

Robert C. Evans, Realtor

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Commercial Real Estate
Sales, Leasing & Consulting
6633 St. Rt. Chillicothe, Ohio 45601
740-703-7690 (cell)

FOR SALE
GLATFELTER INDUSTRIAL/WAREHOUSE FACILITY
CHILLICOTHE, OHIO



1101 River Road



P.H. Glatfelter Next to US Rt. 23

\$1,750,000

MAIN BUILDING: 163,680 Square feet

Two Story Office: (erected in 1959-60)-
6400 square feet

Warehouse space: Erected in 1959-60,
1965 & 1971-105,000 square feet

2nd & 3rd floors (west side of facility),
16,000 square feet

Maintenance/Boiler House: 3600 square
feet(south center of facility)

SW Corner of facility: 23,930 square feet

Truck well: 9000 square feet

ADDITIONAL STRUCTURES:

Control House

100,000 gal Steel Water Tank

150" high Pump House & Water Softener,
Pump House

Steel Water Storage Tank-(25,000 gal)

LAND: Two Parcels

(1) Factory/warehouse facility, parking
approximately twenty-two (22) acres

(2) Adjacent tract along the Scioto River
approximately five (5) acres

UTILITIES

Public sewer & water, gas & electric

Adjacent to CSX Rail Line

Annual Real Estate Taxes-\$21,616.32

ACCESS

Located on a frontage road(River Rd)
parallel to U.S. Rt. 23

* Within one (1) mile of Adena Regional
Medical Center & Kenworth Truck Plant

* Approximately three (3) miles from
Pickaway Ross Career Center

* Forty (40) miles to I-270 & I-71
(Columbus)

* Easy access to U.S. Rt. 35