

# 4000

## McMann Road

UNION TOWNSHIP, OH 45245



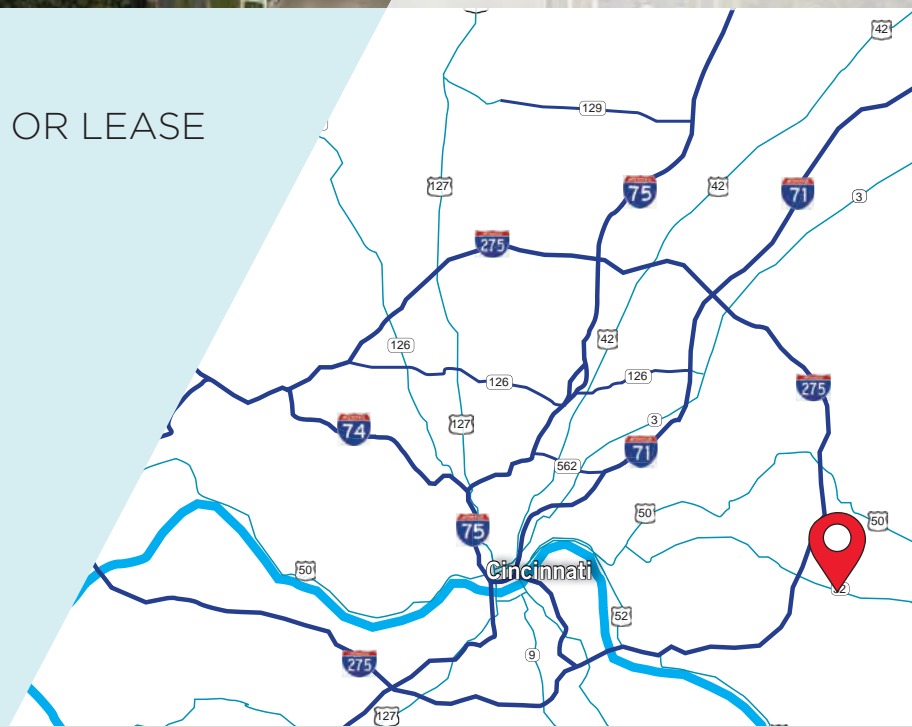
CLOSE  
PROXIMITY TO:



## 235,134± SF

MULTI-TENANT BLDG FOR SALE OR LEASE

- 235,134 SF Total
- 81,417 SF Leased (35%)
- 153,717 SF Vacant (65%)
- 22' - 27' Clearance
- Tilt-Wall Construction
- No Earnings Tax



For more information, contact:

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[www.cincy-industrial.com](http://www.cincy-industrial.com)



