



5695 Eco Parkway

Frazeesburg, OH 43822



Offering Summary

Sale Price:	\$1,400,000
Building Size:	32,494 SF
Lot Size:	5.98 Acres
Year Built:	1991
APN:	10-04-06-01-012

Property Overview

This exceptional industrial warehouse space encompasses nearly 33,000 square feet, providing an ideal environment for running a thriving business. The well-constructed building boasts a main warehouse area spanning 20,000 square feet, featuring 13.5-foot ceilings, a loading dock, and three drive-ins for seamless logistics operations. While a small section of the warehouse has a 12.5-foot clear height due to ductwork, it offers flexibility as the ductwork can be removed if needed.

In addition to the main warehouse, there's an extra 10,244 square feet of warehouse space available, comprising storage rooms with clear heights ranging from 9 to 11.5 feet, catering to diverse storage needs.

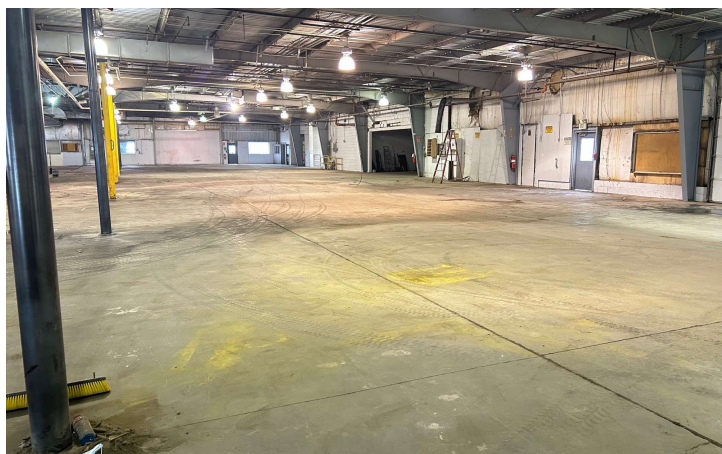
The property also includes a 2,250 square foot office area and break room, complete with men's and women's multi-stall restrooms for convenience. An outdoor private break room area adds to the comfort of employees. Safety measures are in place with a fire suppression system installed throughout the building, alongside reinforced concrete floors. Furthermore, the property benefits from 3-phase electrical service, with power buss duct extending the entire span of the building to ensure reliable power supply for industrial equipment.

Situated on a spacious 5.98-acre lot, the property offers ample parking for employees and space for a lay-down yard, facilitating efficient operations and potential expansion.



