



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)



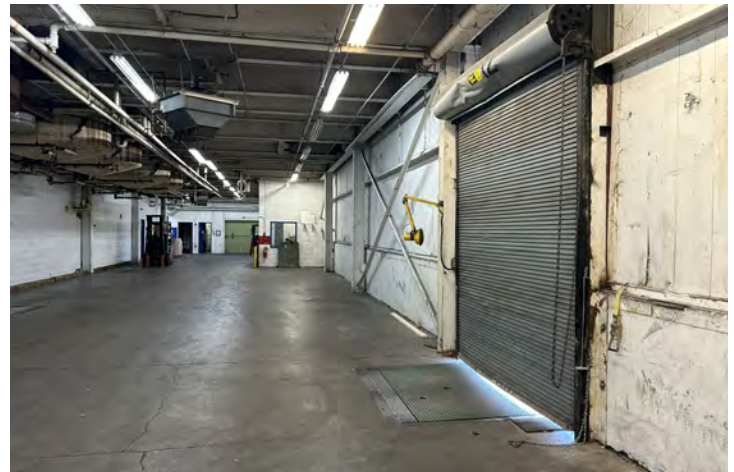
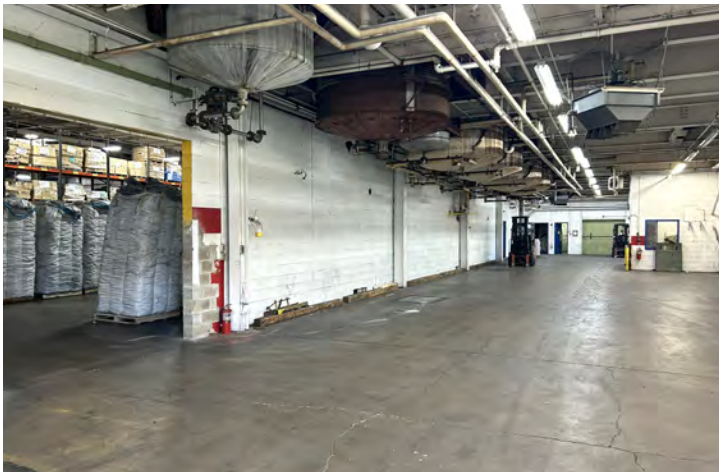
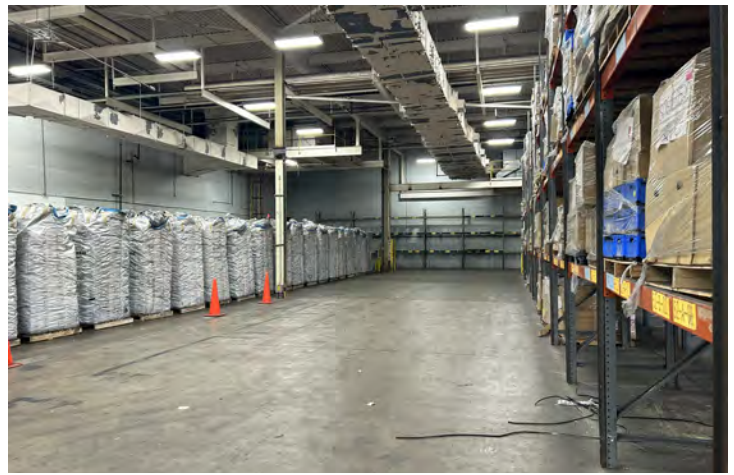
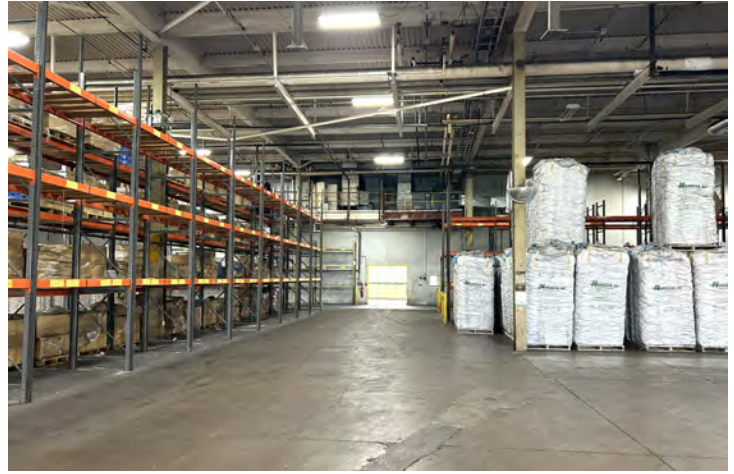
For more information:

