

172 S. FRIENDSHIP DRIVE
OFFICE BUILDING/DEVELOPMENT SITE FOR SALE

MUSKINGUM COUNTY
NEW CONCORD, OHIO



FOR SALE



Lepi & Associates
Real Estate Services 



172 S. FRIENDSHIP DRIVE NEW CONCORD

Located just off I-70, this 7600 sq. ft office building has many possibilities for a call center, professional office, or for the development land. Features include handicap access, lunchroom, lobby/reception area and many private offices, conference room, and open cubicle area. Would be an excellent location for rehab facility, assisted living, commercial housing or medical, professional offices. Property has been wired for networking and includes security system. Large paved parking area with 45 spaces.



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172 S. FRIENDSHIP DRIVE

NEW CONCORD

IMPORTANT DETAILS

- 7620 Sq. Ft
- 3.85 Acres
- 2 Story Office Building
- Central A/C
- Handicap Access From Ramp
- Annual Taxes: \$8042
- Furnishings Negotiable
- Security System
- Wired for Networking
- Adjacent Lot Available
- 45 Parking Spaces
- Public Utilities

FEATURES

- Reception
- Private Offices
- Cubicle/Workstation Areas
- Conference Room
- Large Open Work Area
- Kitchenette
- Employee Break Area
- Restrooms

