

**172 S. FRIENDSHIP DRIVE**  
**OFFICE BUILDING/DEVELOPMENT SITE FOR SALE**

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**MUSKINGUM COUNTY**  
**NEW CONCORD, OHIO**



**FOR SALE**



**Lepi & Associates**  
Real Estate Services 



## **172 S. FRIENDSHIP DRIVE NEW CONCORD**

Located just off I-70, this 7600 sq. ft office building has many possibilities for a call center, professional office, or for the development land. Features include handicap access, lunchroom, lobby/reception area and many private offices, conference room, and open cubicle area. Would be an excellent location for medical or professional offices. Property has been wired for networking and includes security system. Large paved parking area with 45 spaces. Property does have deed restrictions and is also subject to B-3 zoning guidelines.



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Real Estate Services 

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# 172 S. FRIENDSHIP DRIVE

## NEW CONCORD

### IMPORTANT DETAILS

- 7620 Sq. Ft
- 3.85 Acres
- 2 Story Office Building
- Central A/C
- Handicap Access From Ramp
- Annual Taxes: \$8042
- Furnishings Negotiable
- Security System
- Wired for Networking
- Adjacent Lot Available
- 45 Parking Spaces
- Public Utilities

### FEATURES

- Reception
- Private Offices
- Cubicle/Workstation Areas
- Conference Room
- Large Open Work Area
- Kitchenette
- Employee Break Area
- Restrooms



