



**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

7706 Congress Rd

West Salem, OH 44287

David Mussari

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Stephen Landers

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Lee Ann Fead

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INDUSTRIAL SPACE FOR LEASE

7706 Congress Rd

West Salem, OH 44287

FOR LEASE

Property Summary



Property Description

Premium Food Grade Facility Warehouse and Greenhouse For Lease. Turn key, GMP Ready Facility. 6,700 Square Feet warehouse with dedicated food processing room, shipping and receiving area, loading dock area with 10x12 overhead drive-in door, two offices with reception, locker rooms with showers, and eye wash station. Wifi, security cameras, and fire detection system. Separate greenhouse facility. Reverse osmosis system, automatic light, ventilation and irrigation system available for an additional fee. State zoning and township approved for Medical Marijuana. Recently used for growing and processing hemp products.

Offering Summary

Lease Rate:	\$19.70 SF/yr (NNN)
Available SF:	6,700 SF
Lot Size:	0.01 Acres
Building Size:	6,700 SF

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Custom Page



Text Headline

- State of the Art Design
- 6,700 Square Feet
- GMP Ready
- Dedicated Food-Grade Processing Room
- Warehouse Shipping & Receiving Area
- Locker Rooms with Showers
- Loading Dock with Overhead Door 12x10
- Main Reception Area with Two Offices
- Security System with Cameras*
- Fire Detection System

Text Headline

Add text here...

Greenhouse

Add text here...

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Additional Photos



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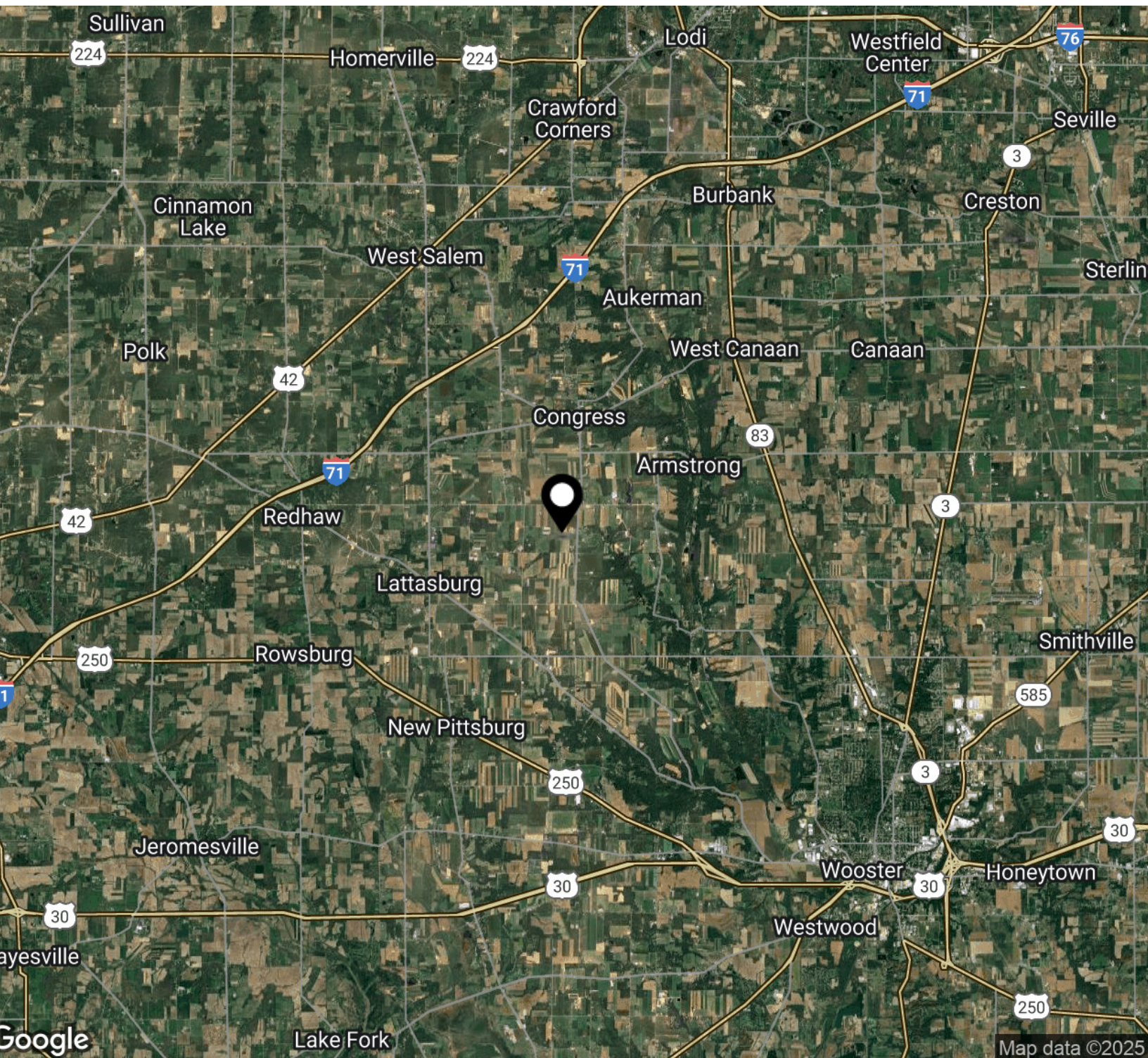
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Location Map



