

851 Smead Road

Logan, OH 43138

318,440 SF Available

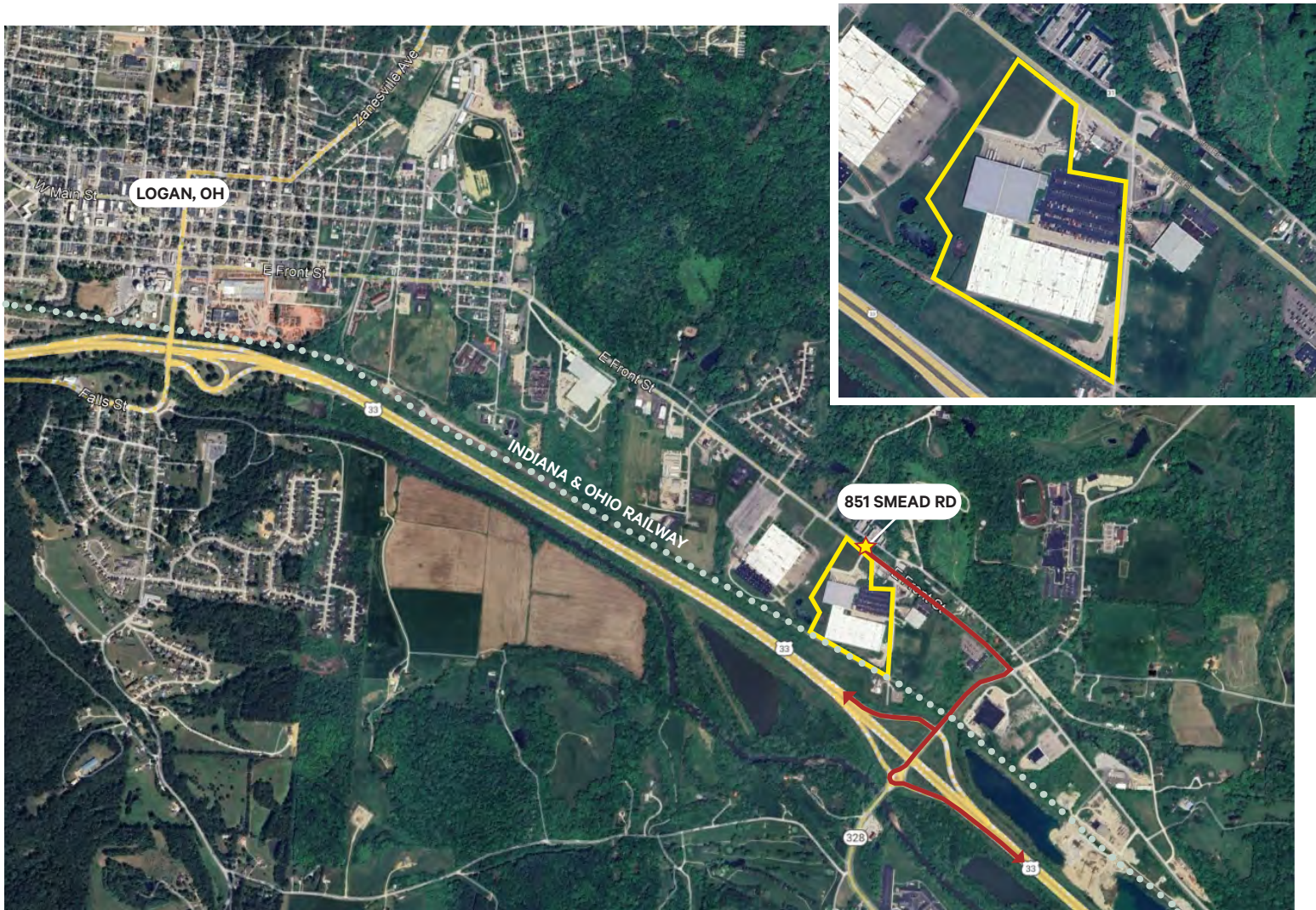
Industrial Warehousing & Manufacturing with Office & Outdoor Storage



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The Offering

This property provides an opportunity to acquire a manufacturing site with existing infrastructure and a large office area. Located in the Logan submarket, where industrial properties are limited, this site is well-suited for owner-user manufacturers or institutional investors. With its established facilities and strategic location, the property offers flexibility for immediate use or long-term investment.



Strategic Location

Unbeatable Location & Access

This property offers excellent potential for manufacturing or industrial use with direct access to US-33, a major transportation corridor connecting to Columbus, Lancaster, and Athens. Its strategic position ensures efficient logistics and supply chain movement while providing ample space for facility expansion in a cost-effective, low-congestion area. The combination of accessibility, growth potential, and proximity to regional markets makes this an ideal investment for businesses seeking operational efficiency and scalability.

Key Access Points

U.S. 33 ~1.5 miles

SR-93 ~2 miles

SR-664 ~3 miles

SR-180 ~5 miles

For Sale

36,260

SF Office Space

226,700

SF Manufacturing Area

55,480

SF Warehouse Space



Property Highlights

Overview

This property presents a rare opportunity to acquire a well-equipped manufacturing site in Logan, Ohio. This site combines functionality, location, and flexibility for immediate use or long-term investment.

