

INDUSTRIAL WAREHOUSE FOR SALE AND FOR LEASE
43029 INDUSTRIAL PARK RD CADIZ, OH 43907



SALE PRICE: \$4,960,000.00 | \$62/SQ. FT.

LEASE PRICE: \$7.50 NNN | 80,000 SQ. FT. AVAILABLE

JOSEPH LUCKINO WV & OH BROKER | (740) 632-9111 | JLUCKINO@CEDAR-ONE.COM

EVAN CUOMO WV ASSOC. BROKER & OH REALTOR® | (304) 374-7912 | EVANCUOMO24@GMAIL.COM

143 CANTON RD. WINTERSVILLE, OH 43953 | (740) 264-7131
CEDARONEREALTY.COM

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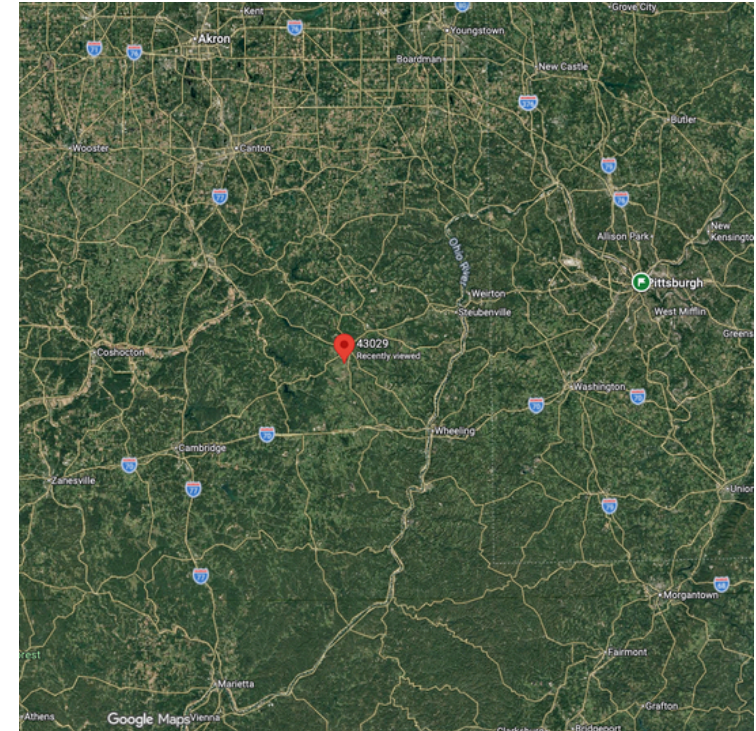


BUILDING SPECIFICATIONS

TYPE:	3 STAR INDUSTRIAL WAREHOUSE
TOTAL BUILDING SF:	80,000 SF
STORIES:	1
TENACY:	MULTI
CLASS:	B
DOCKS:	6 EXT
CLEAR HEIGHT:	30'
DRIVE INS:	6 TOT./16' W X 14' H'
RAIL SPOTS:	NONE
CROSS DOCKS:	NONE
BUILDING BUILT IN:	1995

LAND DETAILS

LAND AC:	10.00 AC
LAND SF:	435,600 SF



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.

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DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	807	3,956	13,939
2025 Population	770	3,721	13,563
2030 Population Projection	748	3,602	13,279
Annual Growth 2020-2025	-0.9%	-1.2%	-0.5%
Annual Growth 2025-2030	-0.6%	-0.6%	-0.4%
Median Age	45.8	46	46.1
Bachelor's Degree or Higher	14%	13%	11%
U.S. Armed Forces	10	37	38

Households	2 miles	5 miles	10 miles
2020 Households	346	1,740	5,762
2025 Households	331	1,637	5,600
2030 Household Projection	321	1,584	5,478
Annual Growth 2020-2025	-0.1%	0.3%	0.2%
Annual Growth 2025-2030	-0.6%	-0.6%	-0.4%
Owner Occupied Households	194	1,074	4,216
Renter Occupied Households	127	510	1,262
Avg Household Size	2.2	2.2	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$71M	\$42M	\$156.8M

