NOhio Equities

For Lease 84,150 SF Industrial Property



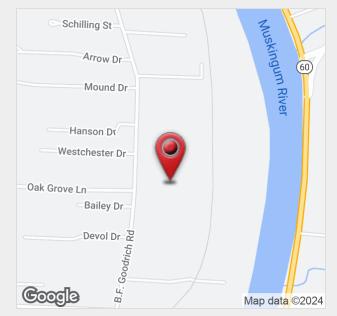
700 B.F. Goodrich Road

Marietta, Ohio 45750

Property Features

- 84,150 SF Industrial Building
- Includes 14,850 SF Office Space
- Stationary Crane and Racking Shelves to Remain
- Security Located at Front of Gate
- Ample Parking On-Site for Employees
- Located Alongside the Muskingum River
- Signage Opportunities Available
- Easy Access to Local Freeways

Lease Rate: \$4.40 SF/Yr (Gross)



For more information:

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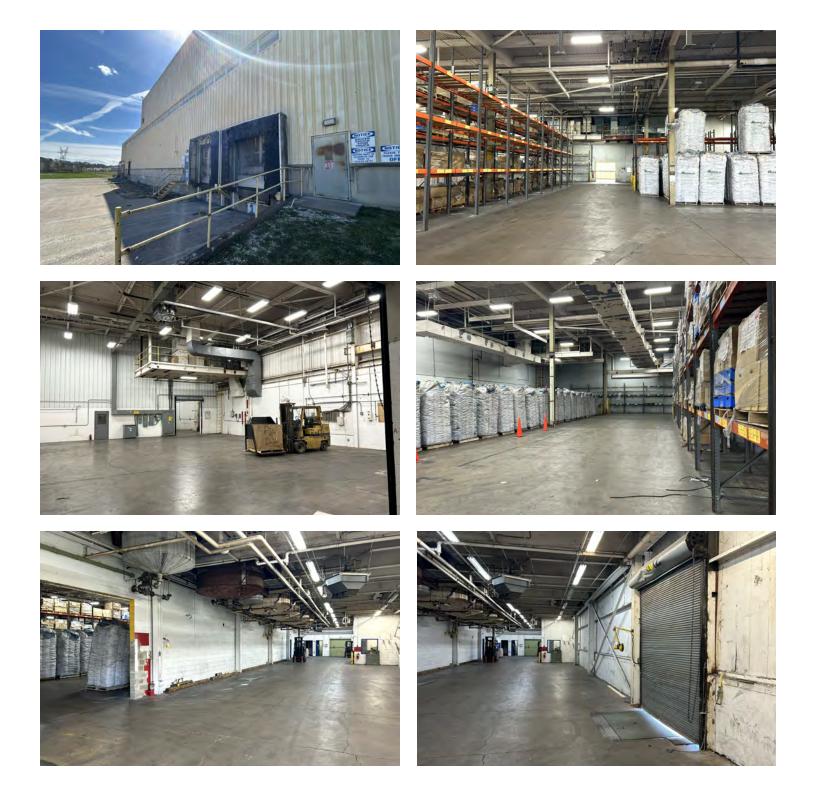


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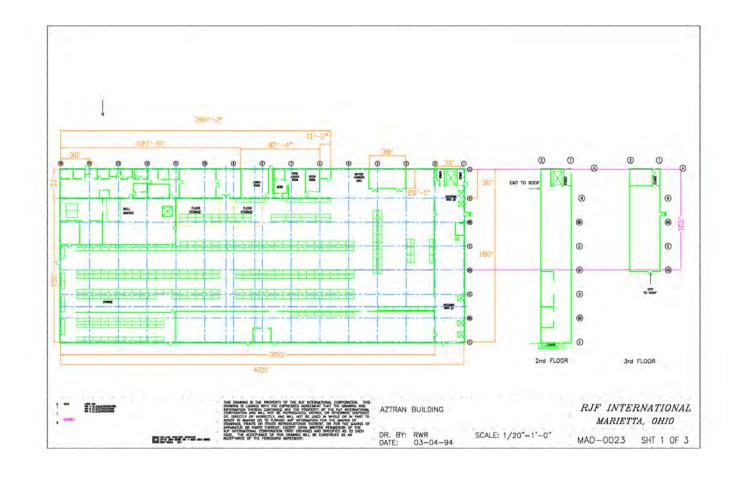
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For Lease 84,150 SF Available Spaces



