

# The ACEnet Business Incubator at Nelsonville

294 Harper Street  
Nelsonville, Ohio 45764

## FACT SHEET



Aerial Photo of Nelsonville Business Center (Highlighted) with US Route 33 (Also Highlighted) (Photo: Athens County GIS)

The Appalachian Center for Economic Networks (ACEnet), a non-profit economic development organization located in Athens, Ohio, is transforming the former Rocky Shoes and Boots warehouse in Nelsonville into a business incubation center.

The center currently has one long-term tenant (a textbook fulfillment company) that is occupying 20,000 square feet. Over 60,000 square feet remain available for leasing.

The Business Center is located adjacent to the US Route 33 corridor, with convenient access to Columbus (65 miles), Charleston (99 miles), Cincinnati (187 miles), Cleveland (208 miles), and other distant points in the central and eastern states.



### Contact Information

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### General Information

Building type	Steel construction
Years constructed	1979, 1984, 1994
Former use	Warehouse distribution
New use	Business incubation center
Lease rate (annual)	\$3.50-\$6.40 / sq. ft. (negotiable)
Building size	94,800 square feet
Space available	65,000 square feet
Total parking spaces	80

### Industrial Information

Water	City system
Sewer	City system
Floors	8-inch reinforced concrete
Sprinklers	Yes
Alarm system	Available
3-phase electric	Yes
Power distribution	300kW
Natural gas	Yes
Heating system	Radiant heat
Ceiling height (front)	28' (side walls); 32' (peak)
Ceiling height (rear)	41' (side walls); 48' (peak)
Loading docks (total)	10 (7 available)
Loading docks (floating)	6 (5 available)
Floor level truck bay	1
Phone	200 pair to the building
Rail	No
Highways	Convenient access to central and eastern states by way of US Route 33 and connectors

### Commons Area Improvements (Fall 2006)

Incubator management office
Office for shared business services (mail, copier, etc.)
Tenant offices for business support (e.g., employment services, bookkeeping services, human resources, etc.)
Restroom facilities
Conference room with separate break room
Fiber optic backbone within building