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Industrial Park Road	Industrial PkDr S	1,272	2025	0.58 mi
Industrial Park Road	Industrial Park Dr S	1,317	2020	0.67 mi
INDUSTRIAL PARK RD	Industrial PkDr S	1,276	2024	0.67 mi
Oak Park Rd	PkRd N	3,477	2025	1.40 mi
Oak Park Rd	Park Rd N	3,512	2020	1.40 mi
Cadiz Piedmont Rd	Industrial PkRd NE	3,037	2025	1.49 mi
CADIZ-PIEDMONT RD	Industrial Park Rd NE	2,005	2024	1.59 mi
Cadiz-Piedmont Road	Industrial Park Rd NE	2,006	2025	1.59 mi
Oak Park Rd	Saint Clair Ave N	2,643	2025	1.80 mi
ST CLAIR AVE	Oak PkRd S	2,726	2024	1.83 mi

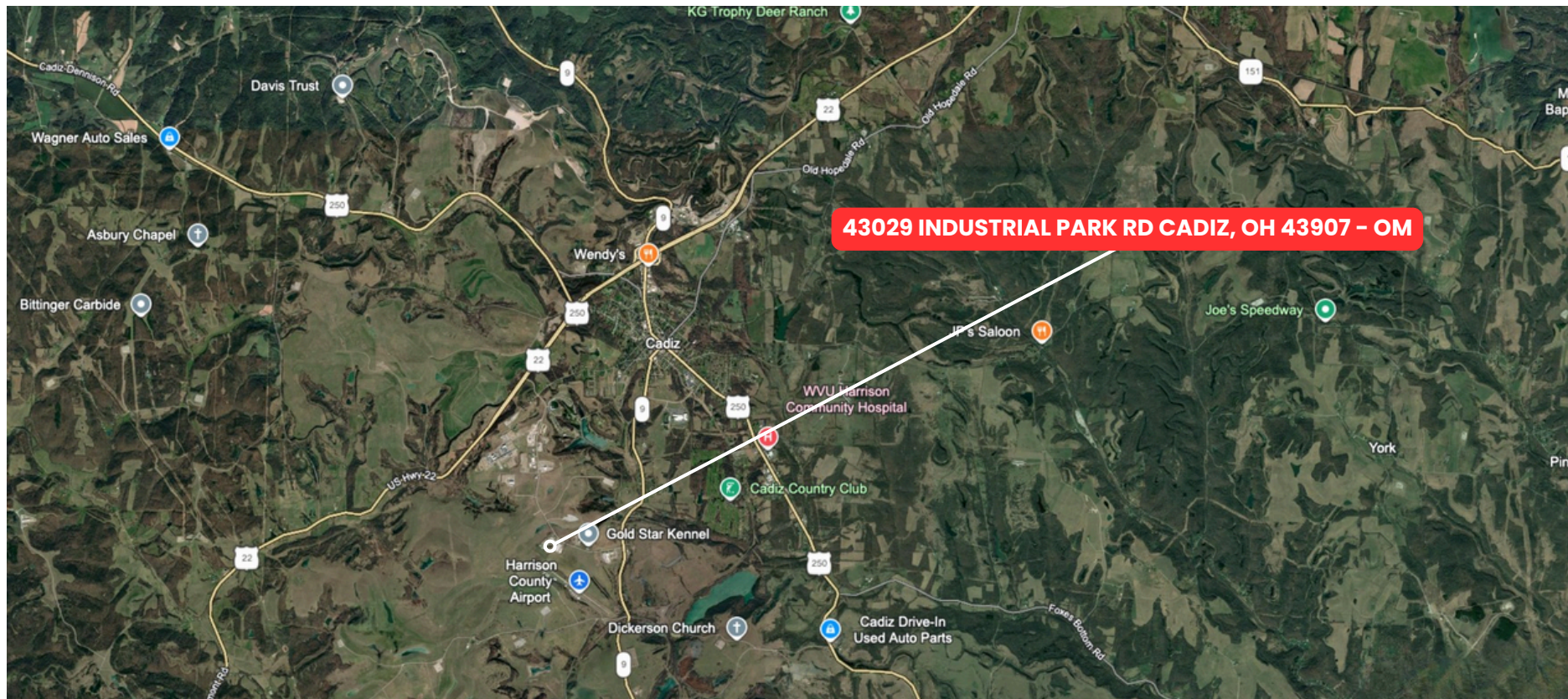
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AERIAL MAP



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BUILDING 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 commercial.

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