



Southeast Ohio Light Industrial Building

8920 OH-160, Bidwell, Ohio 45614 - Gallia County



Property Details

Latitude/Longitude: 38.9192, -82.2793
Type of space: Industrial, Warehouse, Flex
Min Size: 10,500 sqft
Max Size: 10,500 sqft
Last Updated: 6/23/2026

Contact Information

Company: University of Rio Grande
Contact Name: Quentin Sheets
Email: gsheets@rio.edu

Availability

For Sale: Yes
Sale Price: \$1,200,000
Sale price per SF: \$114.29
Ownership: Community Improvement Corporation of Gallia County
Ownership Type: Public-private partnership
Number of Owners: 1
Date Property is Available: 6/12/2026
For Lease: Yes
Lease Rate: 10.00 /sf
Lease Terms: Triple Net

Building Details

Building sf: 10,500 sf
Clear Height: 13
HVAC: Yes
Year Built: 2023
Ceiling Height Max: 13 ft
Ceiling Height Min: 13 ft
Floor Thickness: 6 inches
Air Conditioning: Yes
ADA Compliant: Yes
Parking: Yes
Parking Ratio: 3.60
Former Tenant: Retail

Site Details

Total Acres: 1.35 acres

Flood Plain: No
Percent in Flood Plain: 0 %
Separate Mineral Rights: No

Incentives

Coal Closure Energy Communities: Yes

Transportation

Nearest Highway: OH-160
Distance to Nearest Highway: 0 miles
Access Road Number of Lanes: 2
Access Road Name: OH-160
4 Lane: Yes
Highway 2: US-35
Distance to Highway 2: 5.50 miles
Nearest Interstate: I-77
Distance to Nearest Interstate: 30 miles
Interstate 2: I-64
Distance to Interstate 2: 35 miles
Nearest Airport: Gallia Meigs Regional Airport (GAS)
Distance to Nearest Airport: 8.50 miles
Airport 2: Huntington Tri-State Airport (HTS)
Distance to Airport 2: 56 miles
Airport 3: Rickenbacker International Airport (LCK)
Distance to Airport 3: 102 miles
Nearest International Airport: John Glenn Columbus International Airport (CMH)
Distance to International Airport: 111 miles
Port Name: Port of South Point
Distance to Port: 55 miles
Rail at Property: No
Rail Spur at Property: No

Utilities

Electric at Site: Yes
Electric Provider: AEP Ohio
Power Phases: Three
Gas at Site: No
Water at Site: Yes
Water Provider: Gallia County Rural Water
Sewer at Site: Yes
Sewer Provider: Gallia County
Fiber Service to Site: Yes
Fiber Provider: AT&T

Description

10,500 sq. ft. of light industrial space built on 1.35 acres in 2022, offers triple phase power, excess water and sewer capacity, along with fiber up to 1 Gbps available. Boasts 13 ft. ceilings, a large lot, and an attractive all-metal exterior. University of Rio Grande, Rio Grande Community College, and Buckeye Hills Career Center are all within 7 miles of the site, churning out nearly 1,000 qualified and credentialed graduates each Spring to fill workforce pipelines.

Property is publicly owned by the Gallia CIC, lease terms are triple net at \$10/sq. ft. Sale price is set at \$1.2M.



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