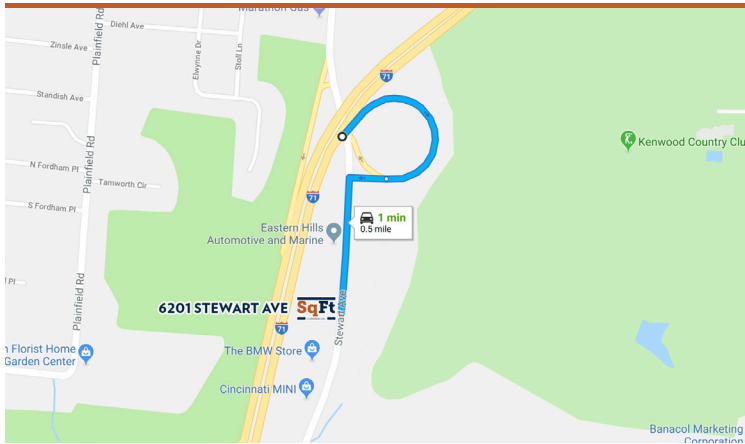




6201-6211 STEWART RD. CINCINNATI, OH 45227 - HAMILTON COUNTY

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

15,197 Total SqFt

- Located at Stewart Rd./I-71 Interchange
- Potential Billboard/Signage Available
- City of Silverton
- Secure/fenced outdoor storage

Total SqFt:	15,197
Warehouse SqFt:	11,405
Office SqFt:	3,792
Acreage:	1.418 acres
Clear Height:	12'-16'
Year Built:	1976/1977
Type Construction:	Metal/Masonry
Lighting:	T-8's
Column Spacing:	Varies
Dock doors:	Two (2) - 8'x8'

Drive-in doors:	One (1) - 10'x10'
Sprinkler:	None
Electrical Service:	208-240V/600amps
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane and tar
Parking Lot:	10+ spaces
Restrooms:	Three (3)
Assessed Valuation:	\$545,520 (\$36/SqFt)
Annual Property Taxes:	\$18,495 (\$1.22/SqFt)

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6201-6211 STEWART RD
CINCINNATI, OH

AERIAL



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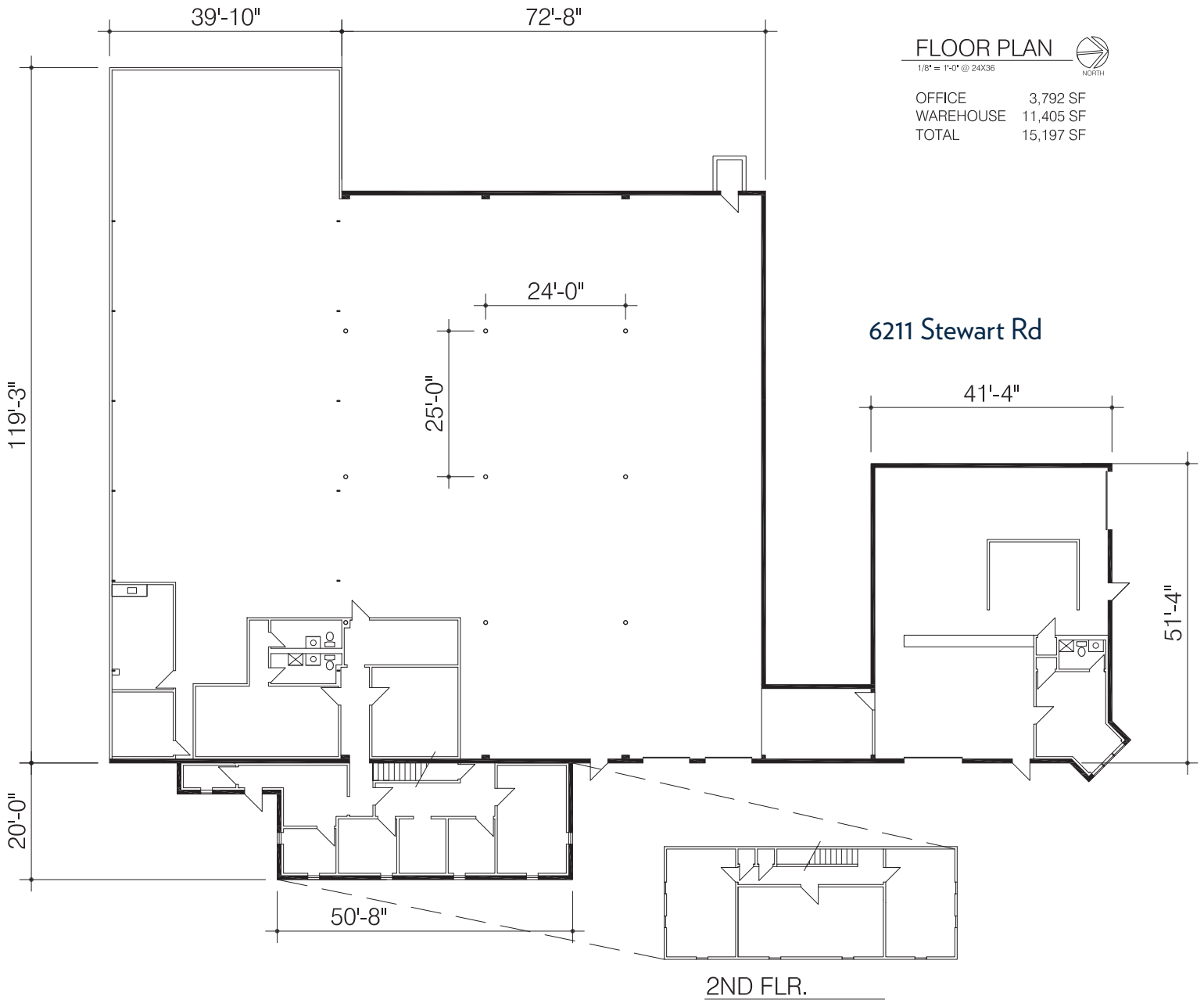
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6201-6211 STEWART RD

