

# 851 Smead Road

Logan, OH 43138

318,440 SF Available

Industrial Warehousing & Manufacturing with Office & Outdoor Storage

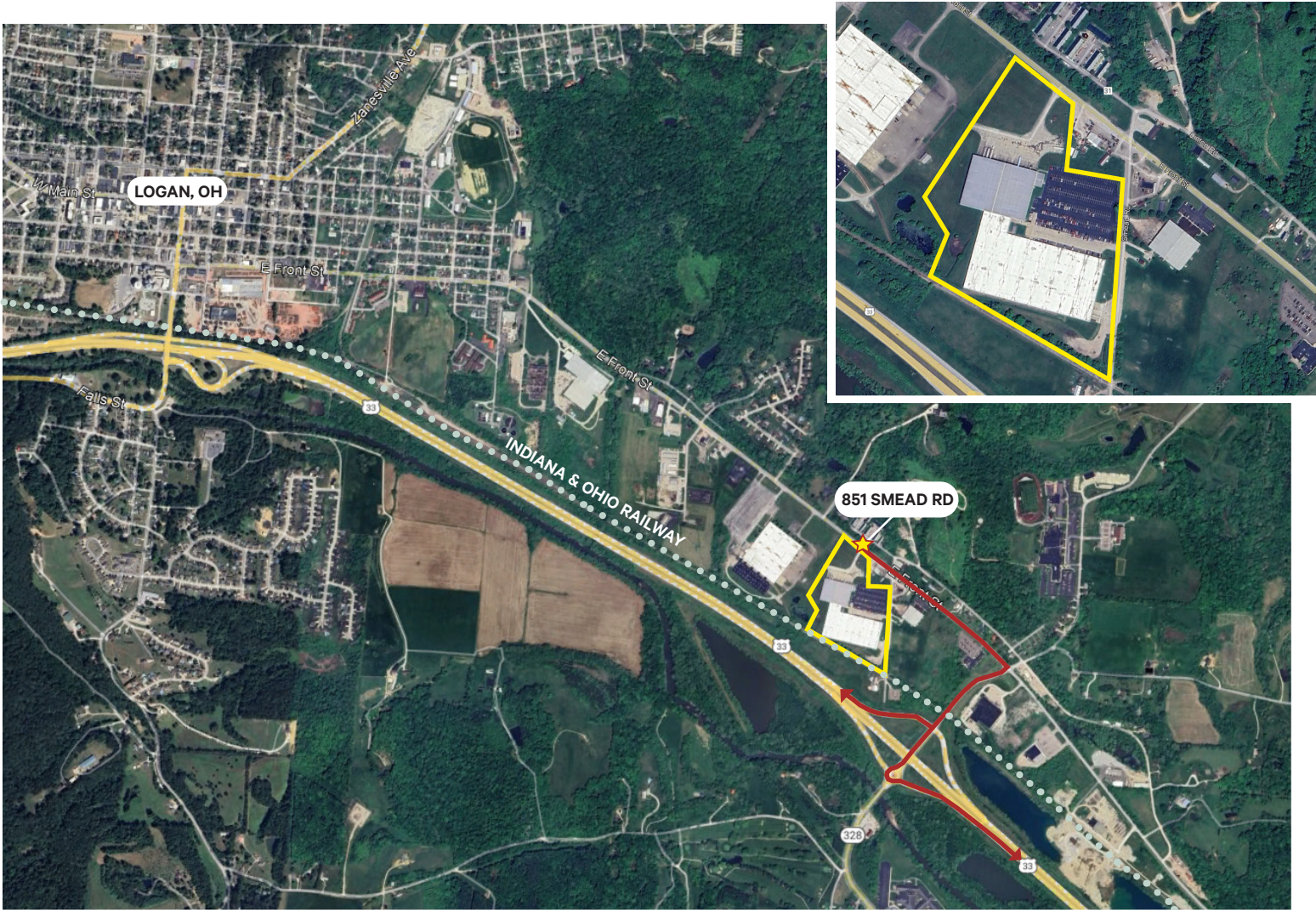




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# The Offering

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 Restrainings in the taller clear warehouse