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# 172 S. FRIENDSHIP DRIVE



RECEPTION



CONFERENCE ROOM



RECEPTION



WORKSTATIONS



CUBICLES



BREAK ROOM



WORKSTATIONS



PRIVATE OFFICES



OFFICE



WORKSTATIONS

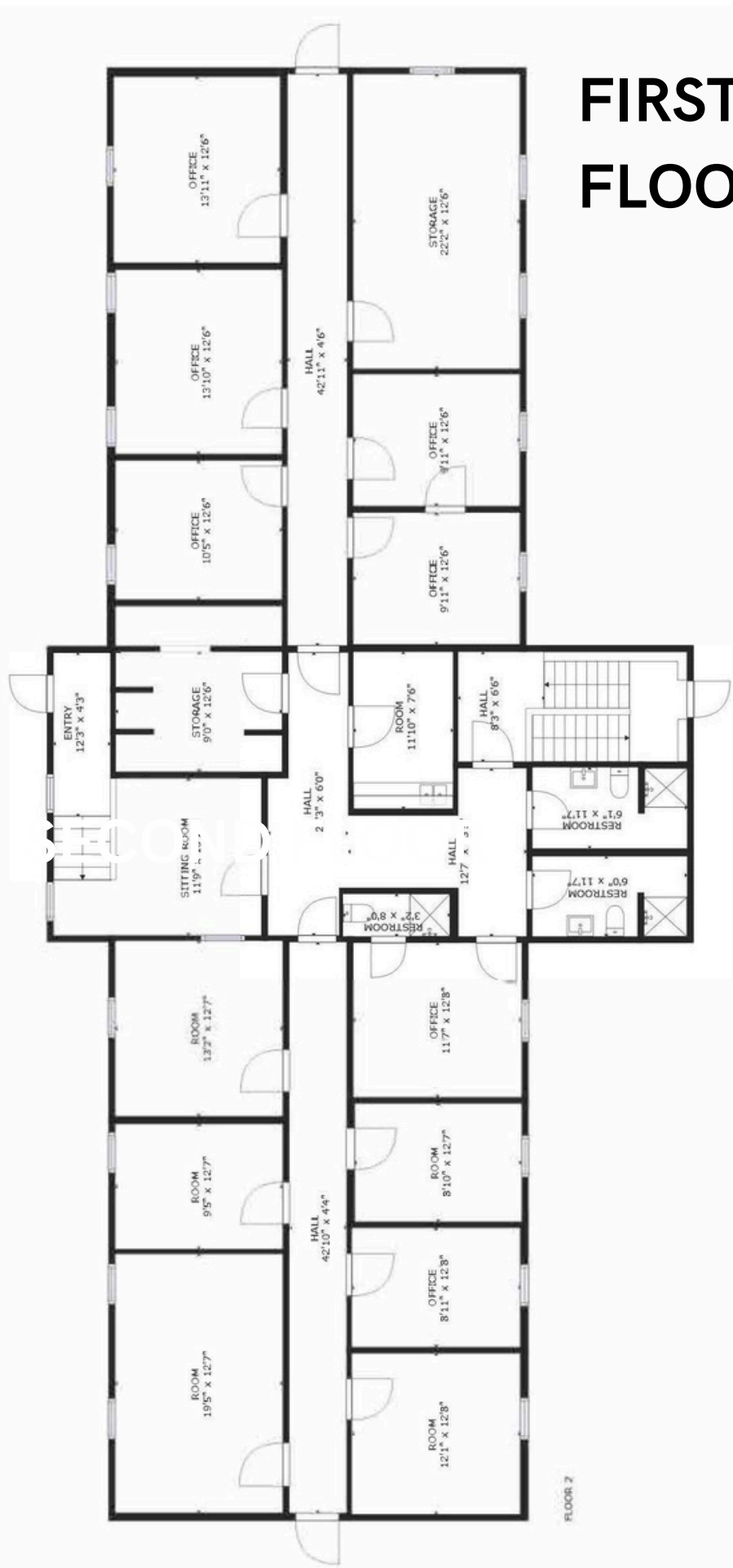


RESTROOM



REAR EXTERIOR

# 172 S. FRIENDSHIP DRIVE FLOOR PLAN



**FIRST  
FLOOR**

FLOOR 2

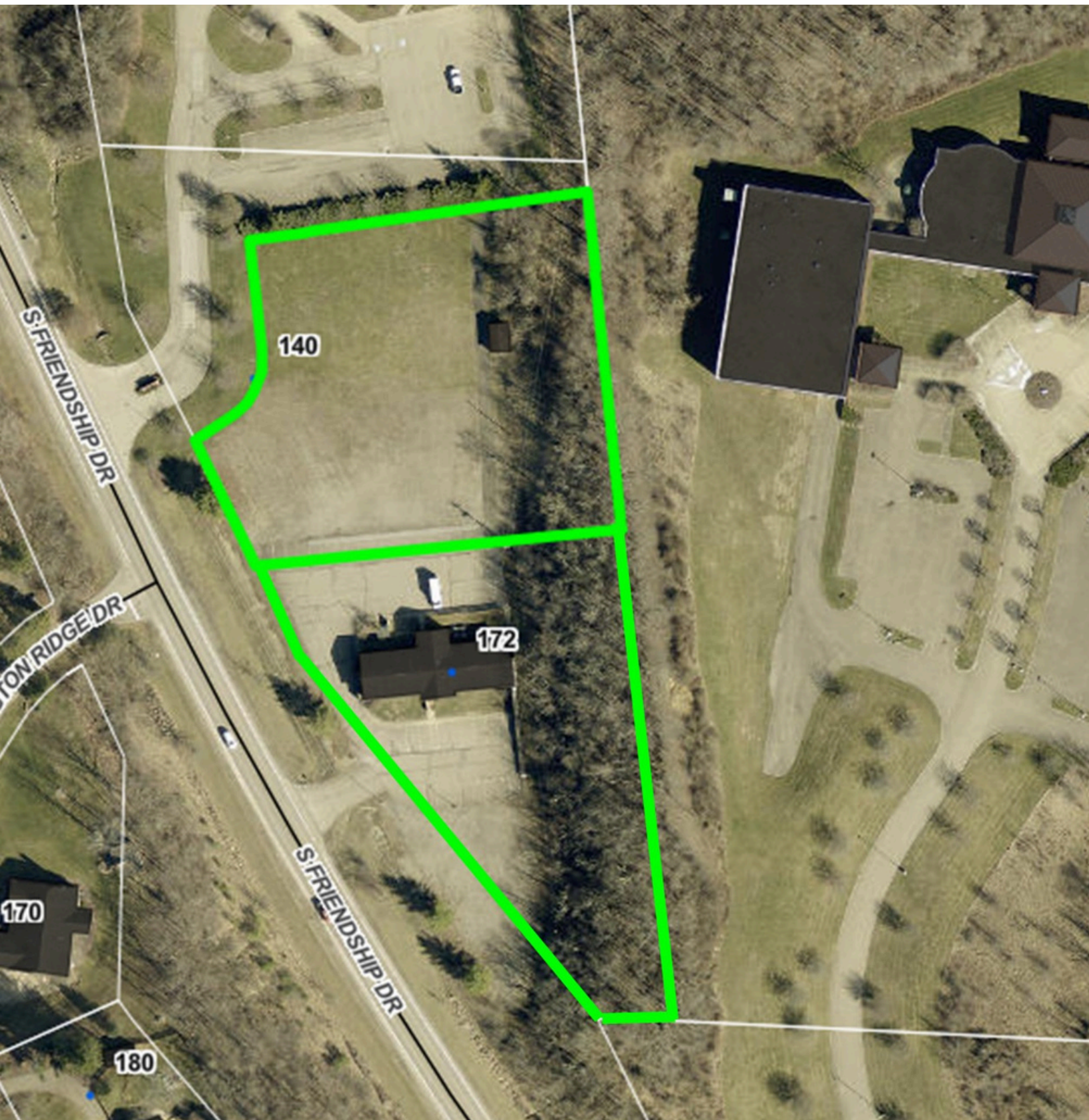
# 172 S FRIENDSHIP DRIVE FLOOR PLAN



SECOND  
