



123 Lee Street

For Sale or Lease

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# 123 Lee Street Belpre, OH

This versatile property features a 4,500 SF cross-dock building, offering excellent potential for a variety of uses.

## Property Information

Sale Price:	\$445,000
Lease Rate:	\$4,400/month NNN
Acreage:	3.161 AC
Parcel Information:	123 Lee St, Belpre, OH Parcel No 080039113000 Improved with 4,500 SF cross-dock building

# For Sale or Lease

## Cross Dock Warehouse with IOS Lay-Down Yard

- 4,500 SF building
- 3,200 SF warehouse
- 1,300 SF office
- 14 doors (6 each side and 2 on end) @ dock high @ 9' X 12'
- 1 @ 14' X 12' dock high on end
- Ramp @ 10' wide on end / side load
- 4' overhang above all doors
- Built in 1980
- 1.89 paved acres
- Concrete pads at the dock doors for trailer parking
- Partially fenced
- City utilities
- Land Use 482 – Truck Terminal
- City of Belpre C-2 Zoning (General Commercial District)
- Contractor's equipment storage allowed as special use
- Business friendly city officials and staff
- 200 Yards from signalized intersection with Washington Blvd / State Route 618
- Approximately 1 mile to State Route 7, 2 miles to US Route 50 and 6 miles to I-77



# Location

The property is located in Belpre, Washington County, Ohio, along the Ohio River—14 miles downriver from Marietta, the county seat, and directly across from Parkersburg, WV. Belpre is part of the Parkersburg-Marietta-Vienna WV-OH Combined Statistical Area (CSA), which had an estimated 2023 population of 146,629, remaining relatively stable since 2000.

The CSA has seen significant economic growth with major employers entering the region, including the Marietta Memorial Hospital Belpre Medical Campus, a 250,000 SF FedEx distribution center in South Parkersburg, and Hino Motors' 900,000 SF truck manufacturing facility in Mineral Wells, WV. Additionally, a \$125 million, 50-bed children's hospital is set to break ground on the Marietta Memorial Belpre campus, just 2 miles from 123 Lee Street.

Further enhancing the region's infrastructure, the Washington County Commission has allocated \$1.5 million for a multimodal port facility on the Ohio River, approximately 8 miles from I-77. Adjacent to the Muskingum River Industrial Park, this Southeastern Ohio Port Authority (SeOPA) project at the former AMP Gorsuch power plant site will integrate river, rail, and trucking services, strengthening the area's logistics network.

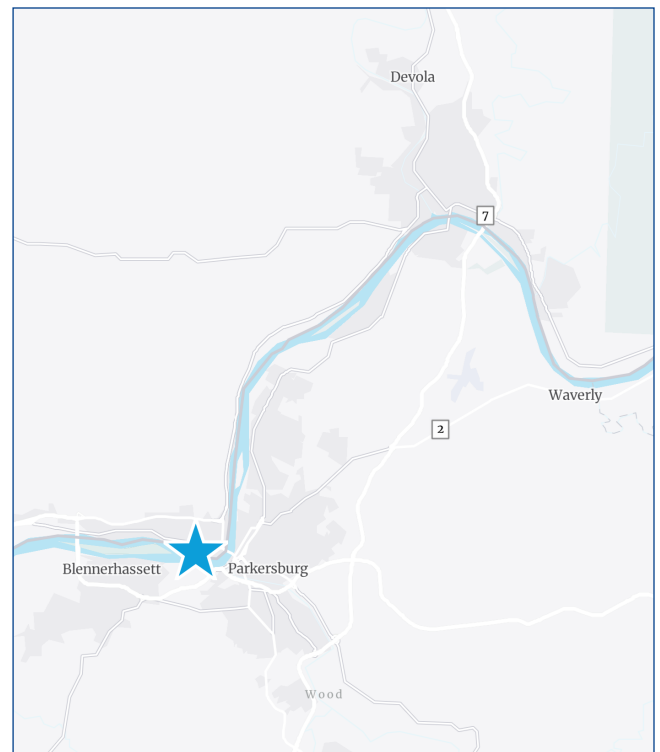
## Location Highlights

- Business Friendly City Officials and Staff
- 200 Yards from signalized intersection with Washington Blvd / State Route 618
- Approximately 1 mile to State Route 7, approximately 2 miles to US Route 50 and 6 miles to I-77
- Mid-Ohio Valley Regional Airport – 12 miles
- North Central West Virginia Airport (Bridgeport) – 81 miles
- West Virginia International Yeager Airport (Charleston) – 82 miles
- Huntington Tri-State Airport – 106 miles
- John Glenn Columbus International Airport – 112 miles
- Pittsburgh International Airport – 150 miles

