



# FOR RENT: BUILDING 16 A

## FEATURES, AMENITIES & SPECIFICATIONS



This building in Complex 3 is exceptional for office and warehouse use. It is conveniently located on State Route 821 between State Route 60 and I-77 Exit 6 near Marietta, Ohio 45750.

### Features include:

#### **Office: Approximately 3,600 sq. ft.**

- 11 rooms
- 1 Conference/training room
- 1 IT/utility room
- 1 Receptionist area
- 3 ADA restrooms
- 1 Kitchenette
- Outside patio area

#### **Warehouse: 14,000 sq. ft. (heat available)**

- 1-20' x16' garage door
- 1- 16' x 16' garage door
- 20' ceilings
- 20 Parking spaces
- 24/7 Security cameras outside
- Signage on directory signs & door sign

Building 16 A is situated on a hillside near a forested area, hiking trails, and a fishing pond/recreation area.

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, sewer, lot repair.

### For details contact our property manager:

- [lisa@broughtoncommercial.com](mailto:lisa@broughtoncommercial.com)
- **740-374-9396**