

For lease

Bidwell, Ohio 45614

20,000 - 99,840 SF Available Q4 2027

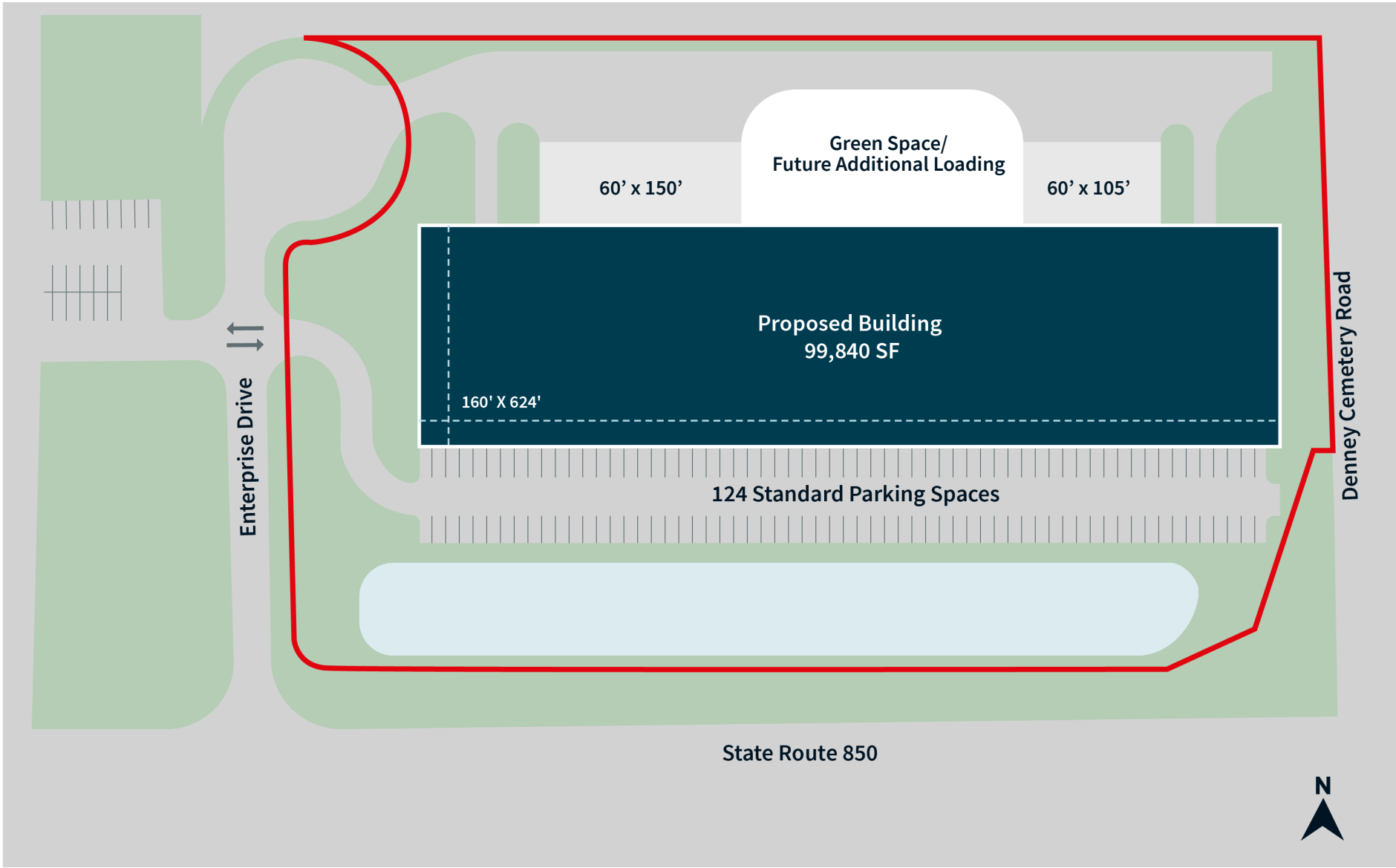
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Property specifications

Tax Abatement	10-year, 75%
Available	20,000 - 99,840 SF
Office Size	BTS
Year Built	Q4 2027
Acres	7.73
Loading Docks	5 initial dock positions (28 additional possible)
Dock Equipment	All initial dock positions shall be equipped with pit-mounted 35,000 lb mechanical levelers, dock shelters, and swing arm lights
Drive in Doors	2 drive-in openings (motor operated 14' x 16' doors) near end bays
Ceiling Height	28'-0" minimum at the first interior column line

Car Parking	124
Fire Suppression	ESFR automatic fire suppression system
Roof	R-19 standing seam metal roof
Building Dimensions	160' x 624'
Column Spacing	end bays at 27' x 50', interior bays at 30' x 50', dock wall bays at 60' deep
Heating	Heating to 55 F at 0 F outside
Lighting	LED high bay fixtures to 20 fc average at 30" AFF
Electrical Service	Two (2) 400-amp 480v 3ph services, plus house panel for common functions (upgrade to service available)
Floor	6" concrete slab with overall Ff 50/Fl 35 flatness
Walls	R-19 insulated metal wall panels on 3' CMU wall

