

# COMMERCIAL BUILDING FOR LEASE



**HARVEY  
GOODMAN**

Broker, John Sambuco



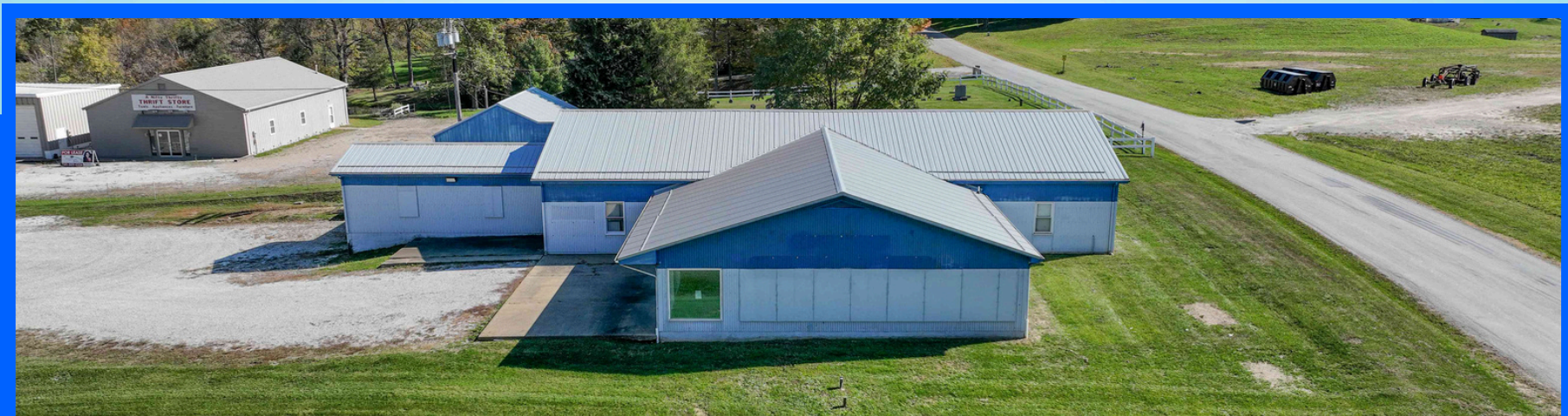
**62240 Bailey Rd  
Barnesville, OH**

**Samantha  
Welch**

# Executive Summary.



Take advantage of this outstanding leasing opportunity in Barnesville, Ohio. Situated on a high-traffic stretch of State Route 147, this versatile commercial building offers excellent visibility and accessibility for a variety of business uses. Sitting on 2.78 acres, the property features 5,240 square feet of interior space, designed with functionality and convenience in mind. The building includes large display windows along the roadside, ideal for showcasing products and drawing in customers. Inside, you'll find ample storage space, a dedicated loading dock, and a spacious open layout suitable for retail, warehouse, showroom, or service-based operations. To help an interested new tenant get started, the owner is offering a 3-month abatement period at a reduced rate of just \$2,000/month. Additionally, the owner is willing to work with tenants on modifications to tailor the space to meet specific business needs.



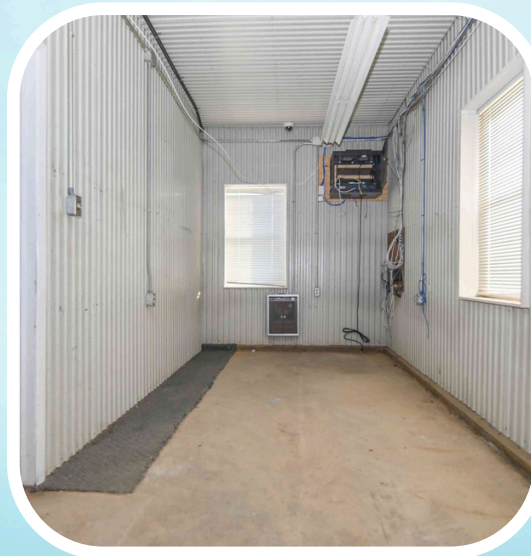
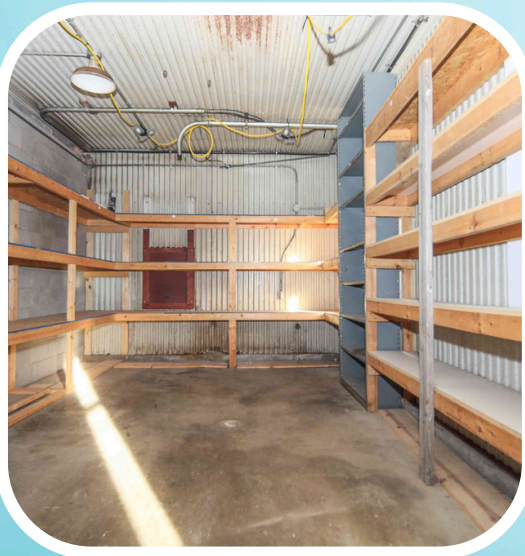
# Property Highlights

- Prime commercial lease on high-traffic SR 147 in Barnesville, OH
- 5,240 SF building on 2.78 acres with great visibility and access
- Large display windows, loading dock, and ample storage
- Open, flexible layout ideal for retail, showroom, warehouse, or service use
- Intro offer: 3-month abatement at \$2,000/month
- Owner open to build-out or modifications to fit tenant needs

