



COMMERCIAL PROPERTY

42739 NATIONAL RD,
BELMONT, OHIO

**FOR
SALE**



**HARVEY
GOODMAN**

Broker, John Sambuco



**Jay
Goodman**

Commercial Property



Modern industrial building, constructed in 2014, now available in Belmont County, Ohio. With over 30,000 square feet on 17 acres, this property offers versatile solutions for diverse businesses.

The facility includes a 9,000-square-foot professional office area with 20 private offices, 2 large conference rooms, a training room, and multiple multi-purpose and storage/utility rooms. The entire building is equipped with a modern fire suppression system and 3-Phase Power.

The impressive 21,000-square-foot industrial warehouse/shop space is insulated and heated, featuring reinforced concrete floors and seven drive-thru bays with 15' 4" high x 14' wide doors. It includes trench drains with an oil/water separator, two 10-ton cranes, bulk oil tanks and hoses, compressor hoses throughout, and a wash bay with a built-in pressure washer system. Additional garage doors are available for loading and storage.

Large, fenced, and well-lighted industrial yard for ample outdoor storage, secured by an electronic gate entry. A large asphalt parking lot provides access for customers and staff.

This state-of-the-art facility is strategically located on US Route 40 and just two miles from Interstate 70, offering excellent connectivity. Seize this unique opportunity to acquire a modern, multi-purpose industrial building with significant land, designed to support and grow your business operations.



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Property Highlights

- **New construction in 2014**
- **17 Acres**
- **30,000+ square feet**
- **Office Space - approx 9,000 sf**
- **20 private offices, 2 large conference rooms, large training room, several multi-purpose and storage/utility rooms**
- **Elevator and 3 stairwells**
- **Modern fire suppression system throughout**
- **3-Phase Power**
- **Warehouse / shop - approx 21,000 sf - insulated and heated**
- **Reinforced concrete 6" to 8" thick**
- **Fenced and well-lighted industrial yard for outdoor storage**
- **Secured, electronic gate entry**
- **Large Asphalt parking lot for a professional customer and staff entrance**
- **Grand, glass 2-story entrance with professional reception area**
- **Warehouse / Shop - 7 drive-thru bays**
- **Bay doors: 15' 4" high x 14' wide**
- **Trench drains with oil/water separator**
- **Includes two 10-ton cranes**
- **Bulk oil tanks and hoses for equipment maintenance**
- **Compressor hoses throughout shop**
- **Wash Bay with built-in pressure washer system**
- **additional garage doors for loading/storage**



FOR SALE - \$5,500,000

PHOTOS



**HARVEY
GOODMAN**

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REGIONAL MAP



AERIAL PLATS TWO PARCELS



**HARVEY
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**THANK
YOU!**



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