



INDUSTRIAL YARD & WAREHOUSE

66640 Executive Dr, St. Clairsville, OH



FOR
LEASE



Jay Goodman
REALTOR®
Salesperson



**HARVEY
GOODMAN**
BROKER, JOHN SAMBUCCO





Exceptional opportunity to lease a versatile 8,000 sq ft industrial facility with extensive office space and two large industrial yards at 66640 Executive Drive. Located in the sought-after Fox Commerce Industrial Park in Belmont County, this property offers unparalleled accessibility, situated just 2 miles from Interstate 70.



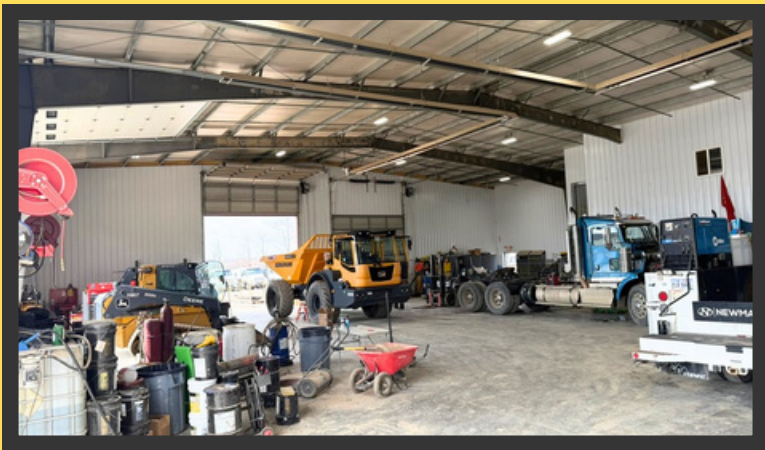
Property Highlights

- **Building Size:** 8,000 sf building comprising a finished office, a shop/warehouse, and two industrial yards.
- **Finished Office:** Includes a reception area, a conference room, six private offices, a kitchen/break room, and separate male and female restrooms.
- **Warehouse/Shop:** Fully equipped for heavy-duty operations, featuring insulation and heat, a large exhaust fan, and four large bays with overhead doors. Industrial amenities include a compressor with hoses throughout, a lofted warehouse for additional storage, and a shop shower room, restroom, and eye wash station.
- **Industrial Yard:** Features 6 acres of graded and stoned outdoor storage. Access to the building is reinforced by an 8' thick concrete apron.



**Price: \$15,000/mo.
NNN (Triple Net)**





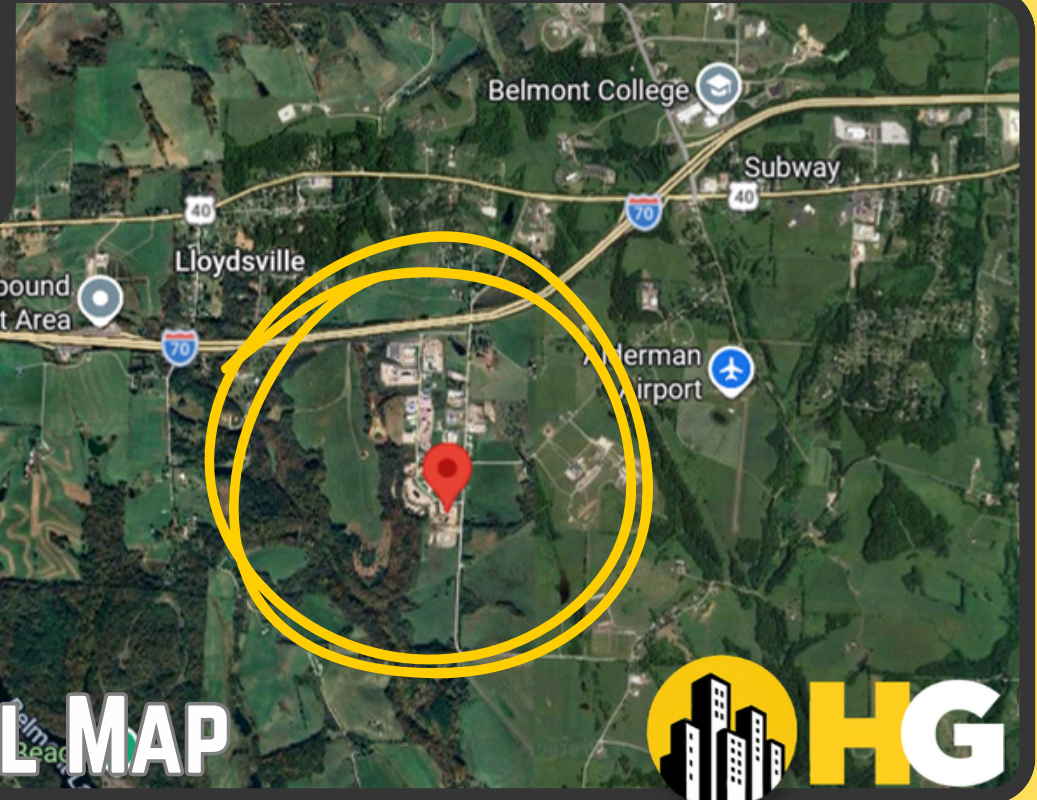
- **Office / Shop & Warehouse / 2 Industrial Yards**
- **Fox Commerce Industrial Park in Belmont County**
- **8,000 sf building**
- **Total Size: 8.6 Acres**
- **2 miles from Interstate 70**





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GOODMAN**

Broker, John Sambuco





**THANK
YOU!**



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