



For Sale



- 70,350 SF Total
- 7,350 SF office
- 63,000 SF warehouse
- 4.14 acres
- 20' - 22' clear height
- Seven (7) dock doors
- Two (2) drive-in doors
- No local earnings tax

Sale Price: \$2,790,000 (\$39.66/SF)

For more information, contact:

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Building Specifications

Total Building Area:	70,350 SF
Office Area:	7,350 SF
Warehouse Area:	63,000 SF
Warehouse Dimensions:	420' X 150' Original - 260' X 150'; Addition - 160' X 150'
Column Spacing:	Original - 50' X 30'; Addition - varies 50' X 24'-31'
Mezzanine Area:	1,085 SF
Acres:	4.14
Year Built:	Original in 1991 Addition in 2009
Roofing:	Standing seam
Ceiling Height:	20' - 22'
Parking:	48 spaces
Dock Doors:	Seven (7) 8' X 10'; four with levelers
Drive-In Doors:	Two (2) 12' X 14' and 20' X 14'
Sprinkler:	Wet System
Lighting:	Fluorescent
HVAC:	Gas fired infrared unit heaters
Electric Service:	480/277; three phase; 800 amp (est.)
Zoning:	L-1 Light Industrial
Governing Jurisdiction:	Hamilton County
Miscellaneous:	Side lights; louvers; outside storage
Annual Taxes:	\$36,034.00 (2012) CRA in place for addition through 2023
Sale Price:	\$2,790,000 (\$39.66/SF)

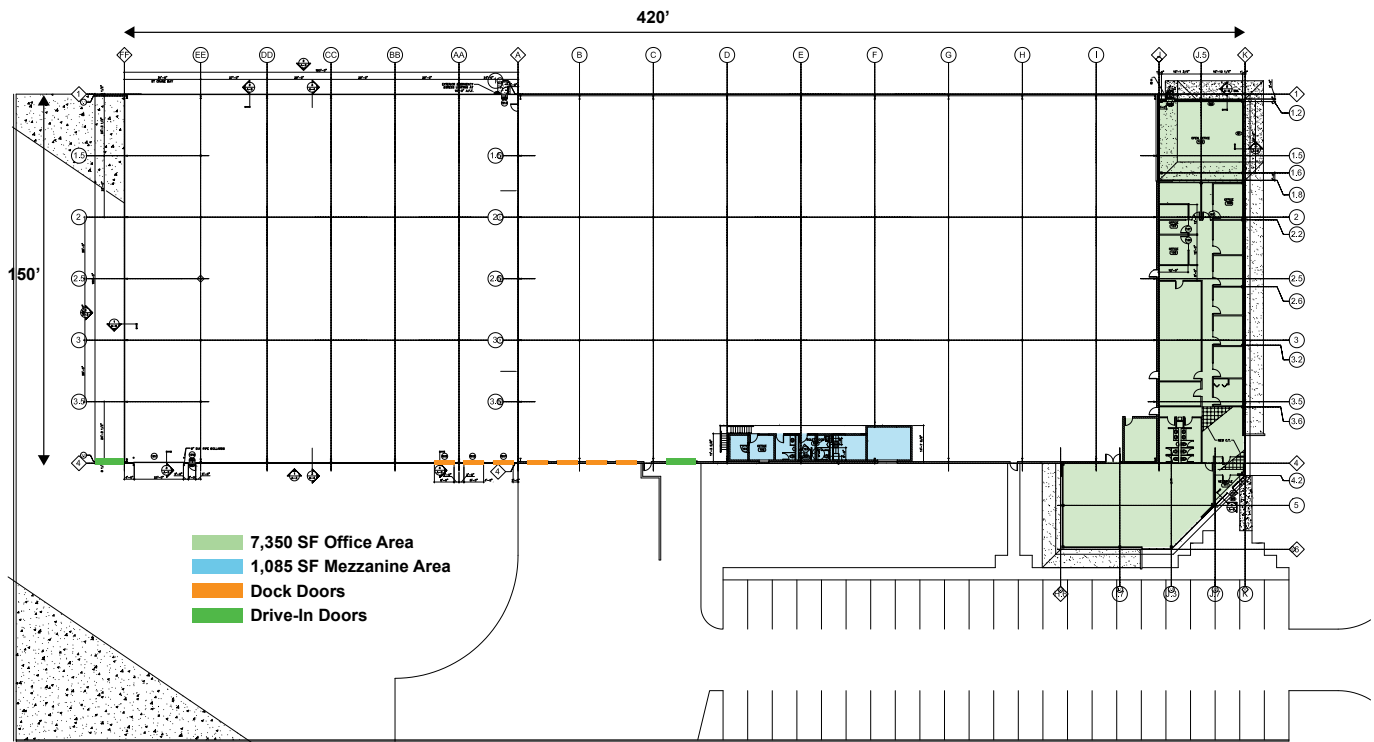
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Floor Plan



Aerial



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Regional Map



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