

# 851 Smead Road

Logan, OH 43138

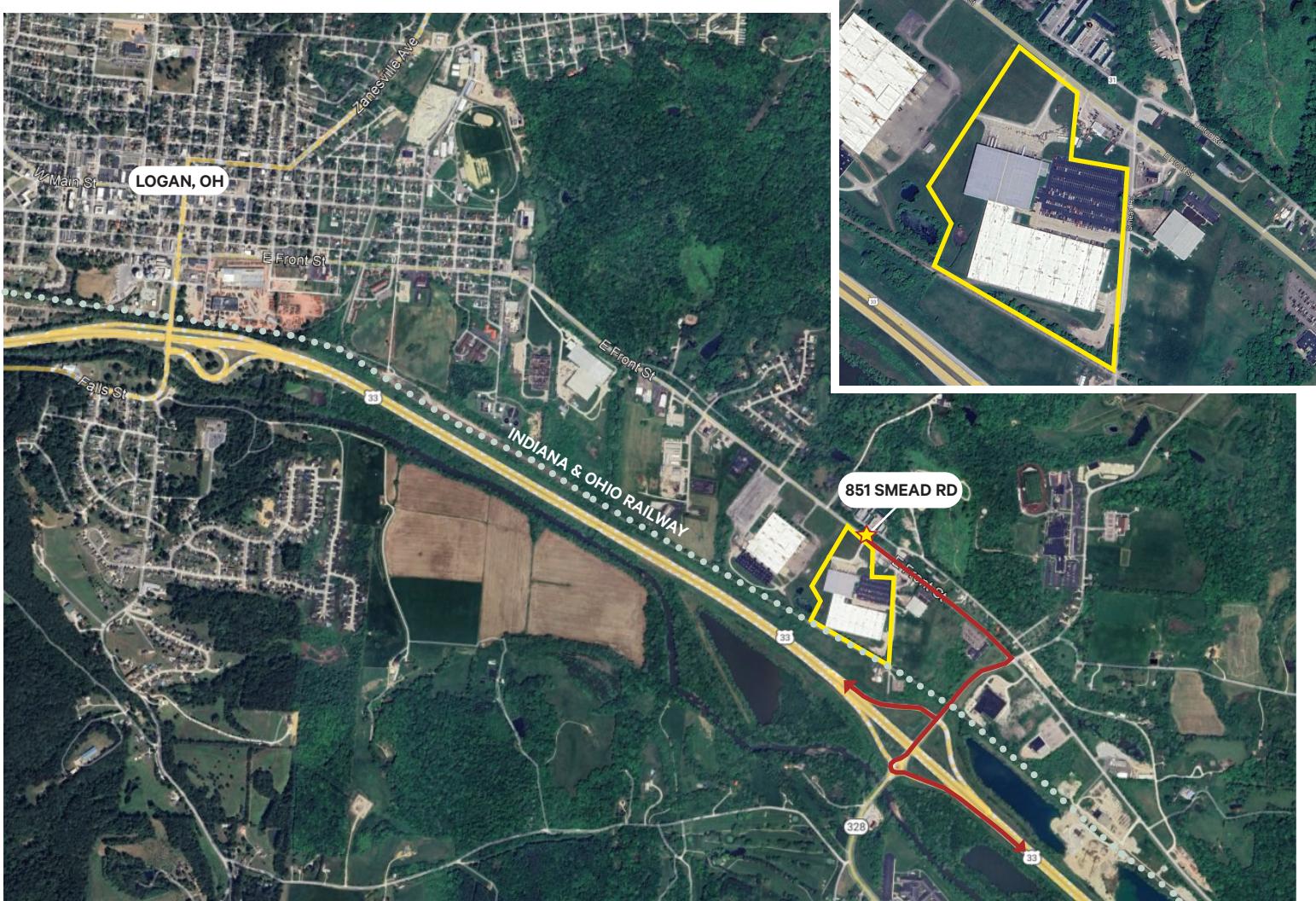
**318,440 SF Available**

Industrial Warehousing & Manufacturing with Office & Outdoor Storage



# The Offering

This property provides an opportunity to acquire a manufacturing site with existing infrastructure and a large office area. Located in the Logan submarket, where industrial properties are limited, this site is well-suited for owner-user manufacturers or institutional investors. With its established facilities and strategic location, the property offers flexibility for immediate use or long-term investment.