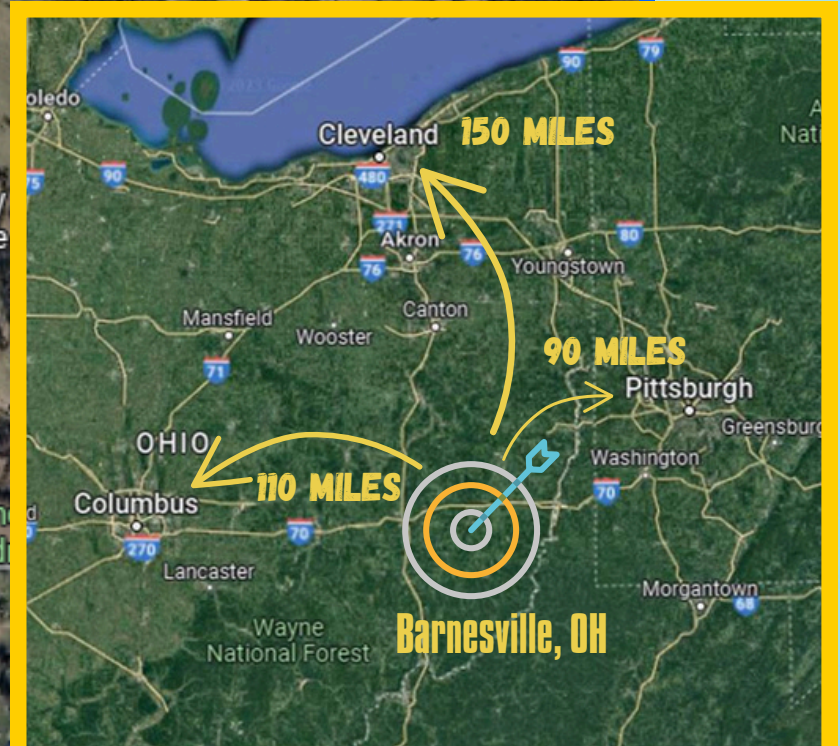
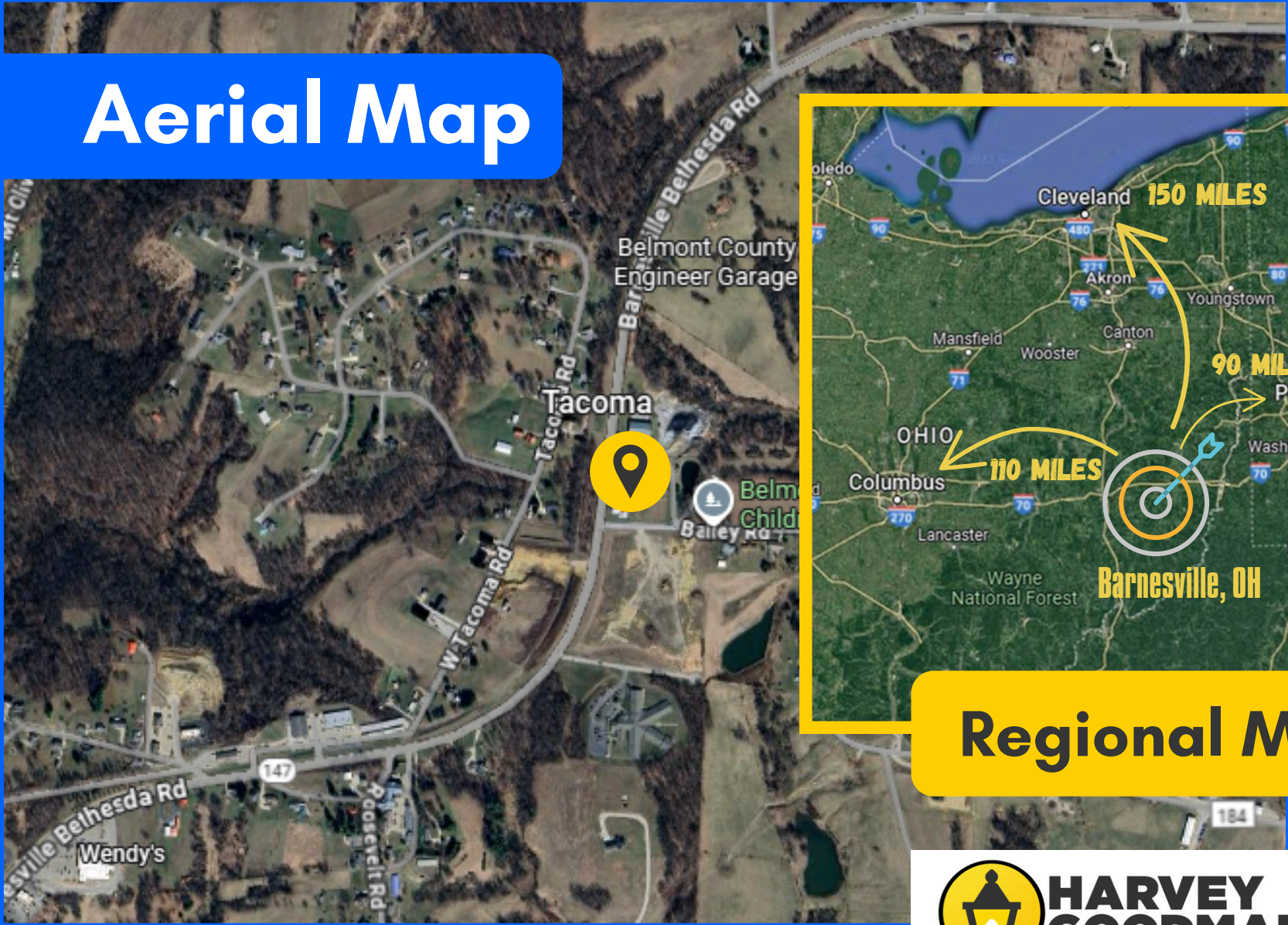
**FOR LEASE - \$3,500**



# Photos



# Aerial Map



# Regional Map



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# Thank You!



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