



# OFFERING MEMORANDUM

66850 EXECUTIVE DR  
SAINT CLAIRSVILLE, OH 43950

## FLEX SPACE FOR LEASE



## CONTACT

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# AERIAL



## PROPERTY SUMMARY

### INDUSTRIAL PARK FLEX SPACE FOR LEASE

This outstanding industrial park property on Executive Drive with close highway access features two versatile buildings offering a combined 12,860 SF of heated and air-conditioned space, making it ideal for a wide range of business uses. The first structure, built in 2005, spans 3,260 SF and comes equipped with efficient propane heat, while the larger 9,600 SF building, constructed in 2015, offers gas forced air heating, a fantastic setup for industrial, warehousing, and distribution. Both buildings are fully air-conditioned, providing comfort and functionality throughout the year. The property includes approximately 20 parking spaces, along with an acre of additional open space that could be used as yard space, storage, or further development. And if even more land is needed, there's potential to acquire additional acreage behind the property. With annual taxes of \$18,200 and insurance at \$5,200, this well-maintained, modern commercial setup presents a solid and scalable opportunity for businesses looking to grow or diversify.



### HIGHLIGHTS

- Combined 12,860 SF between two buildings.
- Close highway access.
- Two buildings with heat and air-conditioning.
- Potential to acquire additional acreage.
- Well maintained buildings.
- Annual taxes of \$18,200.
- Insurance at \$5,200.
- 20 Parking Spaces
- Recently constructed buildings built in 2005 and 2015.



## PROPERTY DETAILS

**LEASE PRICE: \$15,000/MO**

Use	Flex
Lease Type	Direct
Existing Build-Out	Partial Build-Out
Parking Spaces	20
Two Buildings	Combined 12,860 SF

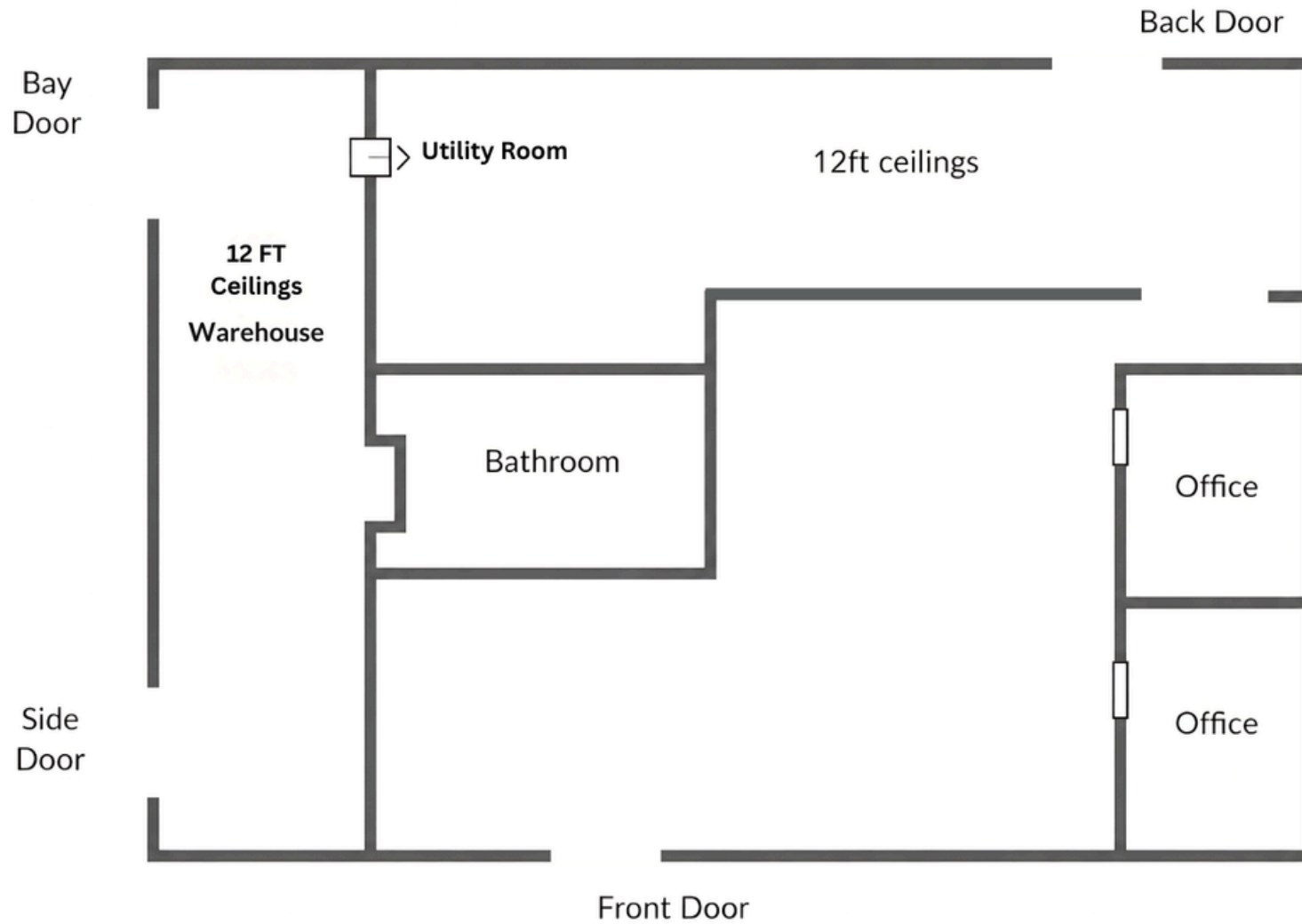
RBA	12,860 SF
Lot Size	2 AC
Year Built	2005
Construction	Metal
Zoning	Industrial
Tenancy	Single
Drive-In Height	12 FT
Floors	1



PROPERTY PHOTOS



FLOOR PLAN



**\*63 FT wide | 50 FT deep**  
**Roughly 3,150 SF Total**

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, and 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 Realty."

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