



RENOVATED FLEX OFFICE BUILDING SITUATED IN THE OHIO VALLEY ENERGY CORRIDOR

2358 W 23rd St, Bellaire, OH 43906

FRE Auctions and Old Colony Realtors are pleased to present the online auction for a Former Exxon Commercial property at a competitive entry point.

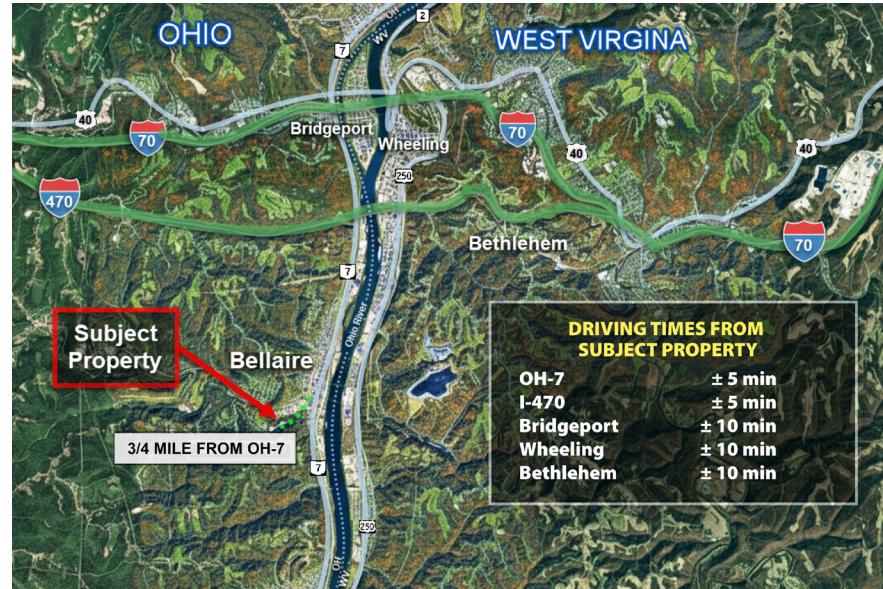
Located in a primary energy corridor, the fully renovated field management office headquarters features modern finishes and yard space for equipment, storage and parking.

**STARTING BID:
\$149,000**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

PROPERTY HIGHLIGHTS

- **Renovated Flex Building:** ±5,772 SF office and flexible workspaces.
- **Infrastructure:** Designed to house regional engineering and safety teams, project planning, Command and Control center for field operations, or training center.
- **Logistics:** Proximity to OH-7, I-70, and MPR Transloading river/rail terminals.
- **Regional Reach:** Access 66% of the U.S. population within a day's drive; 1 hour from Pittsburgh, 2 hours from Columbus and 3.5 hours from Charleston.
- **Multi-Sector Synergy:** Situated in the Utica/Marcellus Shale corridor with access to a seasoned energy and manufacturing workforce.



VALERIA VAZQUEZ

FRE Auctions
Auction Manager

PAUL ASHMORE

Old Colony Realtors
Property Representative

FRE.com/507D6

For additional property details, downloadable due diligence & auction info