FLOOR



# 172 S. FRIENDSHIP DRIVE AERIAL

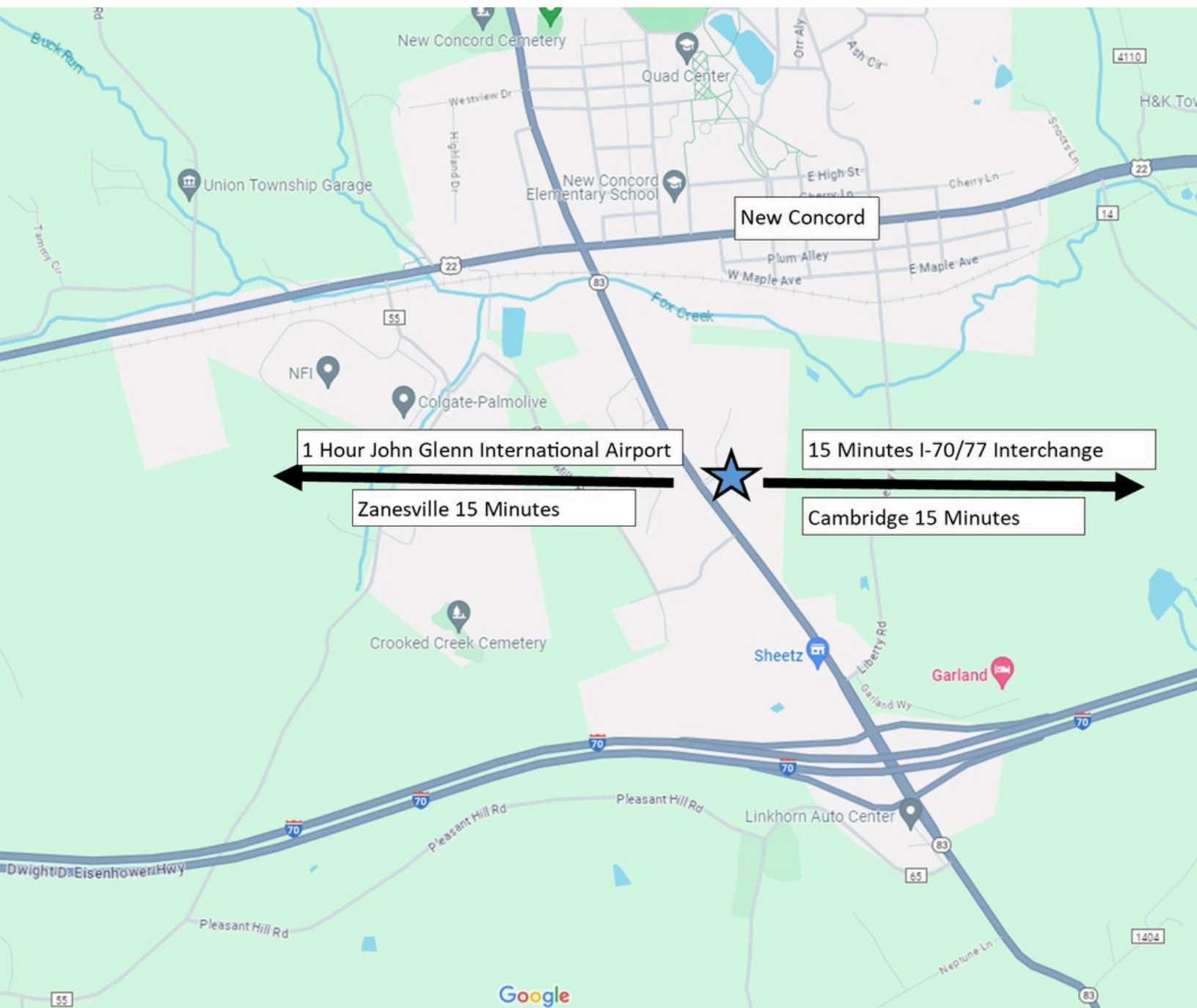


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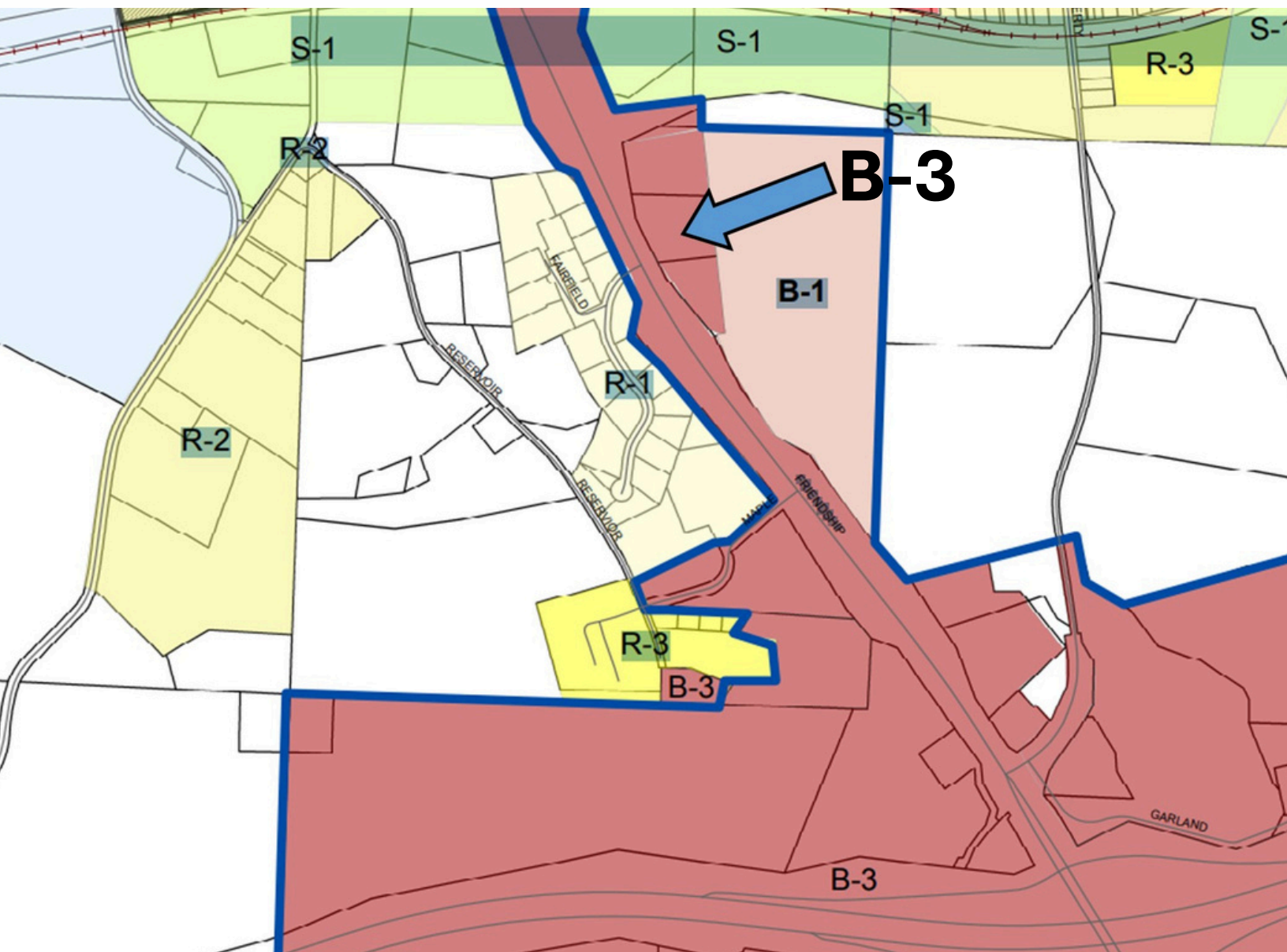
# VICINITY MAP



- Less than a Half Mile from I-70 Interstate Exit
- 1 Mile from Muskingum University
- Less than Half Mile from Garland Hotel
- Less Than Half Mile from Newly Opened Sheetz
- 12 Miles from Southeastern Ohio Regional Medical Center
- 18 Miles from Genesis Hospital



# ZONING INFORMATION



New Concord Corporation Limits has zoning regulations. The properties are currently Zoned B-3. This is a Highway Business District that is established to encourage compatible commercial developments along major thoroughfares. For additional information on permitted and conditional uses, you may visit the site, as provided.



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Zoning Website