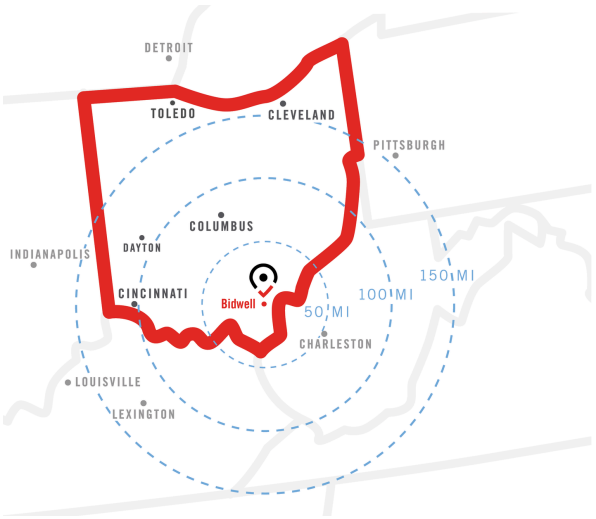
Site plan

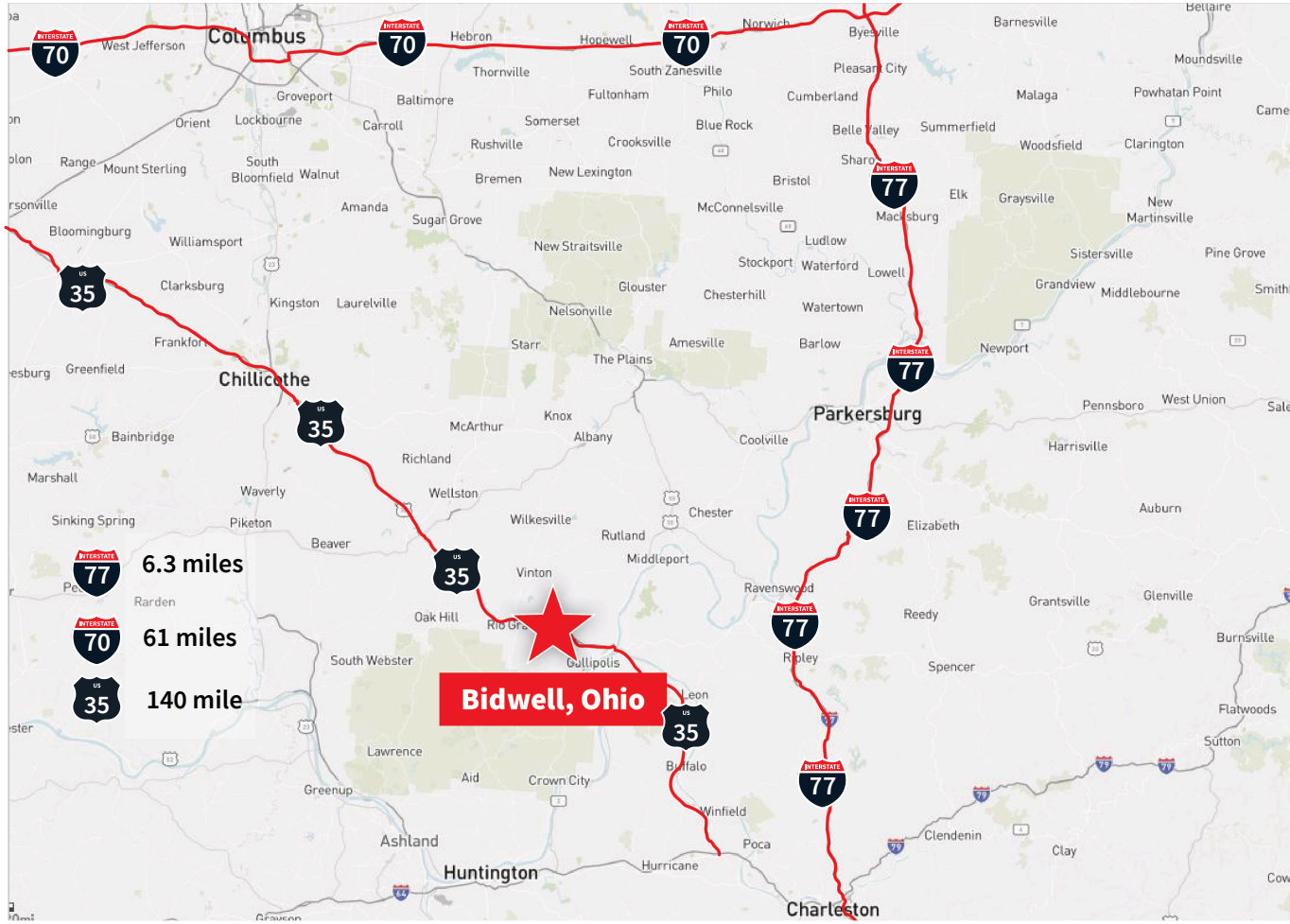

Green Space/
Future Additional Loading
60’ x 150’
60’ x 105’
Proposed Building
99,840 SF
160' X 624'
Enterprise Drive
Denney Cemetery Road
124 Standard Parking Spaces
State Route 850
N

Location- Gallia County

With major investments coming to the Gallia County region from the steel, aerospace, EV battery, and microchip manufacturing industries, the Dan Evans Industrial Park in Southern Ohio represents a rare opportunity for your company to capitalize on historic growth.

