



## **2167B State Route 821, Bldg. 5, Complex 2, Marietta, Ohio**

Conveniently located off I-77 with great visibility from I-77 with easy access to 821, close to Marietta, OH. Features include:

- End Unit offers 2,717.00 sq. ft.
- Ground Level: 1,444.00 sq. ft.
- Upper Level: 1,273 sq. ft. comprised of 798 sq. ft. of storage space and 475 sq. ft. of office, training or storage space

This is a nice corner unit with lots of windows, could have walk-in traffic with this unit, lots of parking, handicap accessible. 4-6 offices with possible receptionist area, waiting/meeting/training room. Newly painted, carpeted, unisex bathroom, dorm refrigerator, sink, microwave, 5-line phone system, storage room, lots of storage upstairs, two metal desks, lots of filing cabinets. We have other separate warehouse units available if you need addition storage space.

We offer: 2 directory signs at your complex entrance on 821 as well as an outside sign for your unit. Complex provides snow removal, lawn care, sewer. Tenant is responsible for electric, gas, cable, internet, telephone.