## Traffic Counts



Washington Blvd/618 East and West of Lee St	9,944-15,566 VPD
SR-7	15,991 VPD



# Location

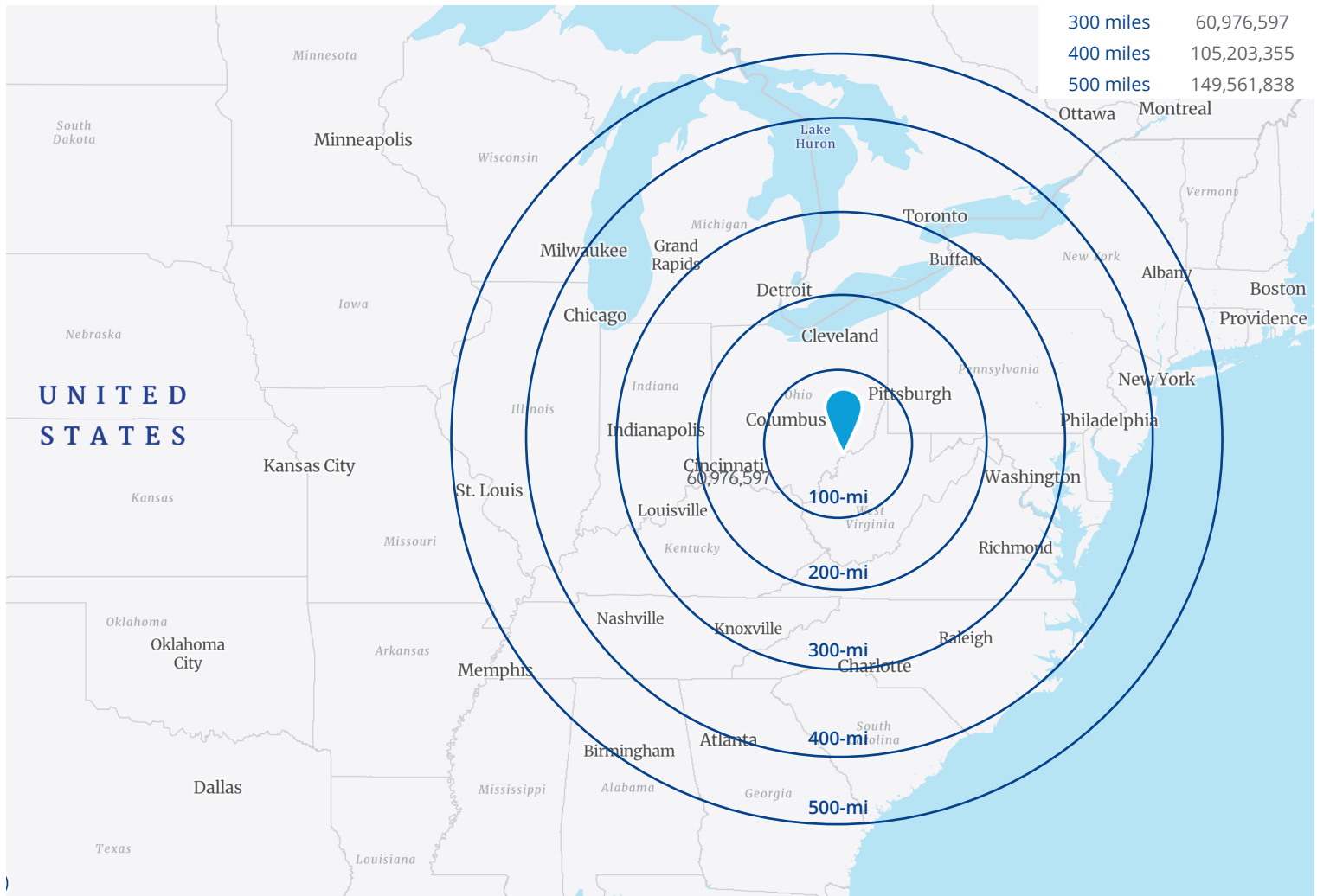
Belpre is served by the Belpre Industrial Parkersburg (BIP) short-line freight rail, part of the Cathcart Rail national network. BIP plays a crucial role in supporting the Ohio River Metals, Plastics, and Petrochemicals Corridor while also meeting the general freight needs of the Mid-Ohio Valley.

The BIP rail line connects to CSX's yard in Parkersburg, WV, just 2.5 miles away, ensuring seamless access to nationwide freight distribution. In Belpre, BIP services key logistics hubs, including the Wetz Warehousing Facility—a truck transfer center less than a mile from Lee Street—and the American Business Park - Porterfield Industrial Park, located just 2 miles away. With direct CSX access, this property provides an efficient, cost-effective solution for freight transport across the United States.

## Strategic Central Location

Centrally location within a 500-mile radius of almost half of the U.S. population.

Radius	Population
100 miles	4,322,173
200 miles	21,043,726
300 miles	60,976,597
400 miles	105,203,355
500 miles	149,561,838



**Contact:**

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