Local, state and federal incentive.
No state corporate income tax.



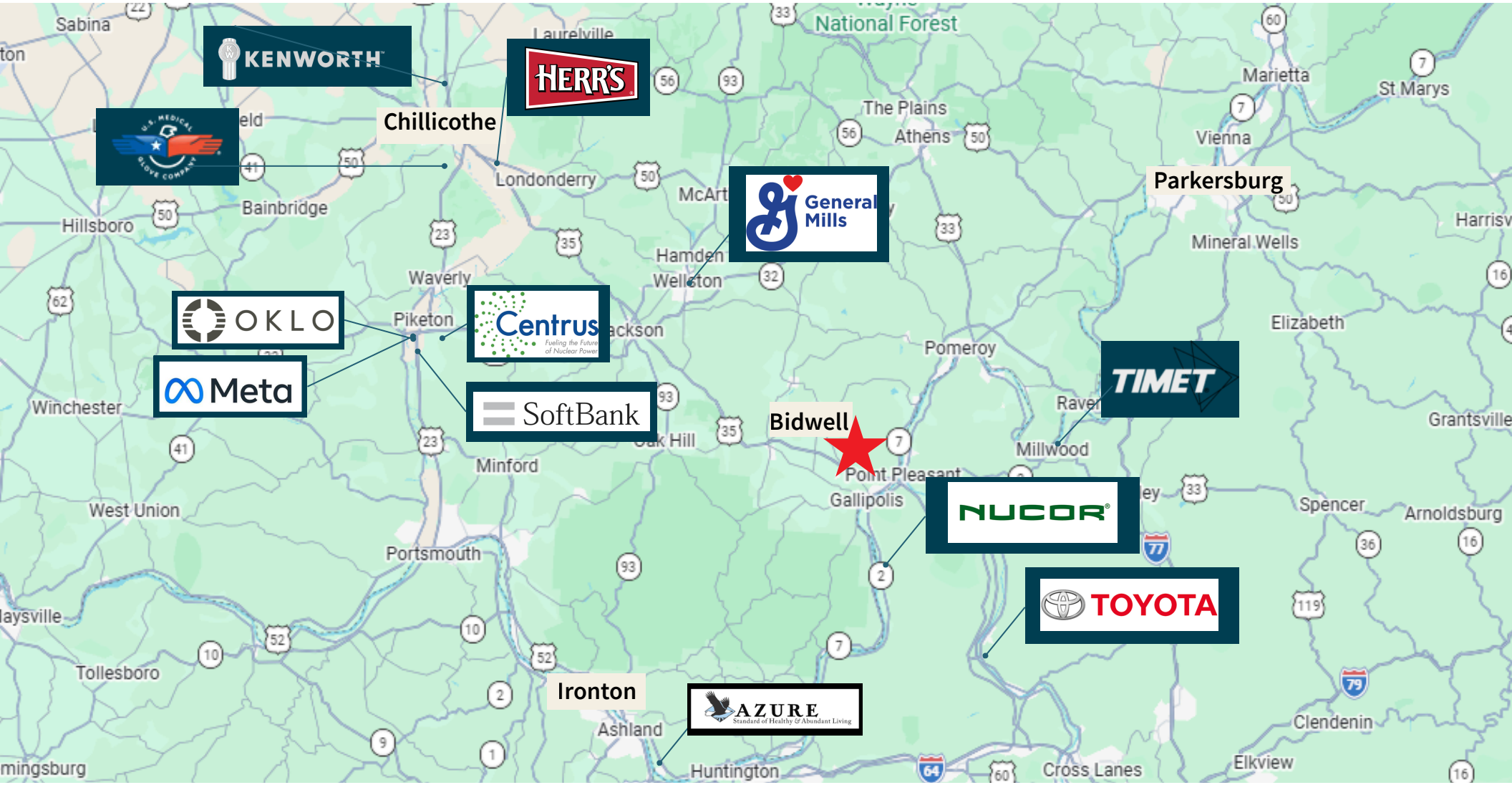


Drive Times (2026)	15 minutes	30 minutes	45 mintues
Estimated population	18,997	59,346	128,178
Estimated households	7,884	24,278	52,516
Est. Median HH income	$56,525	$59,659	$61,135

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Regional investments

$62B+ is being invested regionally while industrial vacancy remains at roughly 0%



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