

This is the former Food4Less grocery store building in Marietta, Ohio. It sits on 4.5 acres with paved parking. There are 281 parking spaces and the building consists of 47,000 square feet that is available with an adjacent 3,000 square feet. The building is cinder block with cement floors and a steel truss flat roof. This building has all utilities and is located in the heart of town.

Attachments

Food4Less Property 5-15-17.pdf

Distance to Nearest Interstate	2 miles
Nearest Airport	Mid Ohio Valley Regional Airport
Distance to Nearest Airport	10 miles
Nearest International Airport	120
Distance to International Airport	John Glenn International Airport miles
Port Name	Price Inland

Utilities

Electric	Yes
Electric Provider	American Electric Power
Gas	Yes
Gas Provider	Dominion East Ohio
Gas Line Size	3 in
Water at Site	Yes
Water Provider	City of Marietta
Water Line Size	6 in
Sewer	Yes
Sewer Provider	City of Marietta
Waste Water Treatment Provider	City of Marietta
Utility Comments	There is a 30,000 KW Generator that runs on natural gas.

Environmental

Phase I Environmental Report Completed	Yes
Phase I Date	1992

Description

Sprinkler Type	Wet Pressurized
Air Conditioning	Yes
Office sf	3,800 sf
Number of Floors	2
Parking	Yes
Parking Ratio	Food 4 Less Grocery Store

Site Details

Taxes	32,000/year
Former Use	Retail Warehouse
Total Acres	4.5 acres
Lot Size	4.5 acres
Expansion Land	Yes
Certified	Yes
Zoning	C-3
Topography	Flat
Flood Zone	Yes
Attainment: Eight-Hour Ozone	Yes
Attainment: Particulate Matter (PM 2.5)	Yes
Attainment: Sulfur Dioxide (1-Hour SO2)	Yes
Attainment: Lead	Yes
Flood Plain	Building at Flood Plain

Transportation

Nearest Highway	SR 7
Distance to Nearest Highway	.5 miles
4 Lane	Yes
Highway 2	SR 26
Distance to Highway 2	5 miles
Nearest Interstate	I 77