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# Building Details

## Key Information

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





# Interior Photos

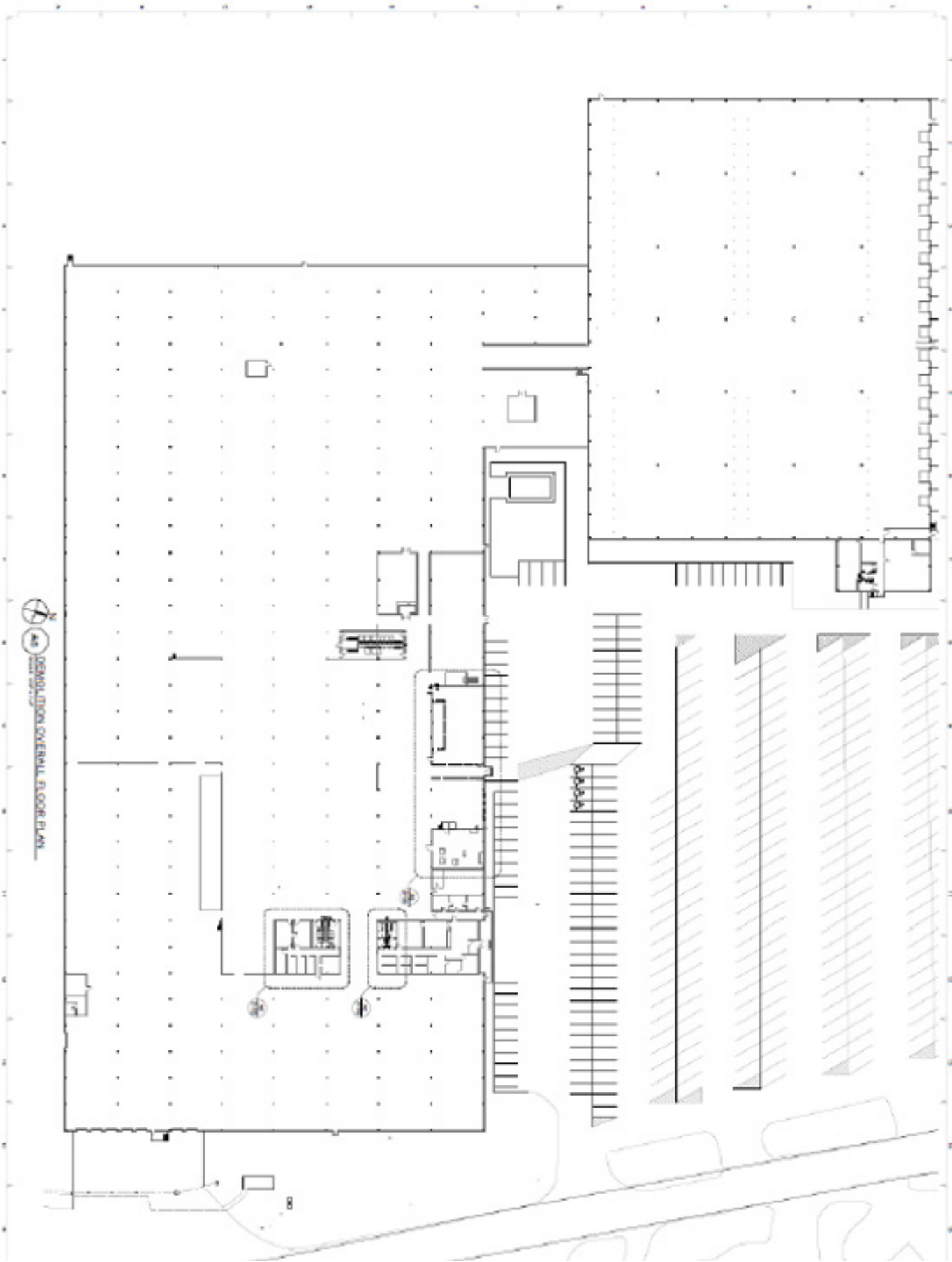
For Sale





# Finished Goods Warehouse Site

For Sale





STRONG  
LABOR POOL

2024 POPULATION  
CURRENT YEAR  
ESTIMATE

WITHIN A 15 MIN DRIVE

23,057

WITHIN A 30 MIN DRIVE

135,325

2024 EMPLOYED  
CIVILIAN  
POPULATION 16+