172 S. FRIENDSHIP DRIVE



RECEPTION



CONFERENCE ROOM



RECEPTION



WORKSTATIONS



CUBICLES



BREAK ROOM



WORKSTATIONS



PRIVATE OFFICES



OFFICE



WORKSTATIONS



RESTROOM



REAR EXTERIOR

172 S. FRIENDSHIP DRIVE FLOOR PLAN

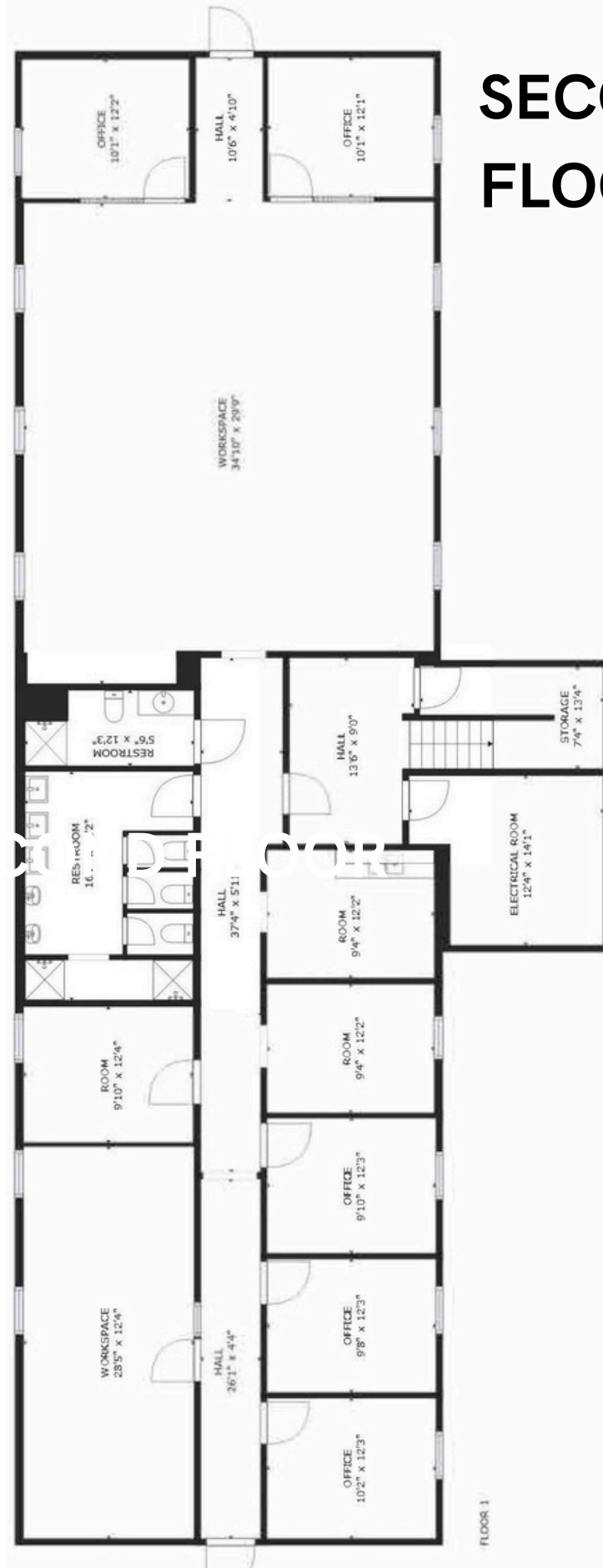


**FIRST
FLOOR**

FLOOR 2

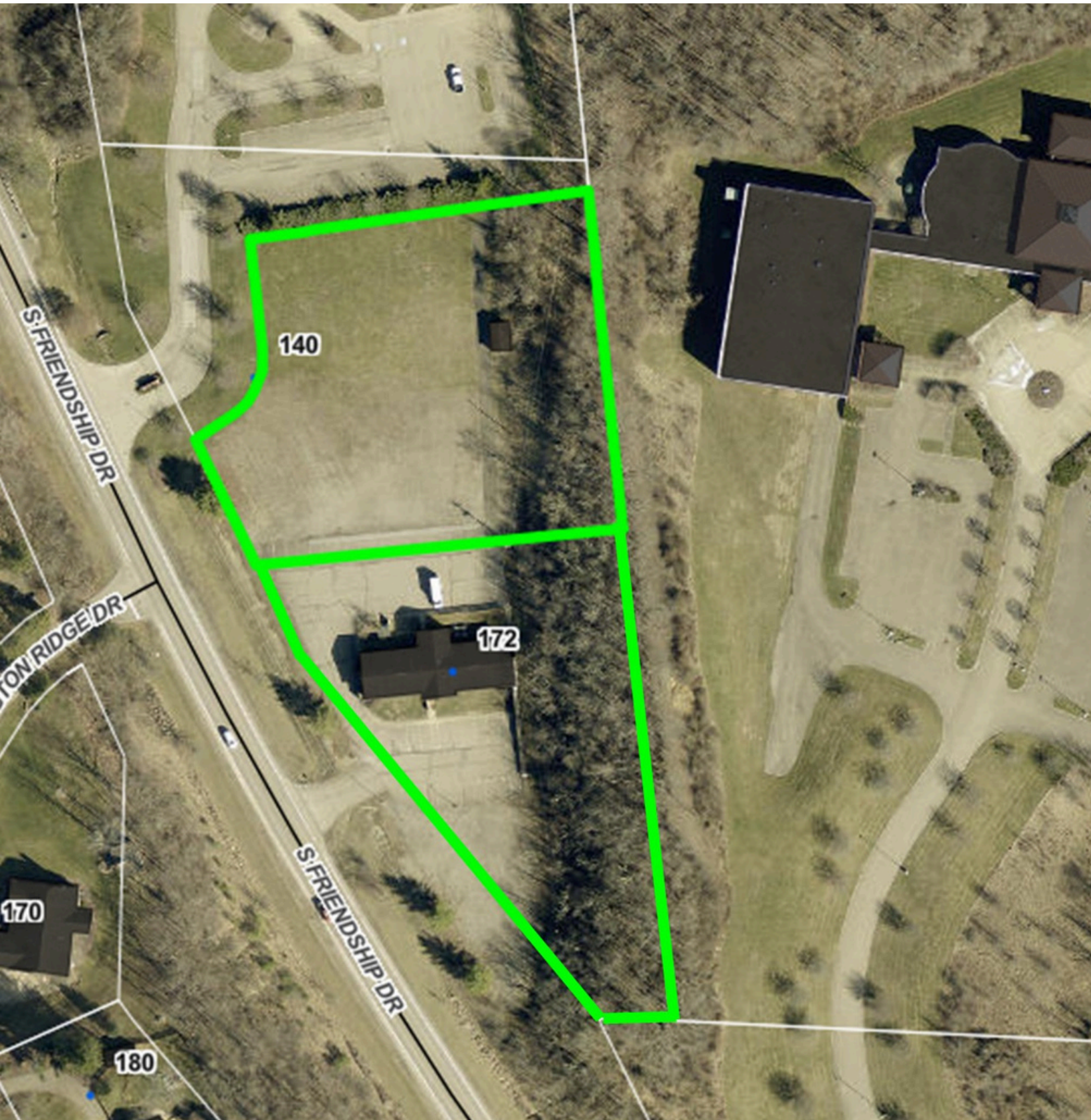
172 S FRIENDSHIP DRIVE FLOOR PLAN

SECOND FLOOR