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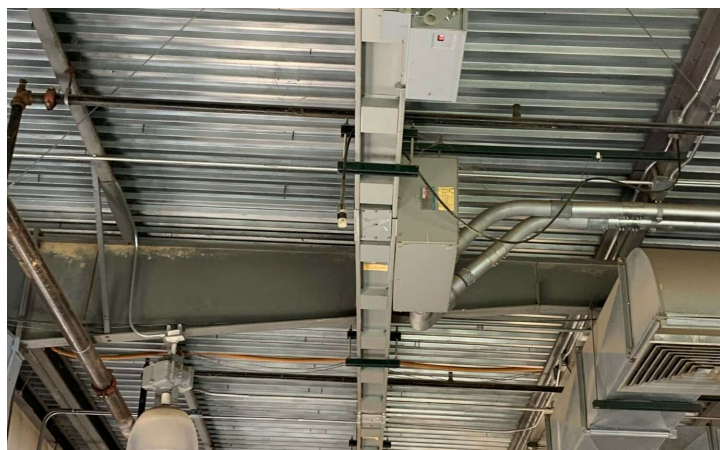
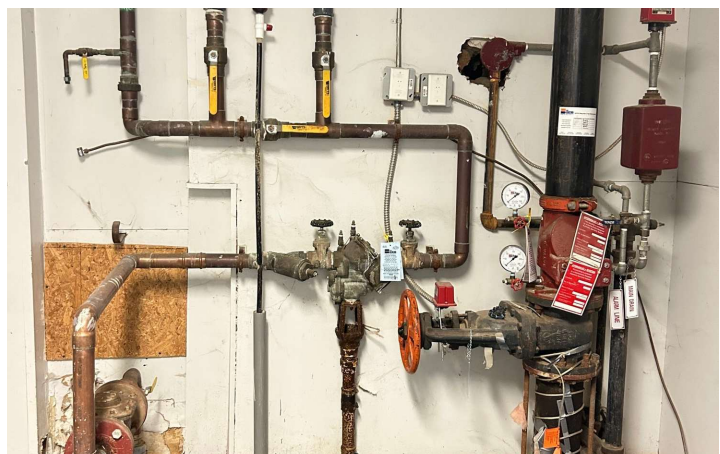
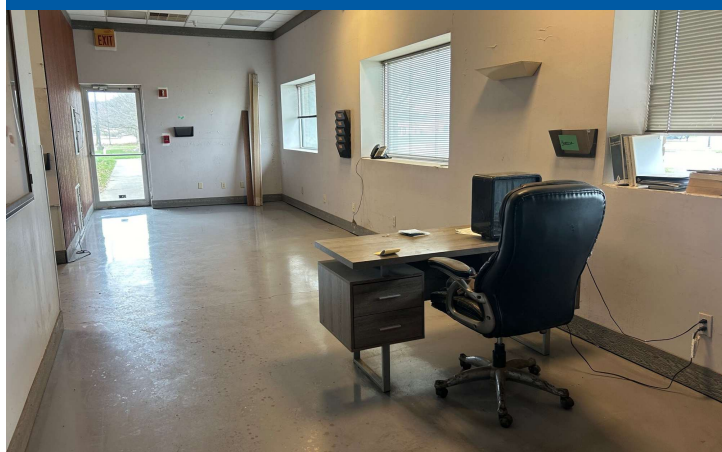
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