WITHIN A 15 MIN DRIVE

11,907 > 96%

WITHIN A 30 MIN DRIVE

61,879 > 95.6%

TRANSPORTATION/  
MATERIAL MOVING WORKERS  
WITHIN THE EMPLOYED  
POPULATION

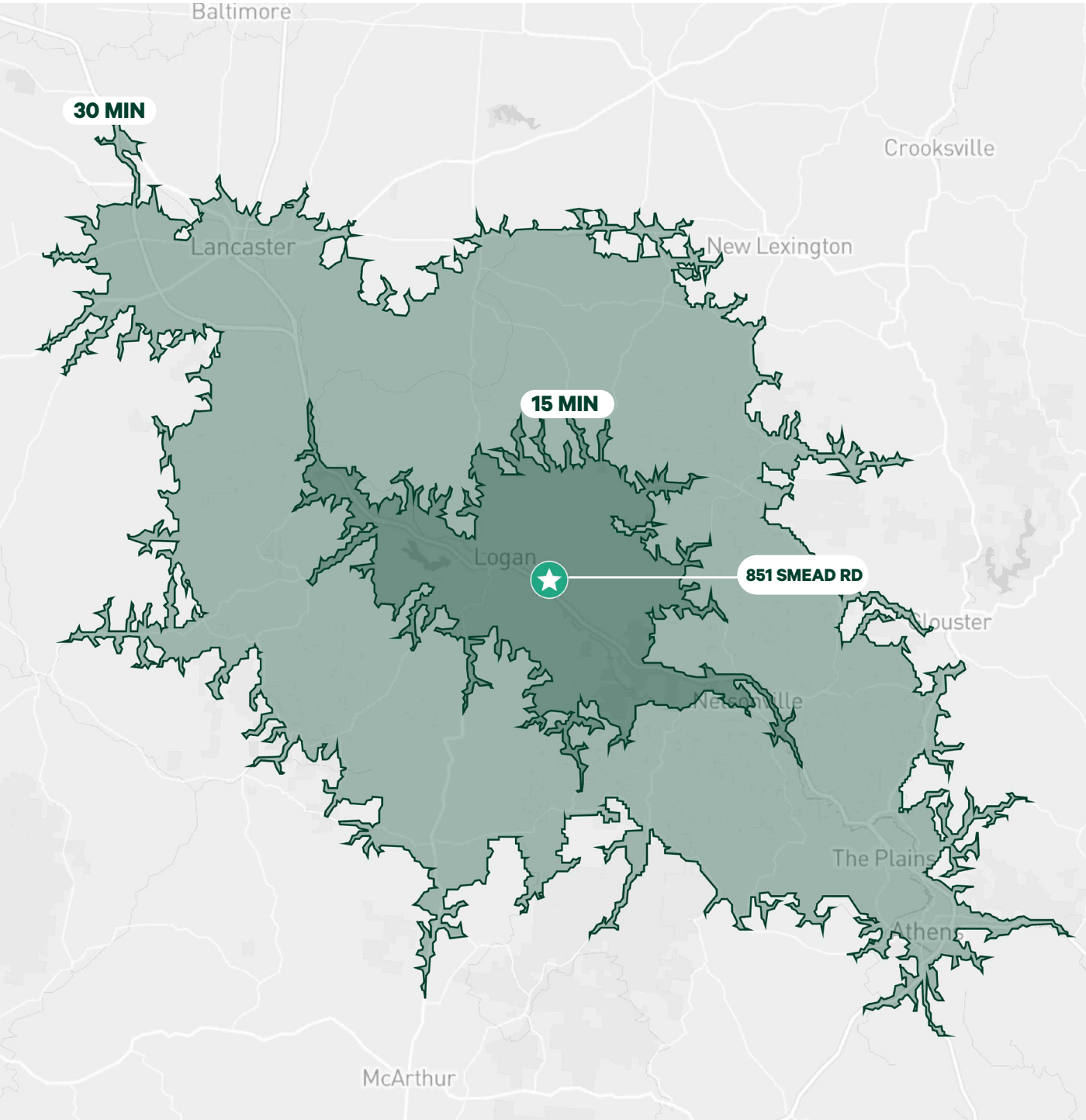
WITHIN A 15 MIN DRIVE

15.9%

WITHIN A 30 MIN DRIVE

16.5%

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





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**For Sale**



## Contact Us

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