CINCINNATI, OH

FLOOR PLAN

6201 Stewart Rd



FLOOR PLAN

1/8" = 1'-0" @ 24X36



OFFICE	3,792 SF
WAREHOUSE	11,405 SF
TOTAL	15,197 SF

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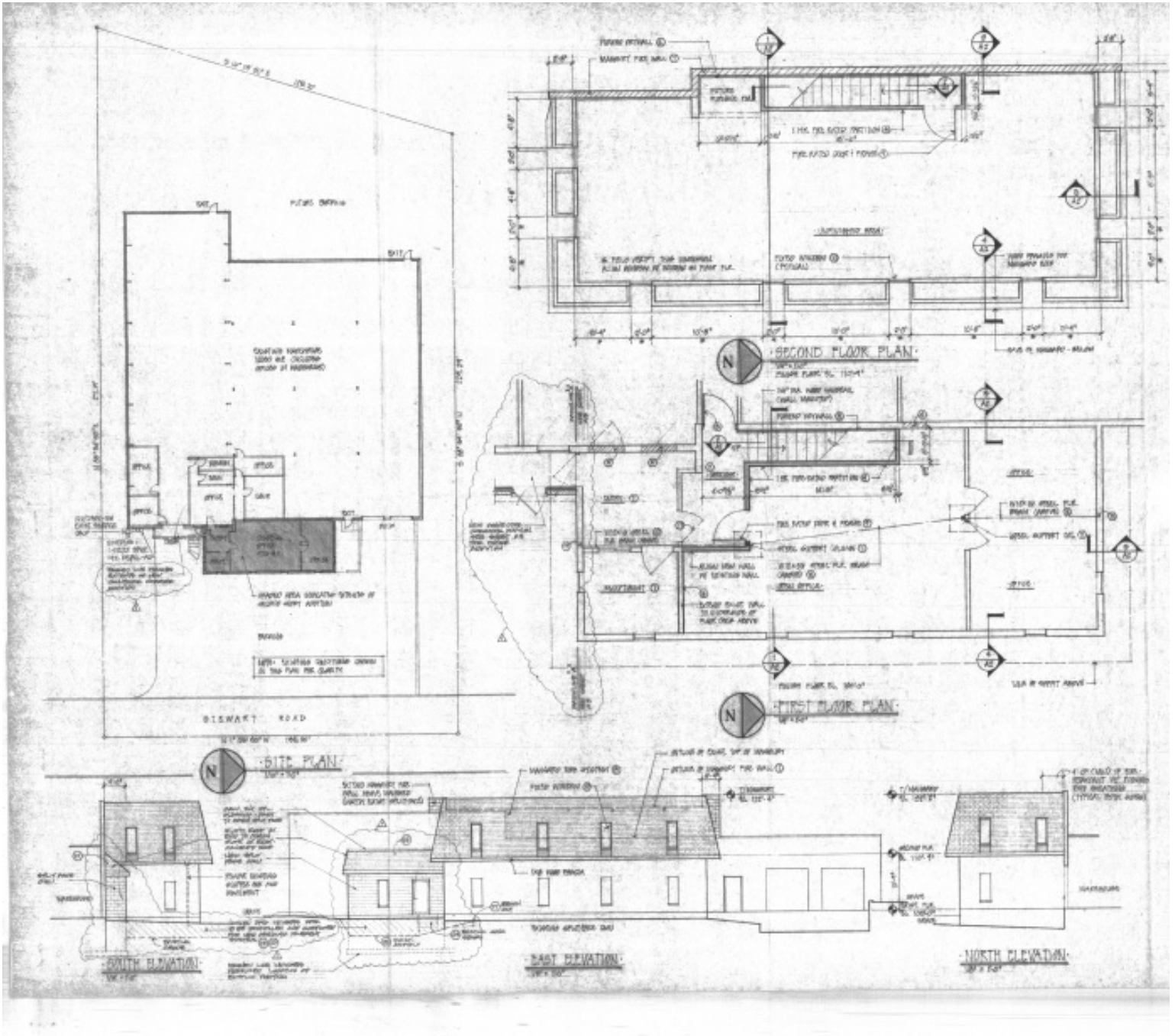
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ADDITIONAL PHOTOS



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