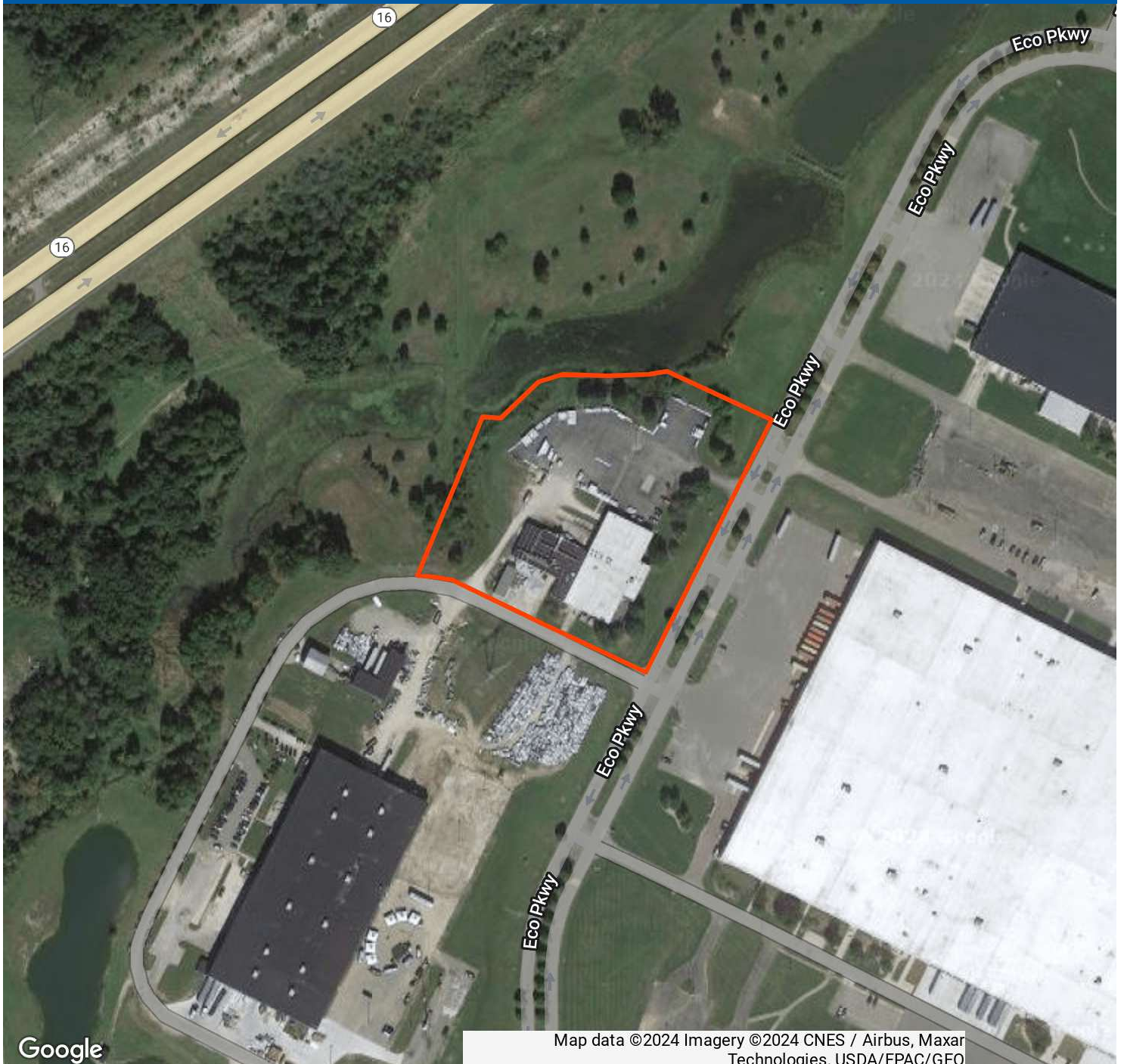
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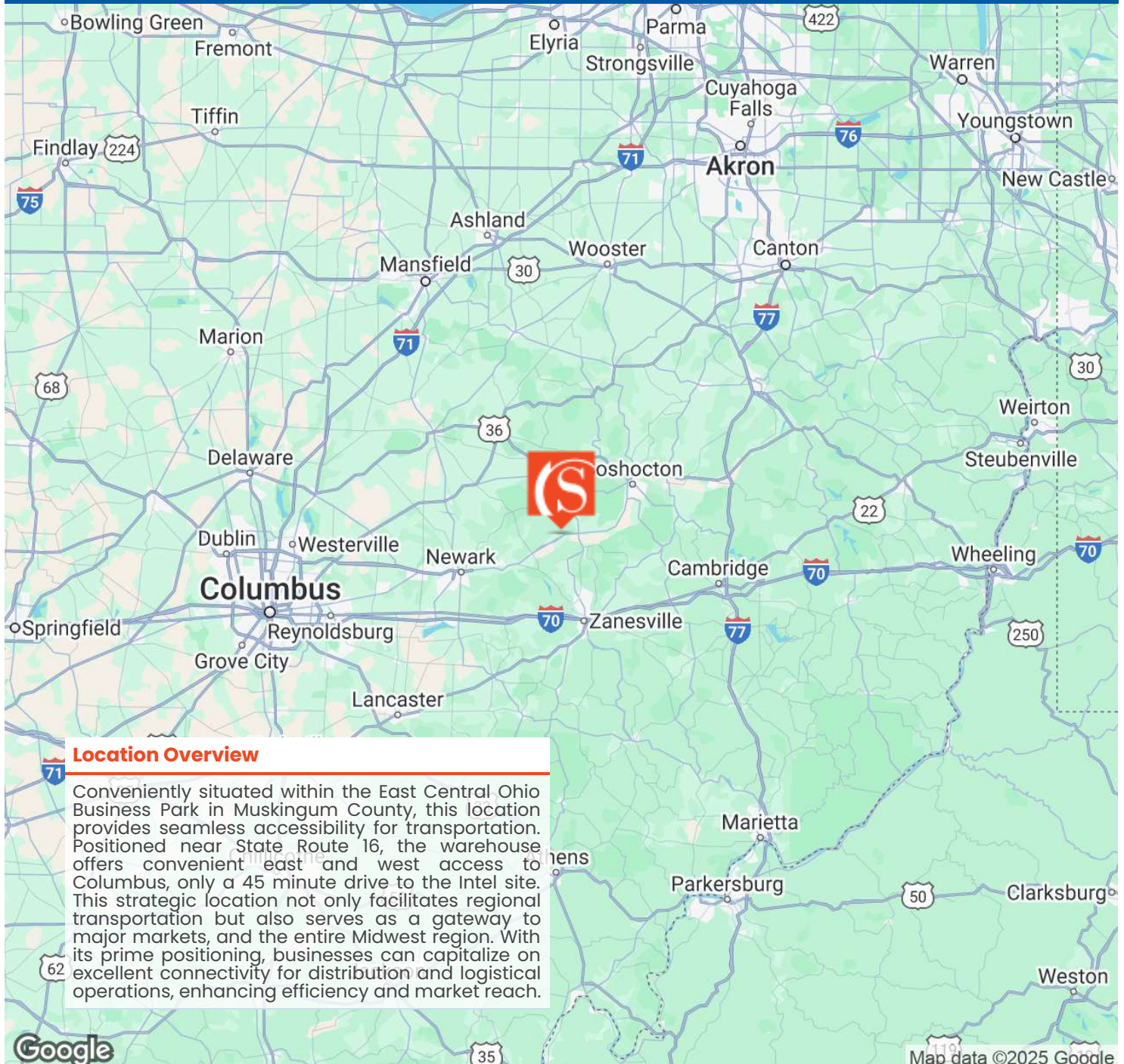
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Location Overview