## Strategic Location

### Unbeatable Location & Access

This property offers excellent potential for manufacturing or industrial use with direct access to US-33, a major transportation corridor connecting to Columbus, Lancaster, and Athens. Its strategic position ensures efficient logistics and supply chain movement while providing ample space for facility expansion in a cost-effective, low-congestion area. The combination of accessibility, growth potential, and proximity to regional markets makes this an ideal investment for businesses seeking operational efficiency and scalability.

#### Key Access Points

U.S. 33	~1.5 miles
SR-93	~2 miles
SR-664	~3 miles
SR-180	~5 miles

For Sale

# 36,260

SF Office Space

# 226,700

SF Manufacturing Area

# 55,480

SF Warehouse Space



## Property Highlights

### Overview

This property presents a rare opportunity to acquire a well-equipped manufacturing site in Logan, Ohio. This site combines functionality, location, and flexibility for immediate use or long-term investment.

### Key Features

- + Has rail access, rail spur to building
- + All utilities existing to the building
- + Ancillary yard for outside storage/parking/trailer parking
- + Located in strong labor market
- + Partially conditioned warehouse area
- + Truck Restraintings in the taller clear warehouse

# Building Details

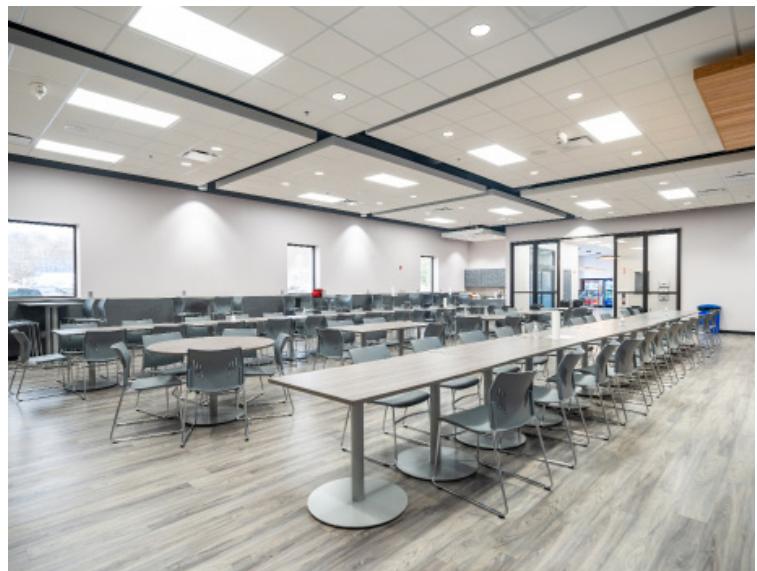
## Key Information

<b>Site Size</b>	Parcel 1: 15.47 Acres Parcel 2: 6.00 Acres	<b>Year Built/Renovated</b>	1965/2002
<b>Total Building Size</b>	318,440 SF	<b>Parking</b>	341 auto spaces
<b>Warehouse Size</b>	91,740 SF	<b>Fire Suppression</b>	Wet Sprinkler System ESFR in Clear Warehouse
<b>Manufacturing Space</b>	226,700 SF	<b>Rail Access</b>	5 Rail Doors Indiana and Ohio Railway
<b>Office Size</b>	36,260 SF	<b>Climate Control</b>	Approx. 226,700 SF of climate controlled manufacturing space
<b>Property Loading</b>	(1) Drive-in Door (12' x 14') (21) Dock Positions (8' x 10')	<b>Zoning</b>	Manufacturing (M-2) - City of Logan
<b>Clear Height</b>	14' - 40' 32' - 40' in Warehouse	<b>Power</b>	3,200 277/480V Three (3) Phase Service
<b>Ramp</b>	20' x 80'	<b>Electric</b>	AEP
<b>Gas</b>	Columbia Gas	<b>Water</b>	City of Logan Water and Sewer



