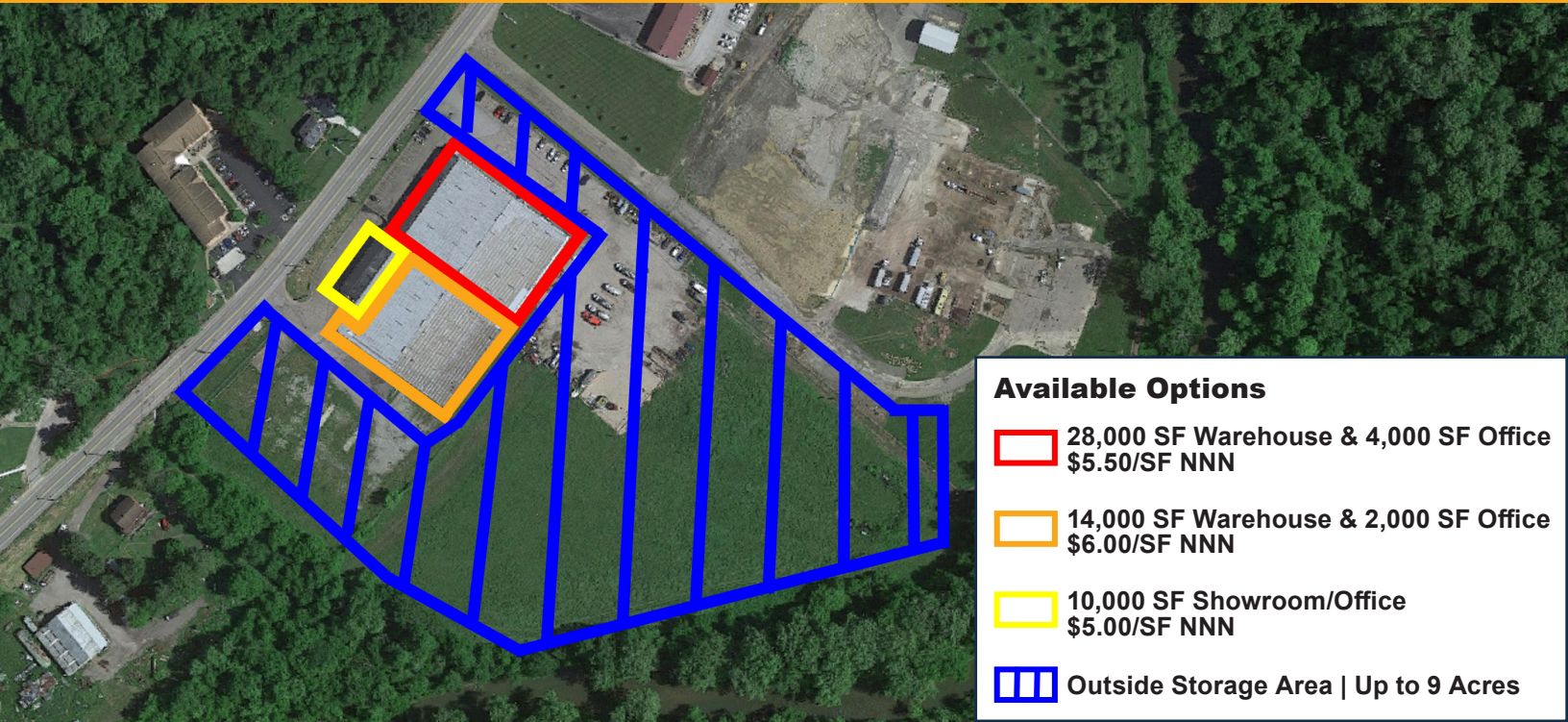


**Available For Sale Or Lease**  
**Industrial Building**  
54382 National Road, Bridgeport, OH 43912



## SINGLE OR MULTI-TENANT OPPORTUNITY



### Available Options

-  28,000 SF Warehouse & 4,000 SF Office  
\$5.50/SF NNN
-  14,000 SF Warehouse & 2,000 SF Office  
\$6.00/SF NNN
-  10,000 SF Showroom/Office  
\$5.00/SF NNN
-  Outside Storage Area | Up to 9 Acres

### Property Information

- 10,000-58,000 SF of warehouse space with office/showroom space available
- Rare warehouse availability
- Potential investment opportunity
- Abundant outside storage area
- Frontage and visibility along National Road/Route 40 (ADT 6,630) near Interstates 70 & 470
- Dock and drive-in loading
- Ceiling Height: 23' clear
- Good access to Interstate 70
- Located in the Wheeling WV-St. Clairsville OH Metropolitan Statistical Area (estimated population 147,950)

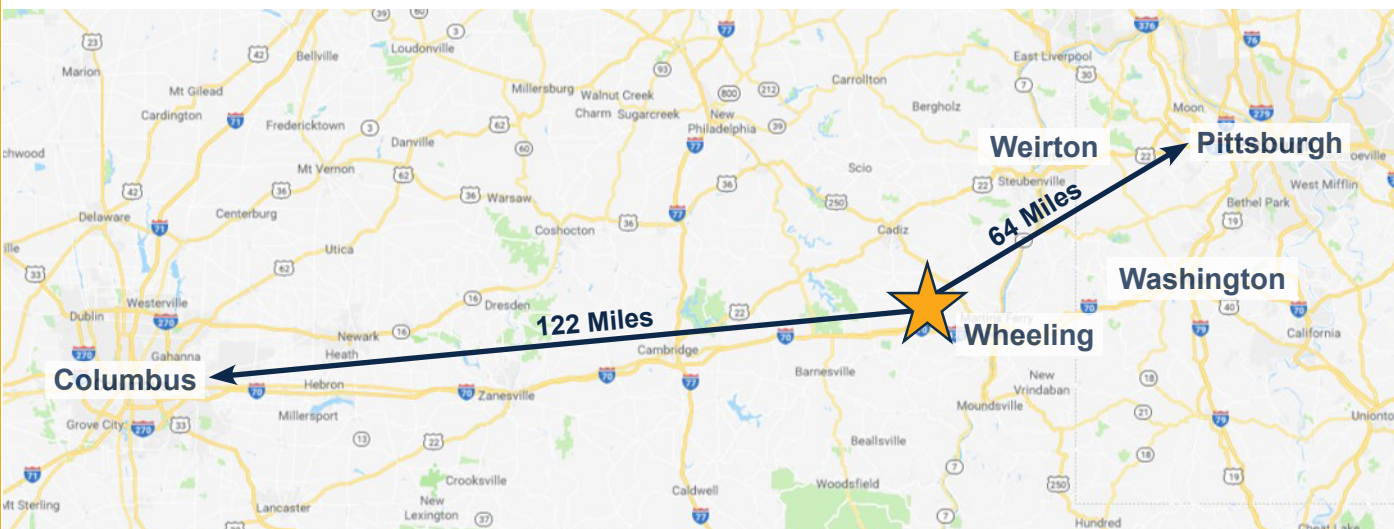


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Ownership has provided the property information to the best of its knowledge, but Century Realty does not guarantee that all information is accurate. All property information should be confirmed before any completed transaction.