



66310 PISGAH RD  
QUAKER CITY, OH 43773

# Offering Memorandum

Value Add Industrial  
Park for SALE or LEASE.

4 Buildings  
(3) Occupied (1) Rent Ready



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# AERIAL MAP



# PROPERTY OVERVIEW



## BUILDING FOR LEASE

This space is located just off of Highway 70 at the Quaker City Exit. The building has three large bay doors 2 (newer) measuring 15'W by 12'T and one at 20'W by 12'T with two man doors.

The space is heated and has LED Lighting. The area around the building is concrete and with plenty on extra yard space depending on your needs.

Price \$4,000.00 per month depending on use and space required.

## HIGHLIGHTS

- Extra wide bay doors
- LED lighting
- Newer windows & doors

**FOR SALE (4 BUILDINGS):** \$450,000

**FOR LEASE (1 BUILDING):**

\$8.10/SF/YR

\$4,000/MO

## LAND DETAILS

- 5.00 AC ACRES
- 217,800 Land SF
- 28,000 of Outside Cemented Area

## SPACE DETAILS

### 1ST FLOOR

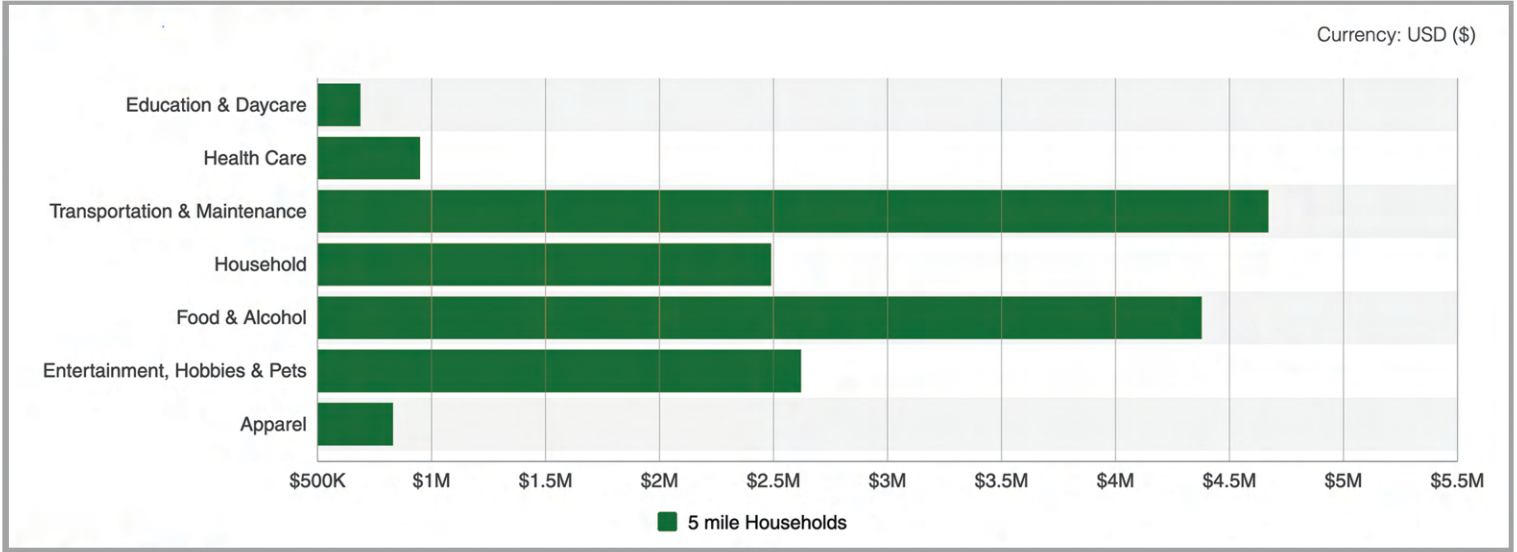
- Space Available: 5,920 SF
- Rental Rate: \$8.10 /SF/YR
- Rental Rate: \$4,000 /MO
- Date Available: Now
- Service Type: Negotiable
- Space Type: Relet
- Space Use: Industrial
- Lease Term: Negotiable
- Lease Type: Direct

