



# For lease or sale

60,000 SF available

5885 Industrial Dr.,  
Athens, Ohio 45701

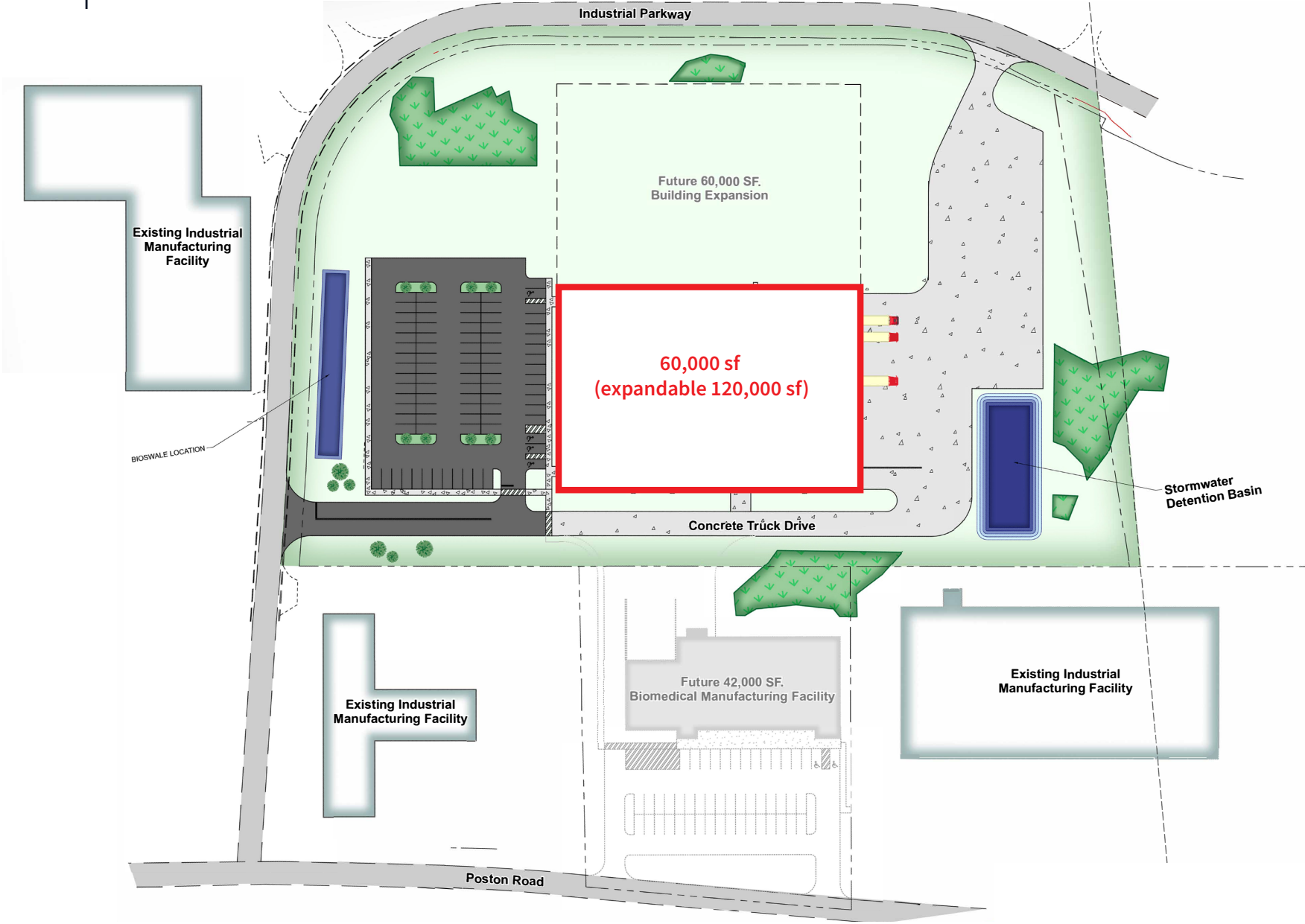


# Building Specifications

Building Size (s.f.)	60,000 sf (expandable 120,000 sf)
Available	60,000 sf
Dimensions:	200' x 300' ft
Material:	Steel and masonry
Clear Height	32 ft
Column spacing	50' ft x 100' ft
Lot acres	8.82 acres
Sprinkler	ESFR
Docks	4 (expandable)
Drive In Doors	1 (expandable)
Floor Thickness:	8" (planned)
Parking	86
Electric	12470Y/7200volt 3 phase, 4 wire distribution
Utilities	Electric: AEP Ohio Water: Le-Ax Water District Sewer: Athens County Water and Sewer Gas: Columbia Gas of Ohio Telecom: GloFiber
Built	Q1 2025
Tax incentives	Available

