000



- ⇒ Access from Ohio SR821
- ⇒ Less than one mile to Interstate 77
- ⇒ 17 miles to Interstate 70 (*Cambridge*)
- ⇒ 25 miles to Ohio River access (*Marietta*)
- ⇒ **In sought-after Marcellus/Utica Shale Play Area!**

- Over 200,000 sq. ft. industrial space
- 33,000 sq. ft. office space
- Over 200,000 sq. ft. of paved parking.
- Approximately 60% of the building has 8" thick floors and the remaining 40% has 6" thick floors.
- 23 cranes from 1/2 ton to 10-ton capacity
- 6 drive-in docks; 1 sunken dock, and 2 docks at grade
- Varying ceiling heights from 16-30 ft. (40% @ 16'; 40% @ 25' & 20% @ 30')
- Electric Service: AEP Ohio
- Gas Service: Columbia Gas & Knox Energy Cooperative
- Telecomm Service: Analog, digital & T1
- Water & Sewer Service: Village of Caldwell
- Industrial park setting
- Room for expansion

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