Key Features

- + Has rail access, rail spur to building
- + All utilities existing to the building
- + Ancillary yard for outside storage/parking/trailer parking
- + Located in strong labor market
- + Partially conditioned warehouse area
- + Truck Restrainings in the taller clear warehouse

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Building Details

Key Information

Site Size	Parcel 1: 15.47 Acres Parcel 2: 6.00 Acres	Year Built/Renovated	1965/2002
Total Building Size	318,440 SF	Parking	341 auto spaces
Warehouse Size	91,740 SF	Fire Suppression	Wet Sprinkler System ESFR in Clear Warehouse
Manufacturing Space	226,700 SF	Rail Access	5 Rail Doors Indiana and Ohio Railway
Office Size	36,260 SF	Climate Control	Approx. 226,700 SF of climate controlled manufacturing space
Property Loading	(1) Drive-in Door (12' x 14') (21) Dock Positions (8' x 10')	Zoning	Manufacturing (M-2) - City of Logan
Clear Height	14' - 40' 32' - 40' in Warehouse	Power	3,200 277/480V Three (3) Phase Service
Ramp	20' x 80'	Electric	AEP
Gas	Columbia Gas	Water	City of Logan Water and Sewer



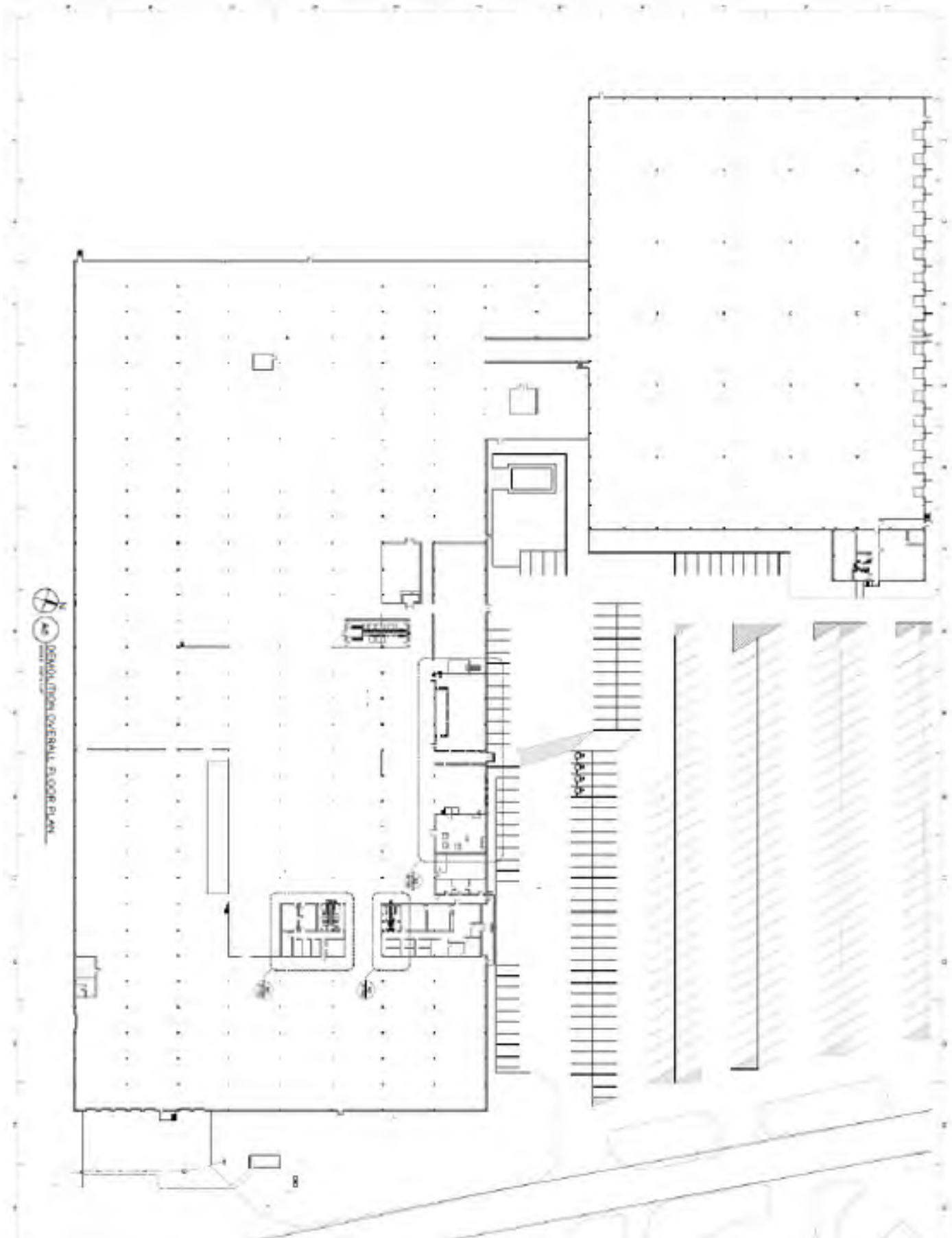
Interior Photos

For Sale



Finished Goods Warehouse Site

For Sale



STRONG
LABOR POOL

2024 POPULATION
CURRENT YEAR
ESTIMATE

WITHIN A 15 MIN DRIVE

23,057

WITHIN A 30 MIN DRIVE

135,325

2024 EMPLOYED
CIVILIAN
POPULATION 16+

WITHIN A 15 MIN DRIVE

11,907 > 96%

WITHIN A 30 MIN DRIVE

61,879 > 95.6%

TRANSPORTATION/
MATERIAL MOVING WORKERS
WITHIN THE EMPLOYED
POPULATION

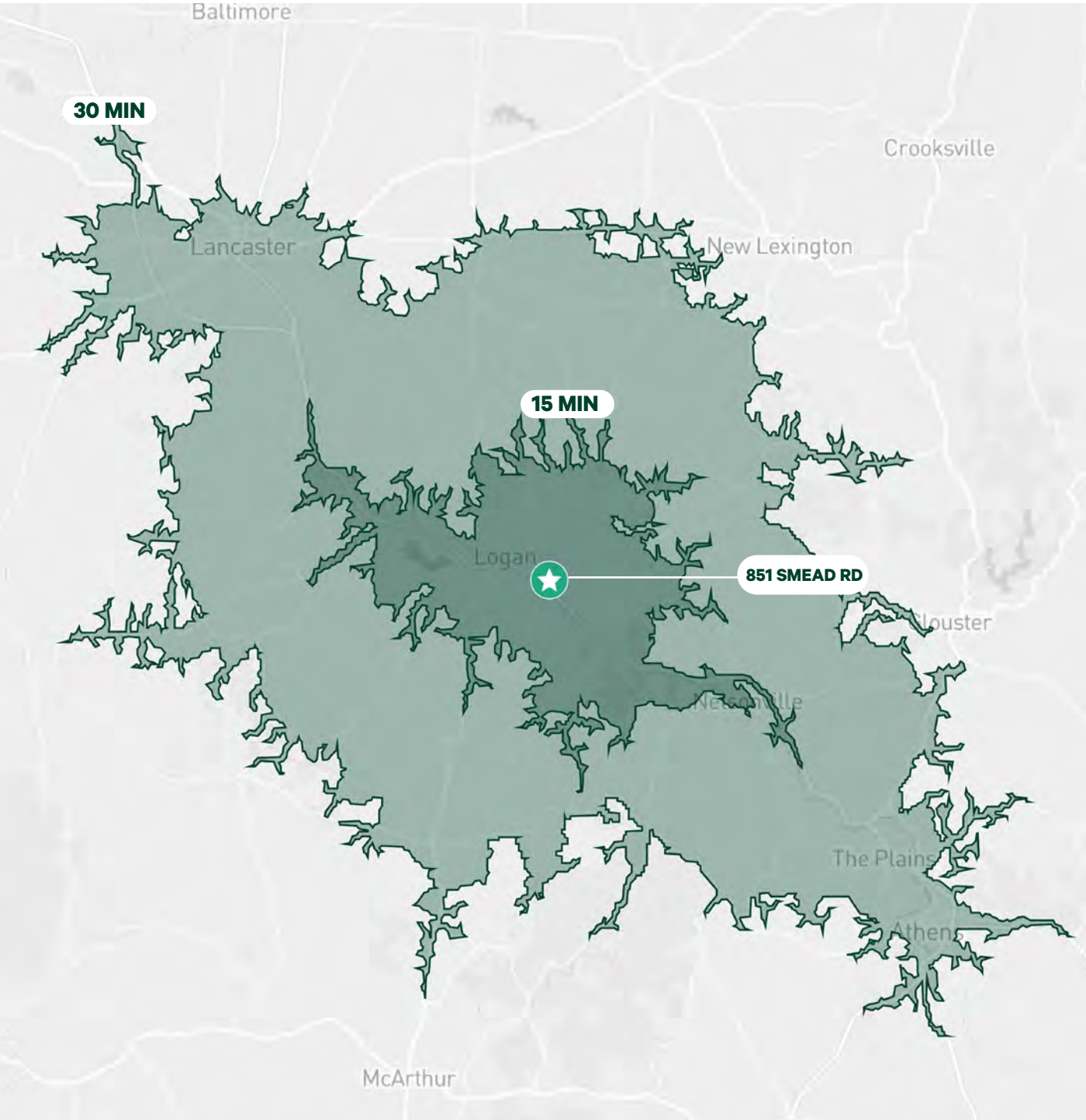
WITHIN A 15 MIN DRIVE

15.9%

WITHIN A 30 MIN DRIVE

16.5%

*LOGAN COUNTY POPULATION
GROWTH HAS EXPECTED TO INCREASE
BY 0.10% ANNUALLY



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For Sale



Contact Us

Weston Devore

First Vice President
+1 614 406 7133
weston.devore@cbre.com

Nick Tomasone

Senior Vice President
+1 614 282 7659
nick.tomasone@cbre.com

Kilar Mariotti

Senior Associate
+1 614 499 7350
kilar.mariotti@cbre.com

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