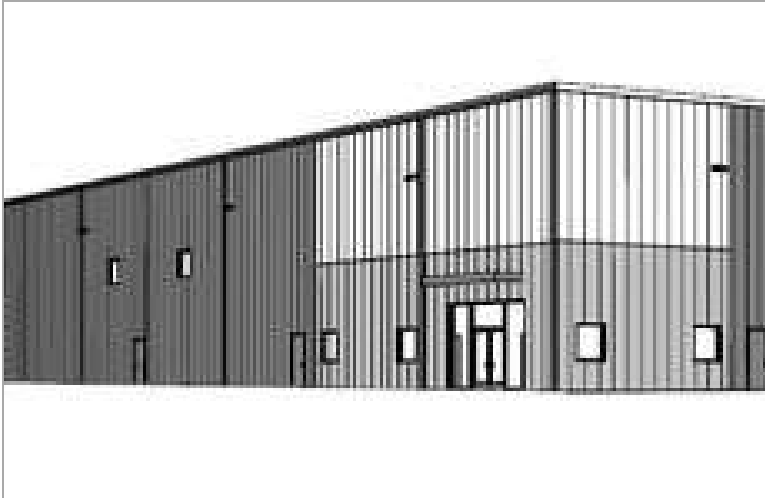




## Southeastern Ohio Spec Building (Construction to Start April 2026)

3351 State Route 850, Bidwell, Ohio 45614 - Gallia County



### Property Details

**Latitude/Longitude:** 38.8935, -82.2979

**Type of space:** Office, Industrial, Warehouse, Flex

**Min Size:** 50,000 sqft

**Max Size:** 250,000 sqft

**Last Updated:** 3/24/2026

### Contact Information

**Company:** University of Rio Grande and Rio Grande Community College

**Contact Name:** Taylor Stepp

**Phone:** 7402457223

**Cell:** 7403957656

**Email:** [tstepp@rio.edu](mailto:tstepp@rio.edu)

### Availability

**For Sale:** Yes

**Sale Price:** \$6,500,000

**Sale Terms:** Sale price is for current proposed 50,000 SF building; pricing would need to be updated based on improvements that are needed.

**Ownership:** DEIP II Spec LLC & the Community Improvement Corporation of Gallia County

**Ownership Type:** LLC

**Number of Owners:** 2

**Date Property is Available:** 7/14/25

**For Lease:** Yes

**Lease Rate:** 6.95 /sf

**Lease Terms:** This is a gross lease rate for the 50,000 SF building. This rate would need to be adjusted should the building be expanded.

### Building Details

**Construction Status:** Groundbreaking for the property is expected to occur in February 2026 and the building is anticipated to be complete in the fall of 2026.

**Estimated Date of Construction Finish:** July, 2026

**Building sf:** 50,000 sf

**Number of Tenants:** 0

**Percent Occupied:** 0 %

**Vacant:** Yes

**Available sf:** 50,000 sf

**Leased sf:** 0 sf

**Max Contiguous sf:** 50,000 sf

**Is Building Expandable:** Yes

**Year Built:** 2026

**Building Type:** Industrial

**Building Material:** Steel

**Ceiling Height Max:** 32 ft

**Ceiling Height Min:** 28 ft

**Number of Dock Doors:** 8

**Drive In Doors:** Yes

**Number of Drive In Doors:** 2

**Column Spacing:** 30 ft

**Number of Cranes:** 0

**Floor Thickness:** 6 inches

**Building Description:** The planned spec building will be a 50,000 SF building, which is expandable to an indefinite size. The maximum ceiling height for the building will be 32' and the minimum height will be 28'. The building will be clear span, meaning there will be no columns. The floor thickness is 6", but isolated foundations can be created. A depth of 30' is feasible if isolated foundations are utilized. Currently the design includes 8 dock doors and 2 drive in doors for the 50,000 SF building. Many more dock doors can be added based on end user needs.

## Site Details

**Parcel ID #(s):** 2800171400, 02800170401

**Industrial Park:** Yes

**Industrial Park Name:** Dan Evans Industrial Park

**Lot Size:** 10 acres

**Total Acres:** 67 acres

**Total Developable Acres:** 77 acres

**Maximum Contiguous Developable Acres:** 77 acres

**Divisible:** Yes

**Total Number of Buildings:** 1

**Current Use:** Agricultural

**Former Use:** Agricultural

**Zoning:** Unzoned, however Site has Industrial Protective Covenants

**Flood Plain:** No

**Flood Plain Comments:** Site is entirely outside 100-year floodplain.

**Attainment: Eight-Hour Ozone:** Yes

**Attainment: Particulate Matter (PM 2.5):** Yes

**Attainment: Sulfur Dioxide (1-Hour SO<sub>2</sub>):** Yes

**Attainment: Lead:** Yes

**Attainment: NOX:** Attainment

**Attainment: CO:** Attainment

**Separate Mineral Rights:** No

**Business Near Site:** Jenmar, Silver Bridge Coffee Company, Southern Cabinetry, Holzer Health System (back office operations) Thompson Trucking, Foster Sales & Delivery, MPW Services

**Description of Buildings on Site:** N/A

**Noise Restrictions:** None

**Taxes:** Site is in an unincorporated portion of Gallia County, therefore there is no municipal income tax charged at the site. Locally, activity at the property is limited to the sales tax rate (7.25%) and the property taxes at the site, which is 38.22 mills.

