



RENOVATED FLEX OFFICE BUILDING SITUATED IN THE OHIO VALLEY ENERGY CORRIDOR

2358 W 23rd St, Bellaire, OH 43906

STARTING BID:
\$149,000

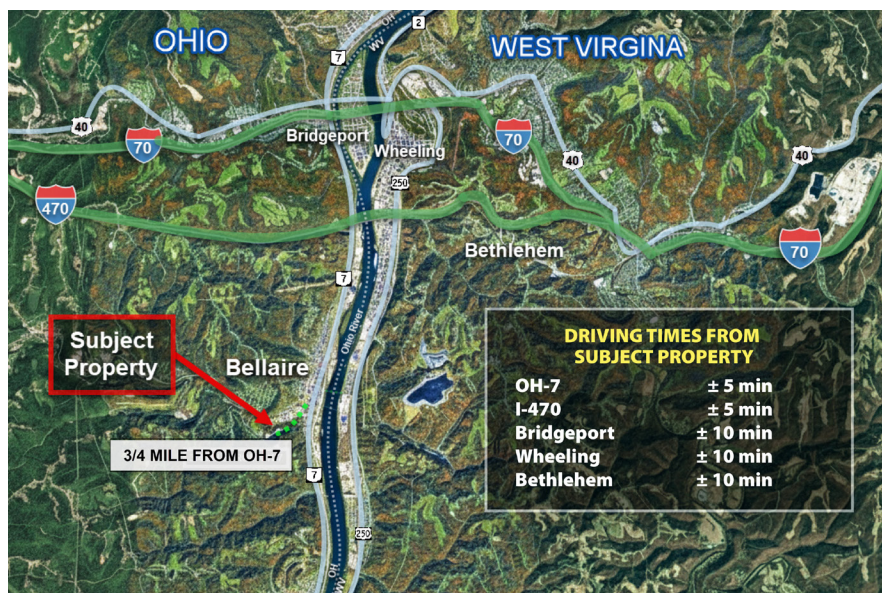
FRE Auctions and Old Colony Realtors are pleased to present the online auction for a Former Exxon Commercial property at a competitive entry point.

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

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

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For additional property details, downloadable due diligence & auction info