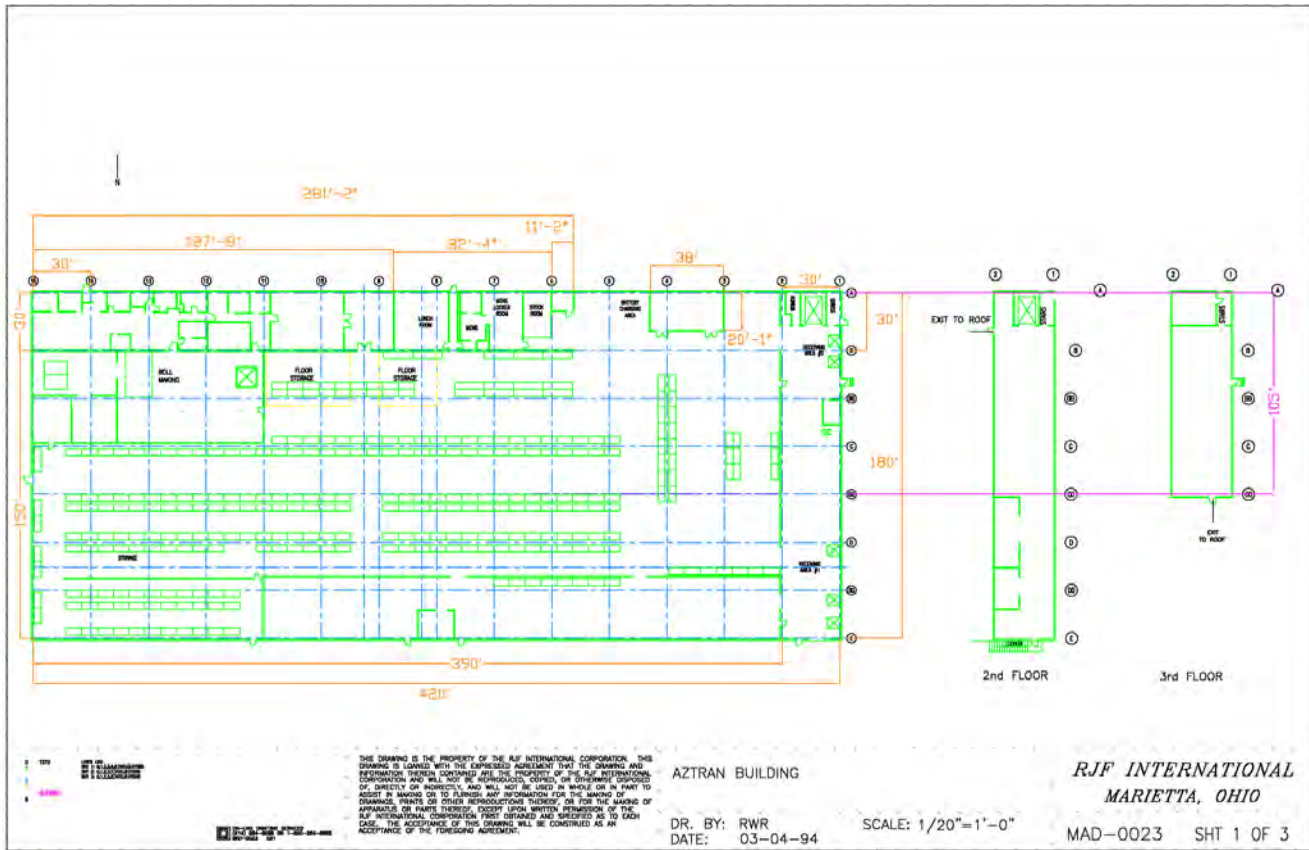
Bastian Gehrer

614 629 5270 • bgehrer@ohioequities.com

Kim Benincasa

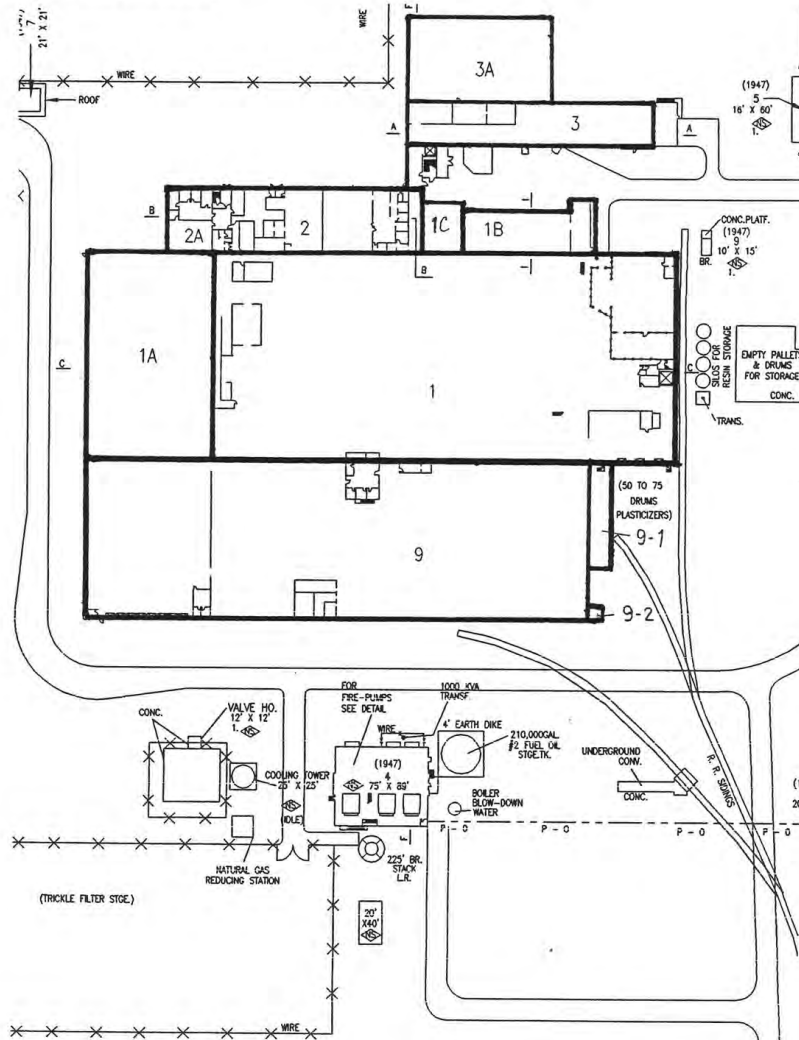
614 629 5280 • kbenincasa@ohioequities.com





SPACE	AVAILABLE USE	LEASE RATE	LEASE 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