**Build to Suit Opportunity:** Yes

**Certified:** Yes

**Certification Type:** SiteOhio Authenticated

**Topography:** Flat

## Incentives

**Coal Closure Energy Communities:** Yes

**Justice40 Disadvantaged Communities:** Yes

**Opportunity Zone:** Yes

**Foreign Trade Zone:** Yes

**HUB Zone:** Yes

**Local Incentive Comments:** The site is located in a Community Reinvestment Area (CRA), which can lead to property tax abatements. Additionally, the site is in Ohio's Appalachian Region, which affords support opportunities through the Governor's Office of Appalachia. A Port Authority Sales and Use Tax Exemption on the sales tax for building materials is also possible. The site is also in a severely distressed NMTC area.

**Incentive Areas:** Yes

## Transportation

**Nearest Highway:** US-35

**Distance to Nearest Highway:** 1 miles

**4 Lane:** Yes

**Highway 2:** SR-32

**Distance to Highway 2:** 22 miles

**Nearest Interstate:** I-64

**Distance to Nearest Interstate:** 47 miles

**Interstate 2:** I-77

**Distance to Interstate 2:** 58 miles

**Nearest Airport:** Gallia Meigs Regional Airport (GAS)

**Distance to Nearest Airport:** 9 miles

**Airport 2:** Huntington Tri-State Airport (HTS)

**Distance to Airport 2:** 59 miles

**Airport 3:** Rickenbacker International Airport (LCK)

**Distance to Airport 3:** 100 miles

**Nearest International Airport:** Columbus International Airport

**Distance to International Airport:** 109 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

**Distance to Nearest Distribution Electric Line (<69KV):** 0 feet

**Nearest Distribution Electric Line Size (KVA):** 23.47 KVA

**Electric Provider:** AEP Ohio

**Electric Volts:** 12.47 V

**Power Phases:** Triple-Phase

**Distance to the electric substation:** 0.60 miles

**Dual Electric Feeds:** Yes

**Redundant Power:** Yes

**Additional Electric Details:** End-users on site could be served by either AEP Ohio or Buckeye Rural Electric Cooperative 3-Phase 12.47kV lines, dependent on location of the electric load center on the property.

**Gas at Site:** Yes

**Distance to Natural Gas Distribution Line:** 0 feet

**Gas Provider:** Columbia Gas

**Gas Line Size:** 6 in

**Natural Gas Distribution Line Pressure :** Medium

**Additional Gas Details:** 15 PSIG Prior to regulation; Available capacity 15-30 MCFH

**Water at Site:** Yes

**Distance to water:** 0 feet

**Water Provider:** Gallia Rural Water

**Water Line Size:** 8 in

**Total Water Capacity at Site:** 500000 GPD

**Water Details:** Gallia Rural Water presently has the capacity to serve this site with 500,000 gallons per day (GPD) with an estimated maximum of 750,000 GPD with no major infrastructure improvements. Current excess treatment plant capacity is approximately 1,800,000 GPD.

**Sewer at Site:** Yes

**Distance to Sewer Line:** 525 feet

**Sewer Provider:** City of Gallipolis

**Excess Sewer Capacity at Site:** 450000 GPD

**Sewer Excess Capacity As of Date:** 12/01/2025

**Sewer Line Size:** 8 in

**Schedule to Extend Sewer to Site:** 4 months

**Cost to Extend Sewer to Site:** \$0

**Waste Water Treatment Provider:** City of Gallipolis

**Sewer Details:** Sewer line extension project is underway along the eastern site boundary, with expected installation by mid-2025. Upgraded line will be 12-inch. The industrial sewer system has the capacity to add approximately 450,000 gallons per day with no additional infrastructure improvements. The Gallipolis City Wastewater Treatment Plant has a current excess capacity of 1 MGD.

**Fiber Service to Site:** Yes

**Distance to Fiber Line:** 0 feet

**Fiber Provider:** Glo Fiber

**Maximum Data Bandwidth:** 10 GB

**Telecom:** Yes

**Telecom Provider:** Glo Fiber

## Description

50,000 spec building near the commencement of construction at the dan Evans Industrial Park Phase II Site, which is a SiteOhio Authenticated Site. Building can be expandable based on tenant needs.

\*SITEOHIO AUTHENTICATED SITE

Located just one mile North of US 35 / SR850 interchange between Rio Grande and Gallipolis in Southern Ohio. This area is poised for major growth in the coming years, with \$17 billion in new industrial investments and nearly 5,000 new full-time jobs coming within 60 miles of the site in steel (Nucor), automotive (Kenworth & Toyota), food & beverage production (General Mills, Bellisio Foods, Herr Foods & Speyside Bourbon Cooperage) and clean energy projects (Fidelis New Energy Blue Hydrogen plant & ARCH2 Federal Hydrogen Hub). Site has a rare combination of federal incentives, including Opportunity Zone, New Markets Tax Credit, Justice40, and Energy Community.

Site dual served by AEP and Buckeye Rural Electric Cooperative. Excess sewer and water capacity, along with Columbia Gas service with capacity and up to 1 Gbps fiber available.

Site can be considered divisible, minimum 3 acres.

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. Completed Due Diligence Studies Include: Phase 1 Environmental Review, Archeological Study, Geotechnical Study, Wetland Determination, Wetland Delineation, Threatened & Endangered Species.



Conceptual Rendering 3.png

Conceptual Rendering 4.png



Dan Evans Site.png