| | | | LEASE | | |
|----------------------------------|------------------------|--|-------------------------|----------------------------------|----------------------------|
| SPACE | AVAILABLE USE | LEASE RATE | TYPE | SIZE (SF) | AVAILABILITY |
| Unit 12 | Warehouse/Distribution | \$4.40 SF/YR | Gross | 58,500 SF | VACANT |
| Unit 12 A | Warehouse/Distribution | \$4.40 SF/YR | Gross | 11,700 SF | VACANT |
| Unit 12B | Office/Lab | \$4.40 SF/YR | Gross | 5,400 SF | VACANT |
| Unit 12 B 2nd Floor | Warehouse/Distribution | \$4.40 SF/YR | Gross | 5,400 SF | VACANT |
| 3rd Floor | Office/Lab | \$4.40 SF/YR | Gross | 3,150 SF | VACANT |
| Goodrich Rd | | \$4.40 SF/YR | Gross | 84,150 SF | VACANT |
| Unit 12 B 2nd Floor 3rd Floor | Warehouse/Distribution | \$4.40 SF/YR \$4.40 SF/YR \$4.40 SF/YR | Gross Gross Gross | 5,400 SF 5,400 SF 3,150 SF | VACANT VACANT VACANT |

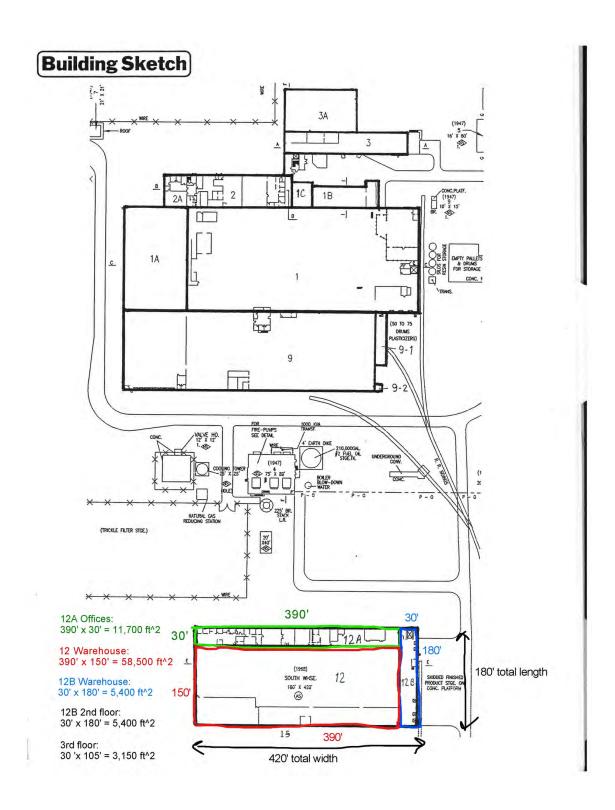
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For Lease 84,150 SF Floor Plan



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For Lease 84,150 SF Aerial View



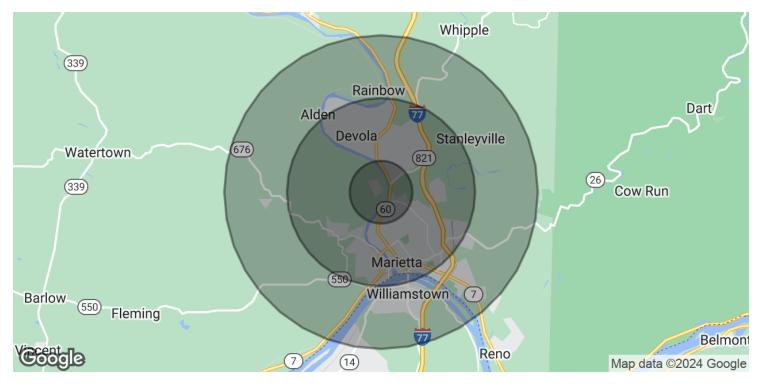
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For Lease 84,150 SF Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|----------------|----------------|
| Total Population | 1,026 | 16,146 | 24,611 |
| Average Age | 50.0 | 42.9 | 44.1 |
| Average Age (Male) | 47.6 | 42.0 | 43.0 |
| Average Age (Female) | 53.2 | 43.3 | 44.5 |
| | | | |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 504 | | |
| Total Households | 521 | 7,699 | 11,707 |
| # of Persons per HH | 2.0 | 7,699 2.1 | 11,707 2.1 |
| | | | , |
| # of Persons per HH | 2.0 | 2.1 | 2.1 |

* Demographic data derived from 2020 ACS - US Census

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