



# 1292

BANTAM RIDGE RD  
WINTERSVILLE, OH 43953

## 60,000 SF

- MANUFACTURING
  - INDUSTRIAL
  - DISTRIBUTION WAREHOUSE
- ## FOR SALE

OFFERING MEMORANDUM



**JOSEPH LUCKINO**  
**OH & WV BROKER**  
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143 Canton Road  
Winterville, OH 43953  
cedaronecommercial.com





## PROPERTY DESCRIPTION

**LIGHT MANUFACTURING DISTRIBUTION WAREHOUSE FOR SALE**  
**LEASING OPPORTUNITY ALSO AVAILABLE.**



## HIGHLIGHTS

**SALE PRICE: \$2.5M**

**PRICE/SF: \$30.08**

- PRIVATE LOT ACCESS
- 28,200 SF OF INDUSTRIAL SPACE
- 31,750 OF OPEN BAY
- 6 ACRES
- CURRENTLY PRODUCING \$5,700/MO IN RENTAL INCOME
- **PITTSBURGH INTERNATIONAL AIRPORT**  
61 MIN | 39.5 MI

THE INFORMATION SUBMITTED HEREIN IS NOT GUARANTEED. ALTHOUGH OBTAINED FROM RELIABLE RESOURCES, IT IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, AND WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKER HAS MADE NO INVESTIGATION AND MAKES NO REPRESENTATION OF THE PROPERTY.



# PROPERTY DETAILS

1292 BANTAM RIDGE RD WINTERSVILLE OH 43953



## BUILDING SPECIFICATIONS

RENTABLE SQ. FT	60,000
STORIES	1
IMPROVEMENTS	GUTTERS, HIS/HER BATHROOM, VENTILATION SYSTEM, SPLIT HVAC UNITS
TENANCY	MULTI
DRIVE-INS	5 TOTAL   12' W X 14' H
POWER	25 - 30A/ 3P
UTILITIES	GAS, HEATING, LIGHTING, SEPTIC, WATER
PARKING RATIO	0.23/1,000 SF
PARKING TYPE/SPACES	SURFACE   15

## LAND

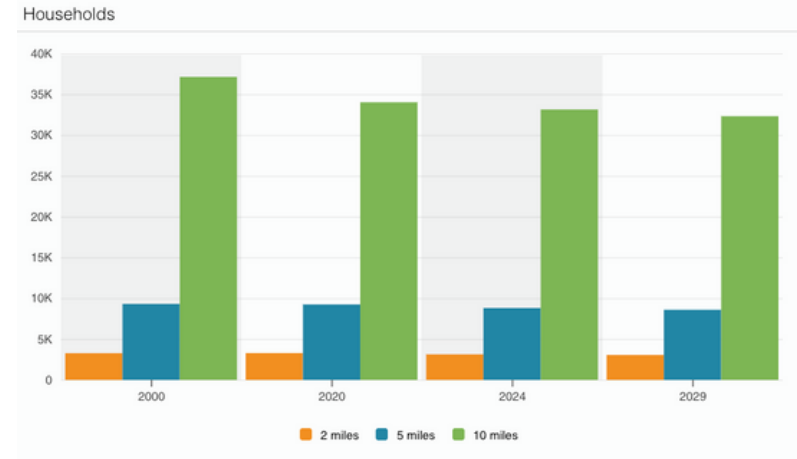
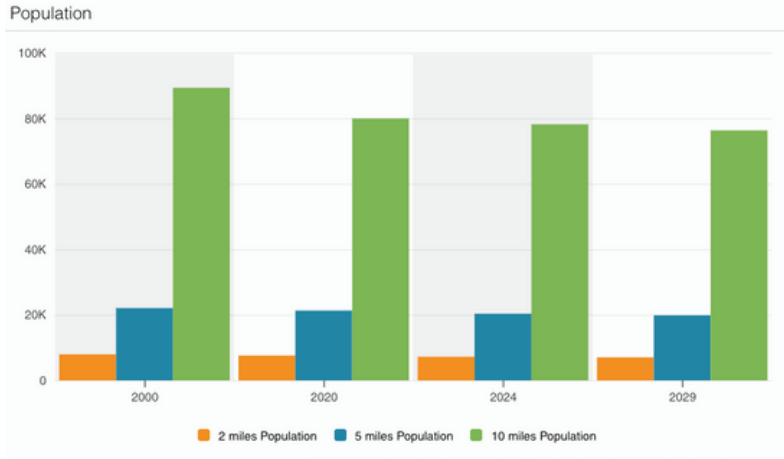
TOTAL ACRES	6.27
TOTAL SF	273,121