Building Sketch



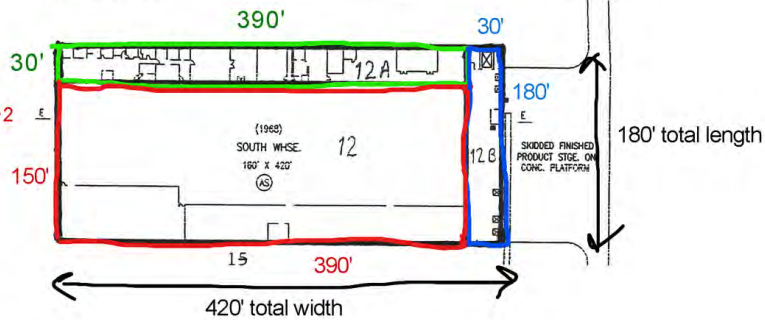
12A Offices:
390' x 30' = 11,700 ft²

12 Warehouse:
390' x 150' = 58,500 ft²

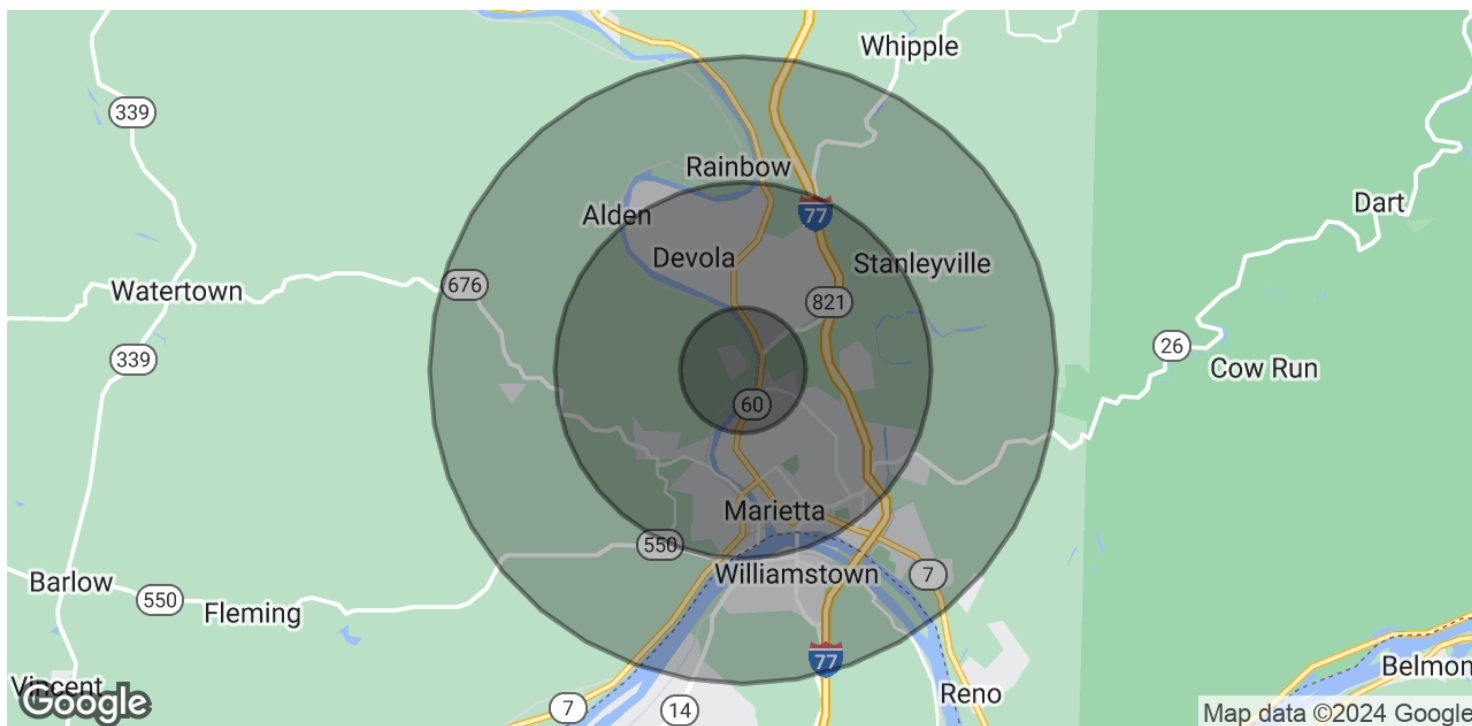
12B Warehouse:
30' x 180' = 5,400 ft²

12B 2nd floor:
30' x 180' = 5,400 ft²

3rd floor:
30' x 105' = 3,150 ft²







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	521	7,699	11,707
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$59,250	\$67,100	\$68,227
Average House Value	\$154,306	\$194,672	\$179,209

* Demographic data derived from 2020 ACS - US Census