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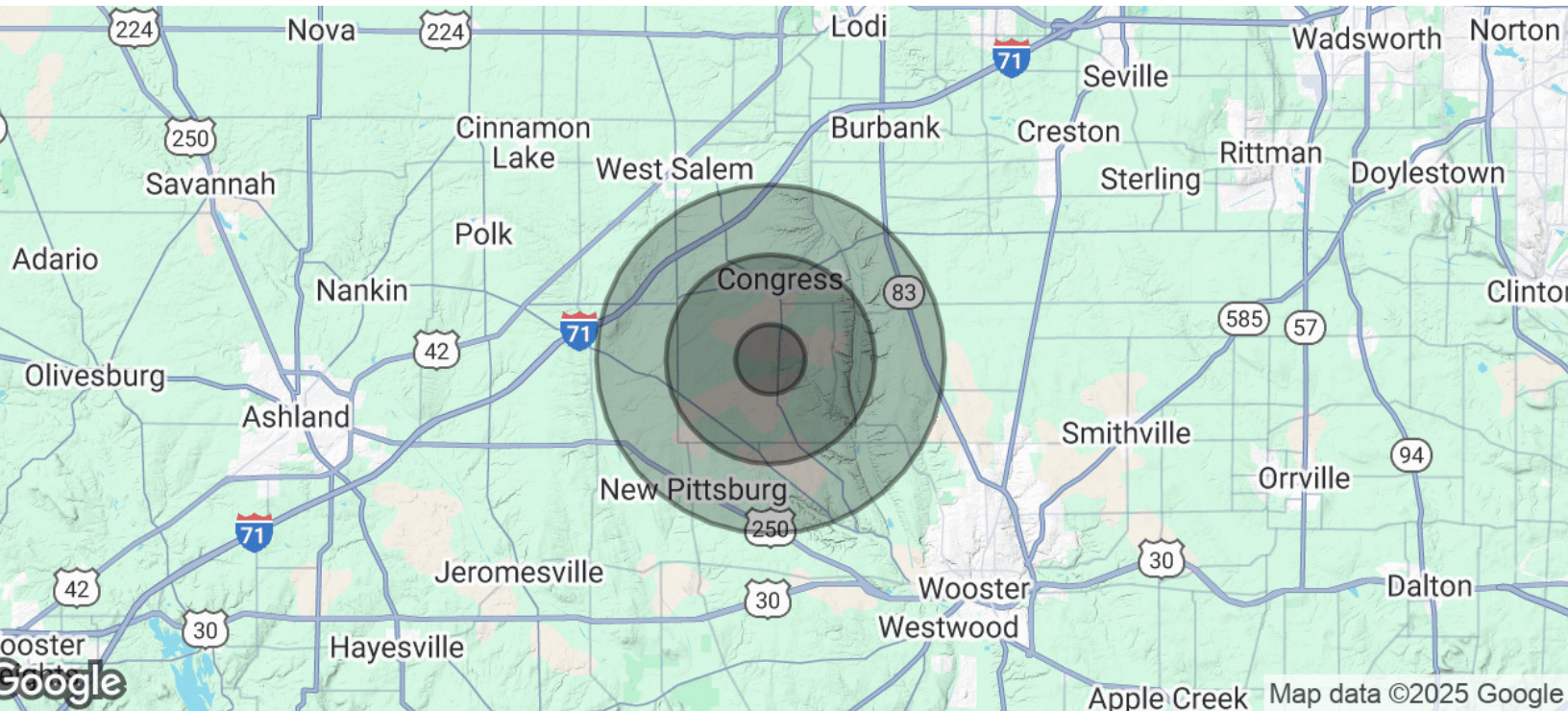
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	129	2,030	5,496
Average Age	38	38	40
Average Age (Male)	38	38	39
Average Age (Female)	37	38	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	44	713	1,982
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$89,461	\$87,538	\$89,816
Average House Value	\$337,416	\$309,807	\$307,454

Demographics data derived from AlphaMap

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