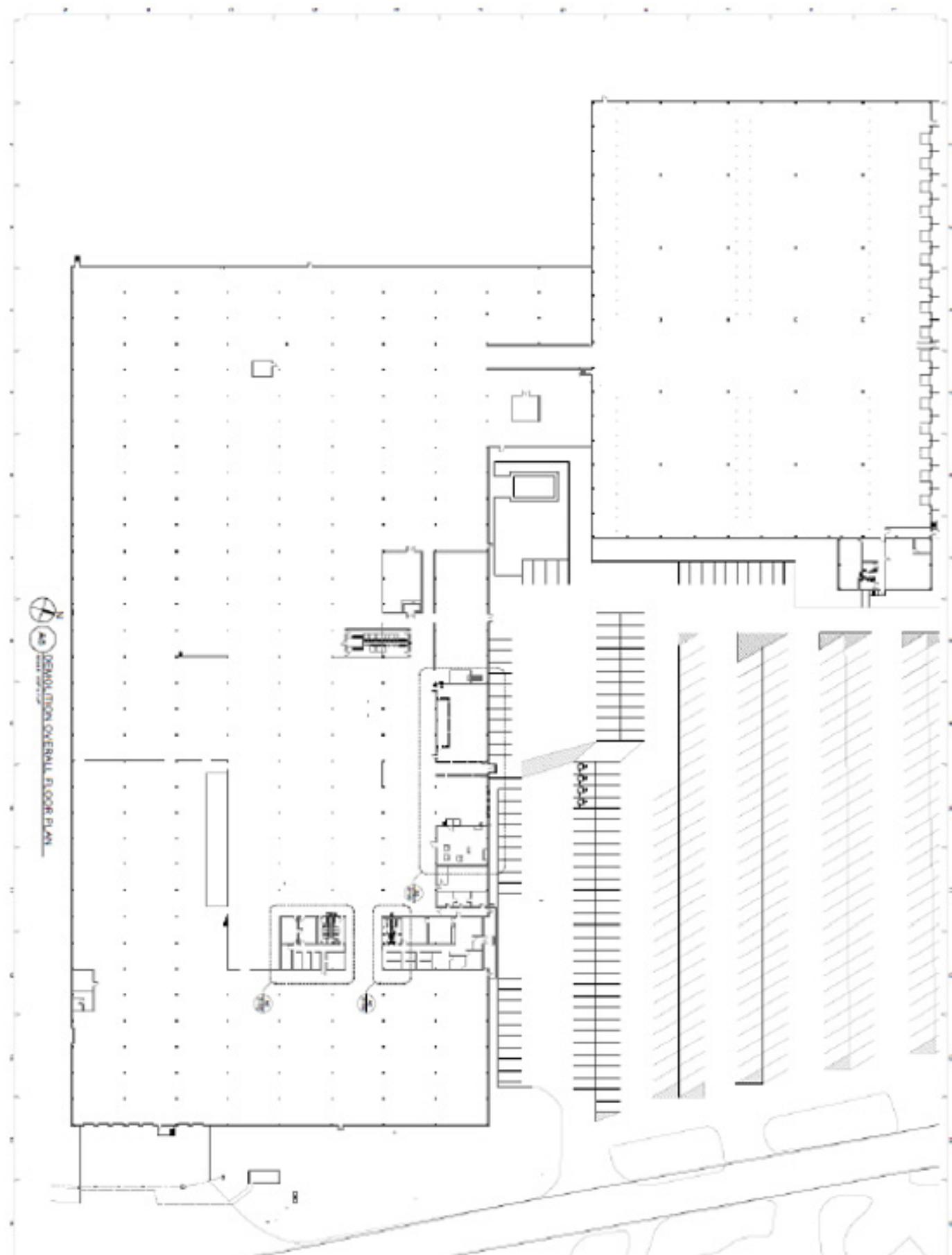
For Sale

## Interior Photos



For Sale

# Finished Goods Warehouse Site



## STRONG LABOR POOL

### 2024 POPULATION CURRENT YEAR ESTIMATE

WITHIN A 15 MIN DRIVE

**23,057**

WITHIN A 50 MIN DRIVE

**135,325**

### 2024 EMPLOYED CIVILIAN POPULATION 16+

WITHIN A 15 MIN DRIVE

**11,907** > 96%

WITHIN A 50 MIN DRIVE