PIT AIRPORT: 1 hr 28 min | 80.9 mi

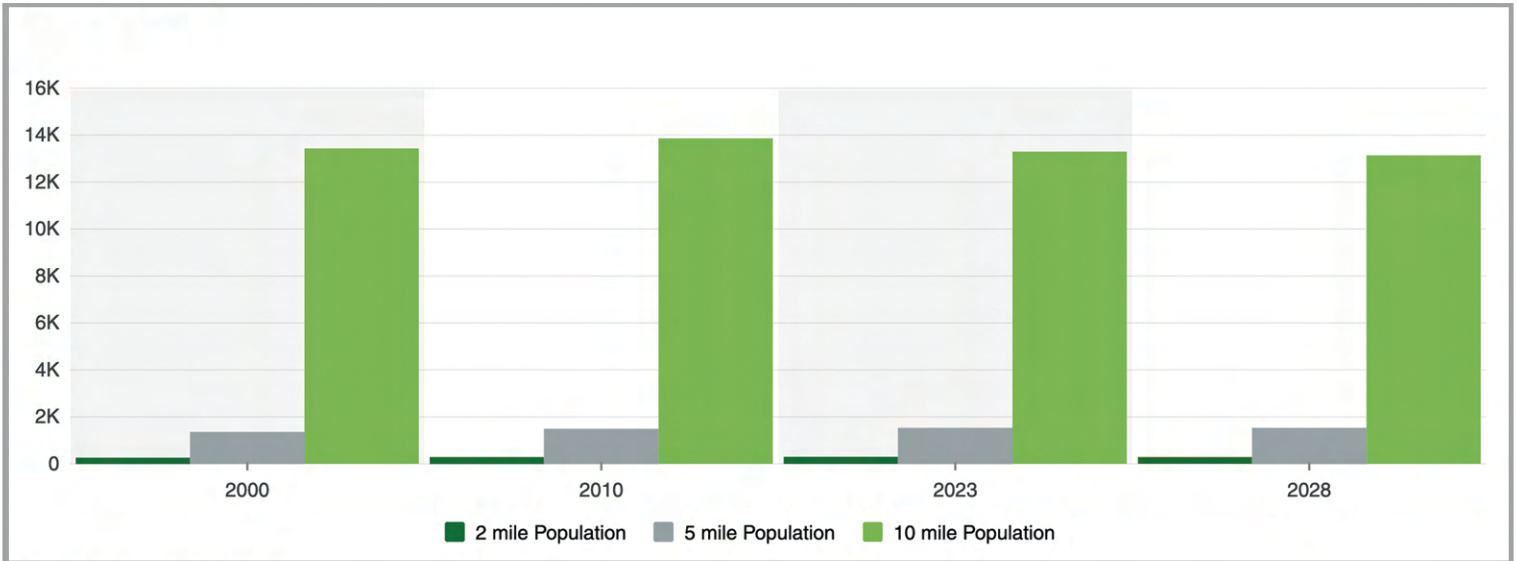
US HIGHWAY I-70 E: 3 min | 10.8 mi

US HIGHWAY I-70 W: 3 min | 10.8 mi

## CONSUMER SPENDING



## POPULATION



## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
I- 70	Pisgah Rd W	27,187	2022	0.31 mi
I-70	Pisgah Rd W	25,159	2020	0.31 mi
<b>PISGAH RD</b>	<b>Morris Ln W</b>	<b>168</b>	<b>2020</b>	<b>0.48 mi</b>
Pisgah Road	Morris Ln W	166	2022	0.48 mi
Waymor Road	Reaser Dr SE	69	2022	0.78 mi
Pisgah Road	Jersey Ct W	70	2022	1.12 mi
Pennyroyal Road	McBride Ln E	178	2022	1.98 mi
PENNYROYAL RD	McBride Ln E	178	2020	1.98 mi
OXFORD RD	Fletcher Ln SW	221	2020	2.04 mi
Oxford Road	Fletcher Ln SW	219	2022	2.04 mi

# PROPERTY PHOTOS



# CONTACT INFORMATION



Cedar One a full-service Real Estate Agency offering Commercial Sales and Leases. No transaction is too small or too big for our team of experienced Agents. We have agents who are well versed in retail, industrial, office, investment properties, raw land, real estate development involving municipalities and zoning considerations, grant funding and tax credits.

With a strong commitment to our community, we make economic growth a primary goal of Cedar One Commercial Real Estate. We have established relationships with many national brokerages representing all types of businesses. We routinely maintain one of the highest volume of commercial transactions in the Ohio Valley.

"When you think "Commercial Real Estate, think Cedar One Realty."



**Joseph Luckino, Broker**

 (740) 632-9111

 [jluckino@cedaronerealty.com](mailto:jluckino@cedaronerealty.com)



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