Conveniently situated within the East Central Ohio Business Park in Muskingum County, this location provides seamless accessibility for transportation. Positioned near State Route 16, the warehouse offers convenient east and west access to Columbus, only a 45 minute drive to the Intel site. This strategic location not only facilitates regional transportation but also serves as a gateway to major markets, and the entire Midwest region. With its prime positioning, businesses can capitalize on excellent connectivity for distribution and logistical operations, enhancing efficiency and market reach.

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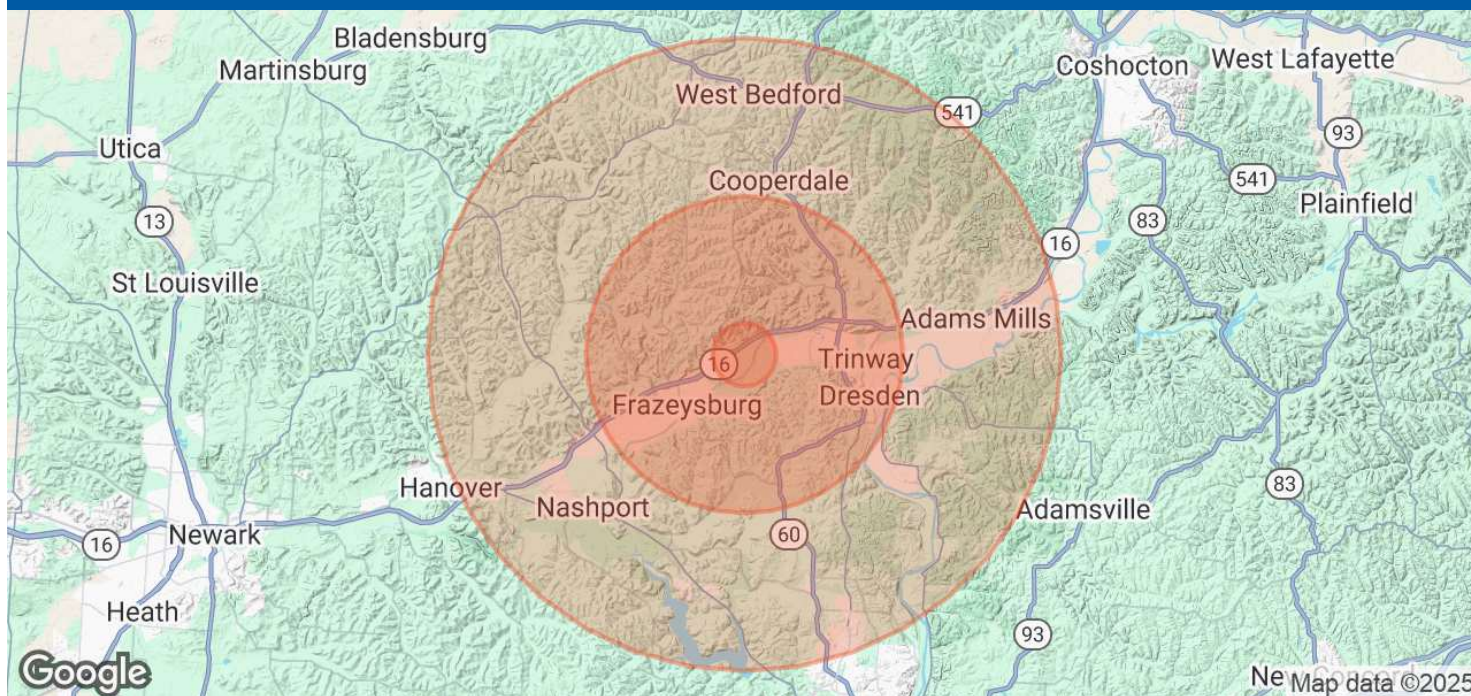
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Population	1 Mile	5 Miles	10 Miles
Total Population	165	6,102	22,460
Average Age	50.1	43.4	41.8
Average Age (Male)	50.7	43.6	41.0
Average Age (Female)	48.8	44.3	43.5
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	78	2,540	9,235
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$63,603	\$63,135	\$69,132
Average House Value	\$183,672	\$139,546	\$191,883

2020 American Community Survey (ACS)