



FOR RENT: BUILDING 29

FEATURES, AMENITIES & SPECIFICATIONS



Complex 3, Building 29 is located at 2325 & 2325B SR 821 between State Route 60 and I-77 Exit 6 near Marietta, Ohio 45750.

Features include:

- Approx 3,026 sq ft
- Office/Warehouse 800 sq ft: can be customized
- Shop 2,226 sq ft
- Brand new—began construction in 2023
- 2 garage doors with openers: 16' x 16' & 14' x 14'
- Shop is heated, no A/C
- 3 phase electric, welder hook up
- LED lighting
- 20' ceilings
- Lots of natural light
- Acoustical steel
- 3 entrances
- Level parking area
- 24/7 security cameras in complex
- Directory sign and door sign

Building 29 is situated near a forested area, hiking trails, and a fishing pond/recreation area.

Tenant is responsible for all utilities including gas, electric, telephone, internet, water, sewer, cable, etc., and for content insurance on the building.

All properties include concrete entrance, driveway, and parking spaces. Directory signage at entrances and on buildings is provided by Broughton Commercial Properties. Monthly fees include snow removal, lawn maintenance, lot repair.

For details contact our property manager:

- lisa@broughtoncommercial.com
- **740-374-9396**