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# DEMOGRAPHICS

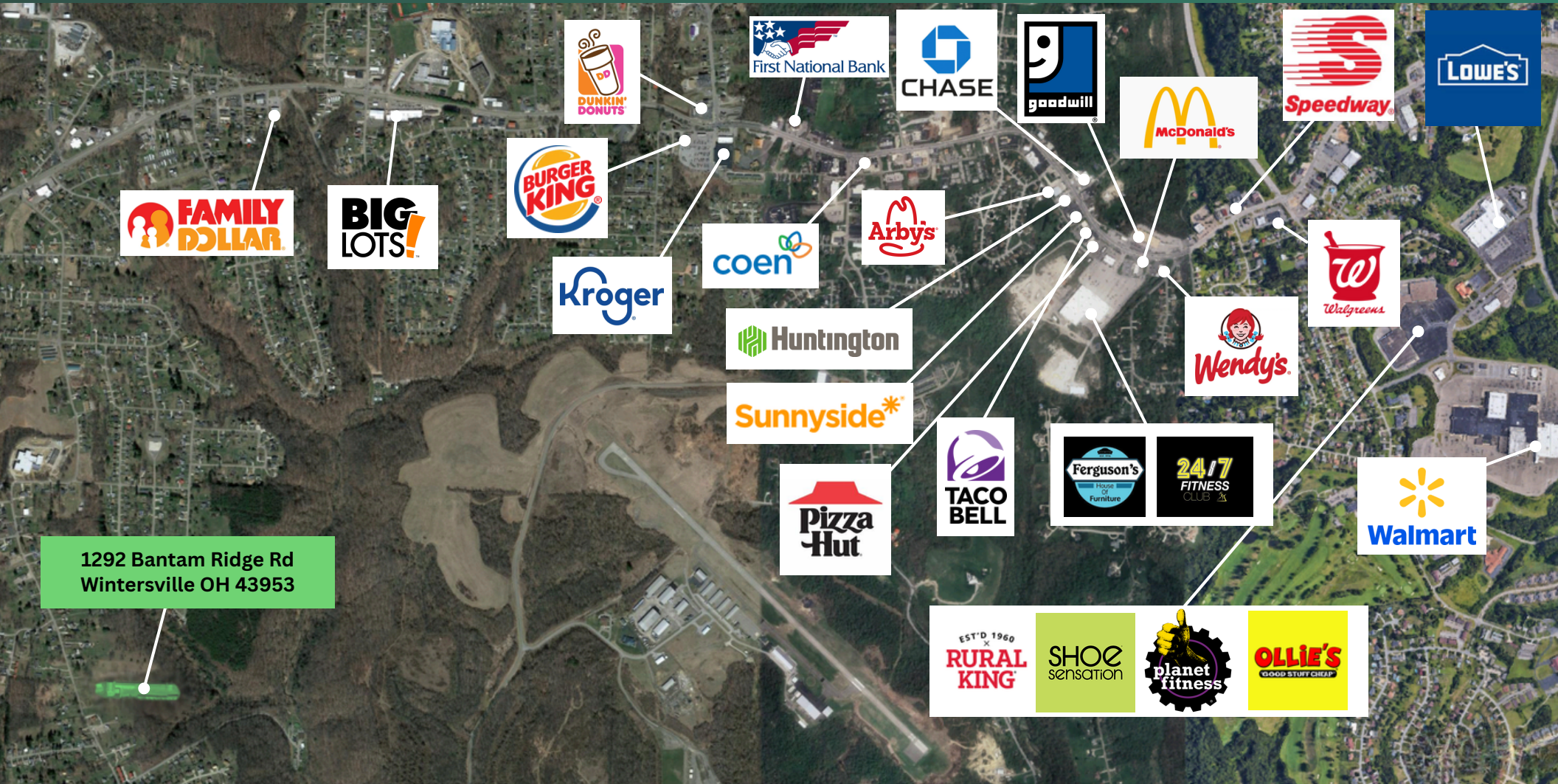
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## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Bantam Ridge Rd	Ward Dr S NW	2,716	2025	0.16 mi
Bantam Ridge Road	Murphy Ave SW	2,225	2025	0.48 mi
BANTAM RIDGE RD	Murphy Ave SW	2,220	2024	0.49 mi
Flick Ave	Stevens St S	21	2023	0.60 mi
Flick Avenue	Stevens St S	21	2025	0.60 mi
BRENTWOOD BLVD	Andrews Dr S	185	2024	0.80 mi
Brentwood Boulevard	Andrews Dr S	185	2025	0.82 mi
Fernwood Road	Co Rd 26 S	322	2025	0.83 mi
Fernwood Rd	Airport Access Rd NE	316	2025	0.87 mi
Old US 22	Twp Rd 166 SW	2,991	2025	0.97 mi

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# AERIAL MAP

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# PROPERTY PHOTOS

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Cedar One is a full-service Real Estate Agency offering Commercial Sales and Leases. No transaction is too small or too big for our team of experienced Agents. We have agents well versed in retail, industrial, office, investment properties, raw land, real estate development involving municipalities and zoning considerations, grant funding, and tax credits.

With a strong commitment to our community, we make economic growth a primary goal of Cedar One Commercial Real Estate. We have established relationships with many national brokerages representing all types of businesses. We routinely maintain one of the highest volumes of commercial transactions in the Ohio Valley.

"When you think "Commercial Real Estate, think Cedar One Realty."



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