FLOOR 1

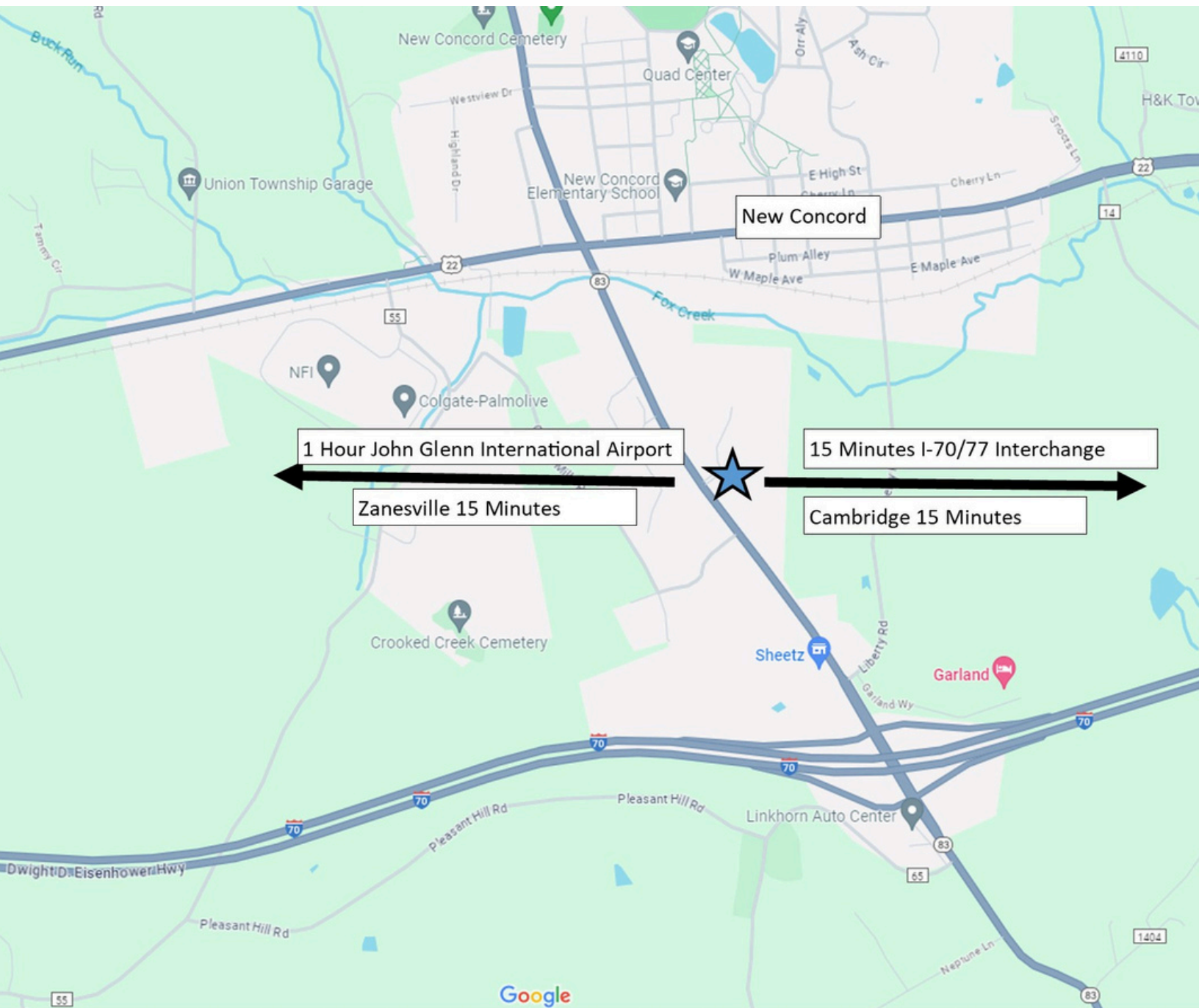
172 S. FRIENDSHIP DRIVE AERIAL



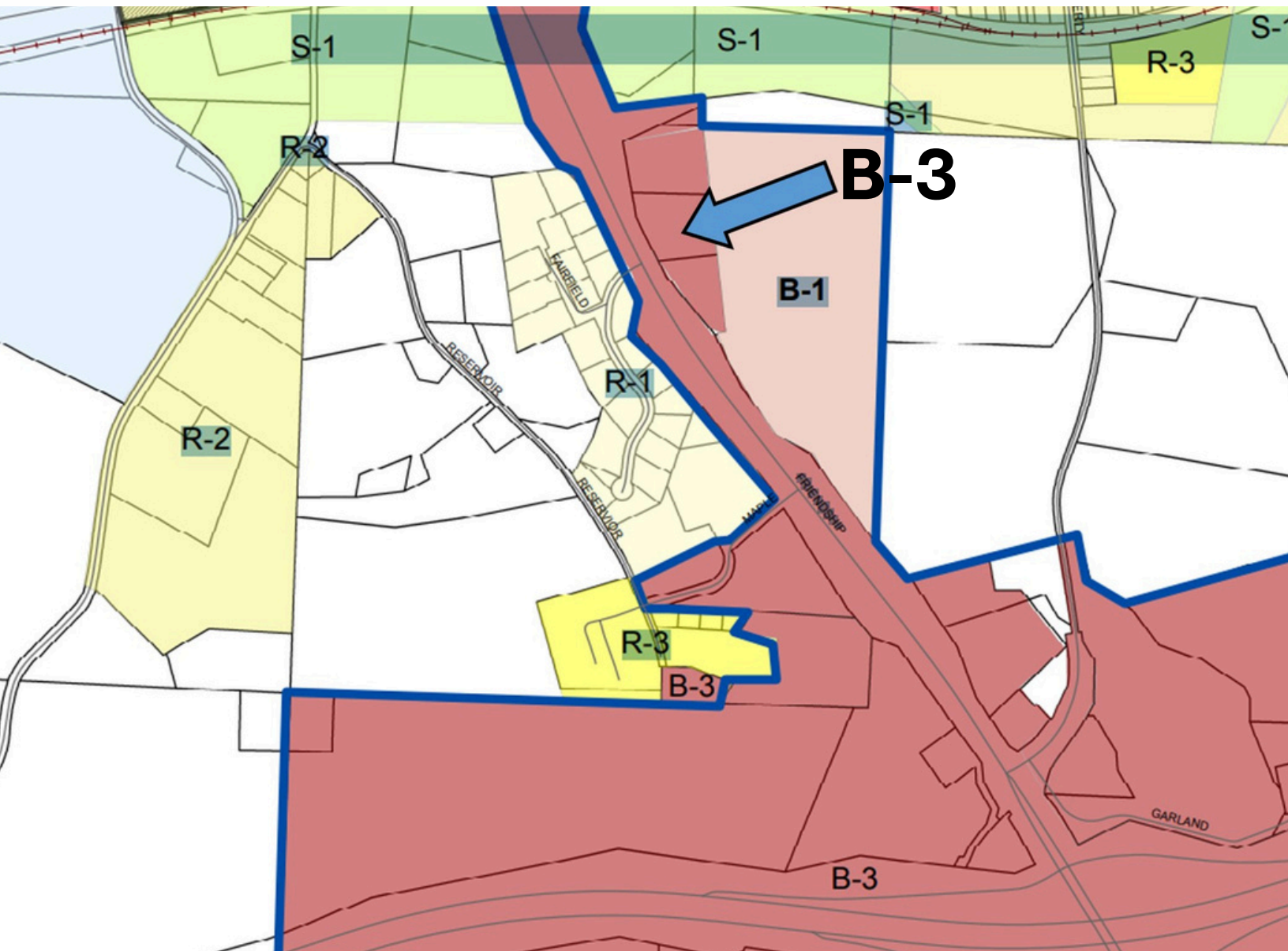
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VICINITY MAP



- Less than a Half Mile from I-70 Interstate Exit
- 1 Mile from Muskingum University
- Less than Half Mile from Garland Hotel
- Less Than Half Mile from Newly Opened Sheetz
- 12 Miles from Southeastern Ohio Regional Medical Center
- 18 Miles from Genesis Hospital



New Concord Corporation Limits has zoning regulations. The properties are currently Zoned B-3. This is a Highway Business District that is established to encourage compatible commercial developments along major thoroughfares. For additional information on permitted and conditional uses, you may visit the site, as provided.