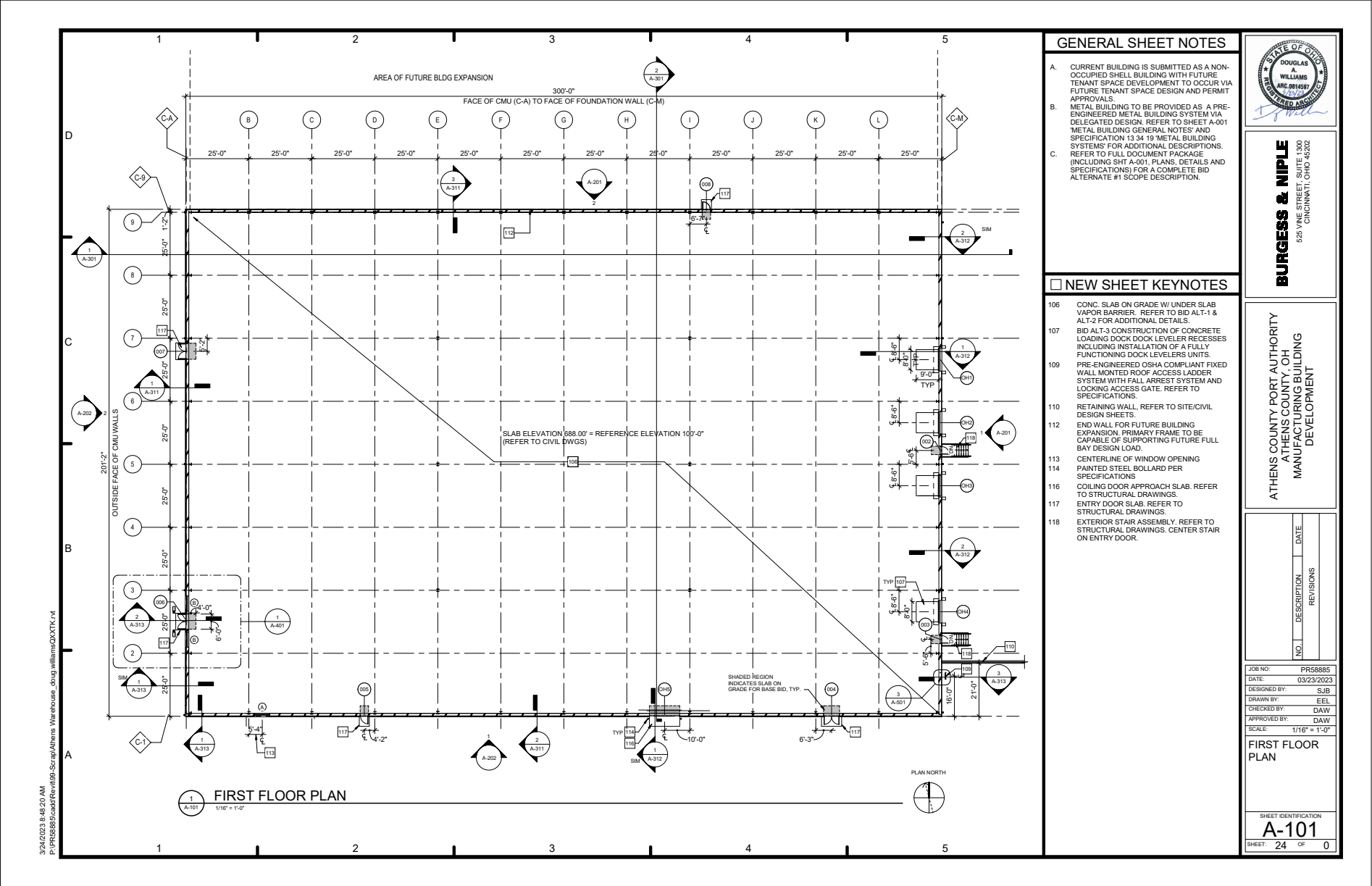


Site plan





Site plan

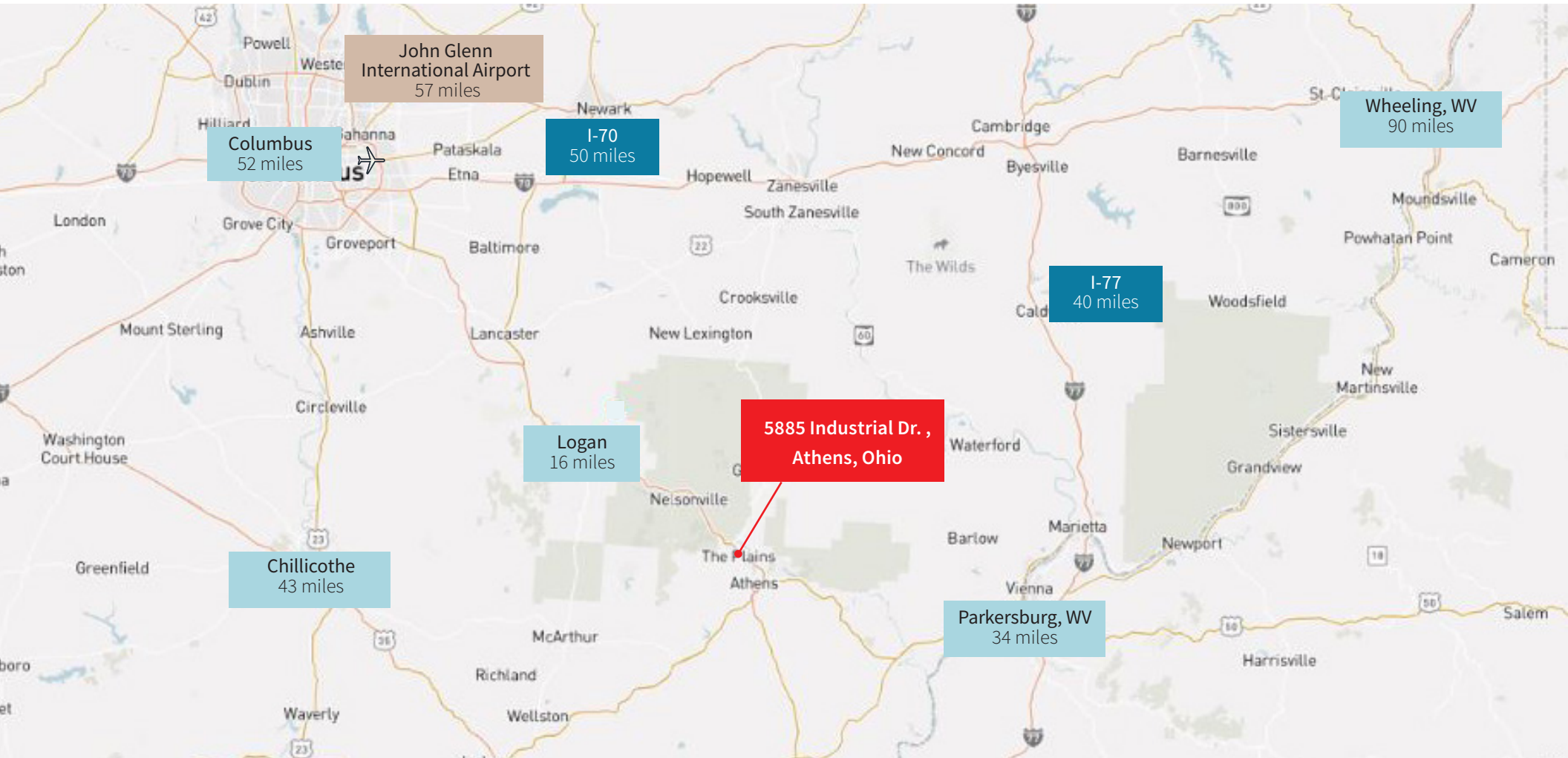


Property photos





5885 Industrial Dr., / Athens, Ohio



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