**61,879** > 95.6%

### TRANSPORTATION/ MATERIAL MOVING WORKERS WITHIN THE EMPLOYED POPULATION

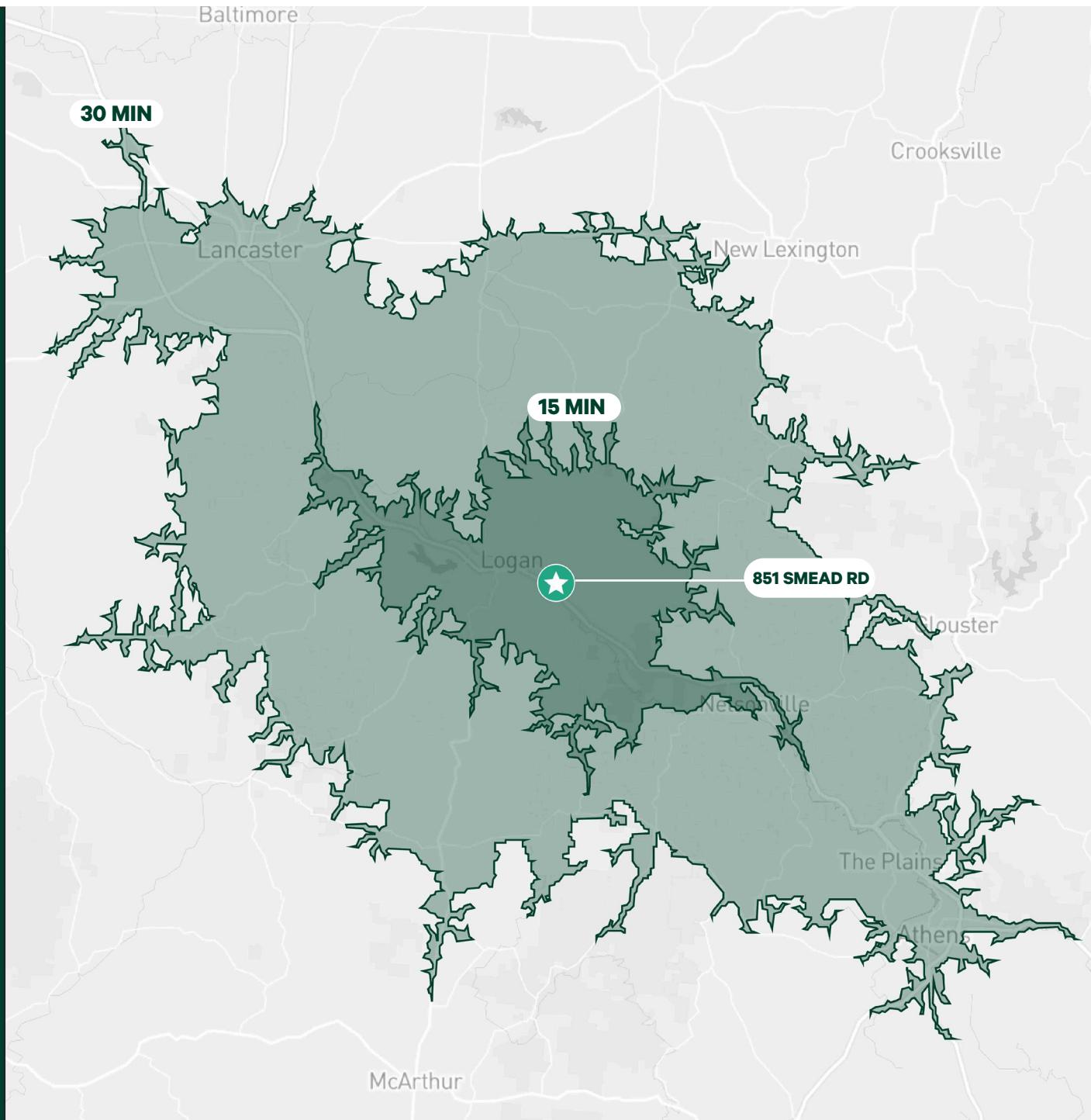
WITHIN A 15 MIN DRIVE

**15.9%**

WITHIN A 50 MIN DRIVE

**16.5%**

\*LOGAN COUNTY POPULATION  
GROWTH IS EXPECTED TO INCREASE  
BY 0.10% ANNUALLY



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## Contact Us

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