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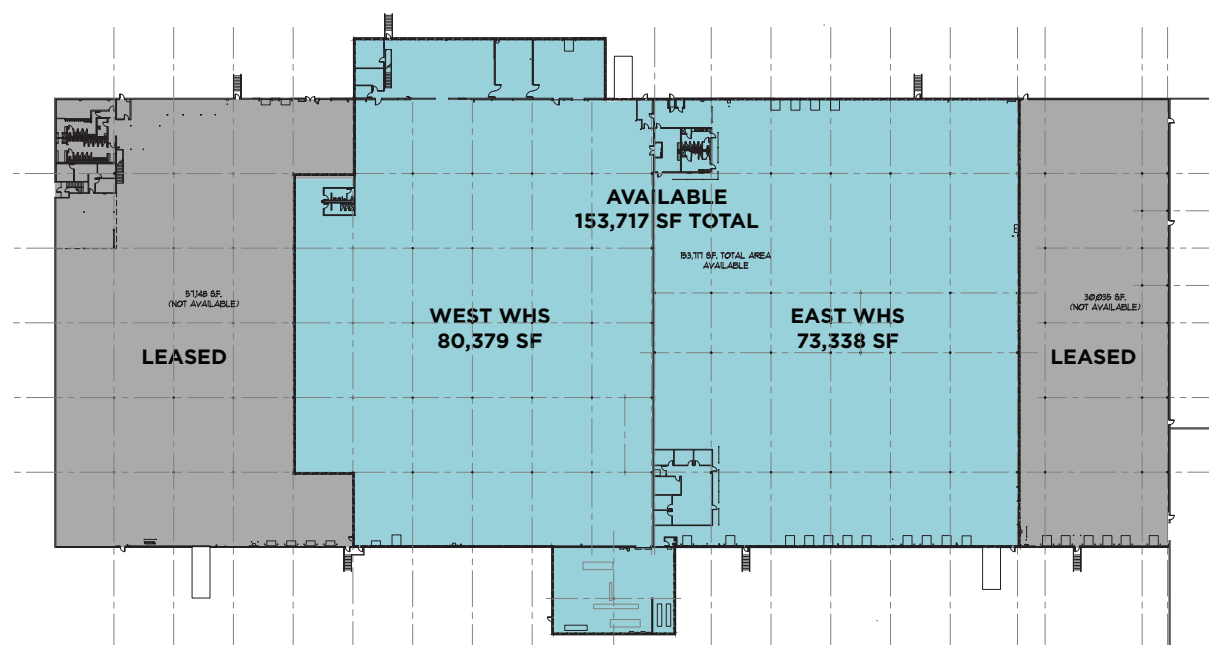
## PROPERTY FEATURES

<b>Location:</b>	Union Township, Clermont County	<b>Utilities:</b>	
<b>Building Size:</b>	235,134± SF	<b>Electric:</b>	Duke Energy www.duke-energy.com (800.544.6900)
<b>Acres:</b>	11.0± Acres New parcel to be created	<b>Gas:</b>	Duke Energy www.duke-energy.com (800.544.6900)
<b>Year Built:</b>	1985, 1995	<b>Water/Sewer:</b>	Clermont County wr.d.clermontcountyohio.gov (513.732.7970)
<b>Construction:</b>	Tilt Wall	<b>Telephone/Data:</b>	Cincinnati Bell www.cincinnati-bell.com (513.565.2210)
<b>Clear Height:</b>	22' - 27'	<b>Data:</b>	Spectrum Cable www.spectrum.com (866.481.7927)
<b>Column Spacing:</b>	40' x 40' & 50' x 40' typical	<b>Zoning:</b>	M-1, General Industrial
<b>Building Depth:</b>	300'	<b>Jurisdiction:</b>	Union Township Clermont County
<b>Floors:</b>	5" concrete slab, reinforced	<b>Parcel ID:</b>	4131120020
<b>Roof:</b>	Rubber membrane	<b>Real Estate Taxes: (2018)</b>	\$115,499.80 (\$0.50/SF)
<b>Fire Suppression:</b>	Wet system	<b>LEASE RATE:</b>	<b>See Agent</b>
<b>Lighting:</b>	T-5 Fluorescent	<b>SALE PRICE:</b>	<b>\$6,200,000 (\$27.10/SF)</b>
<b>Truck Doors:</b>	3 Drive-ins (12' x 14') 22 Docks (8' x 10') w/levelers		
<b>HVAC:</b>	Gas-fired space heaters in leased units. No heat in vacancy.		
<b>Electric:</b>	Four (4) 2500 KVA One (1) 2000 KVA		



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**AVAILABLE SPACE**



<b>Total Space:</b>	153,717 SF
<b>Office Size:</b>	2,000 SF
<b>Warehouse Size:</b>	East Whs: 73,338 SF West Whs: 80,379 SF
<b>Clearance:</b>	East Whs: 27' West Whs: 22'
<b>Column Spacing:</b>	East Whs: 40' x 40', 40' x 50', & 40' x 80' West Whs: 50' x 40'
<b>Dock Doors:</b>	East Whs: 15 (8' x 10') w/levelers West Whs: 2 (8' x 10')
<b>Drive-in Doors:</b>	East Whs: 1 (12' x 14') West Whs: 1 (12' x 14')

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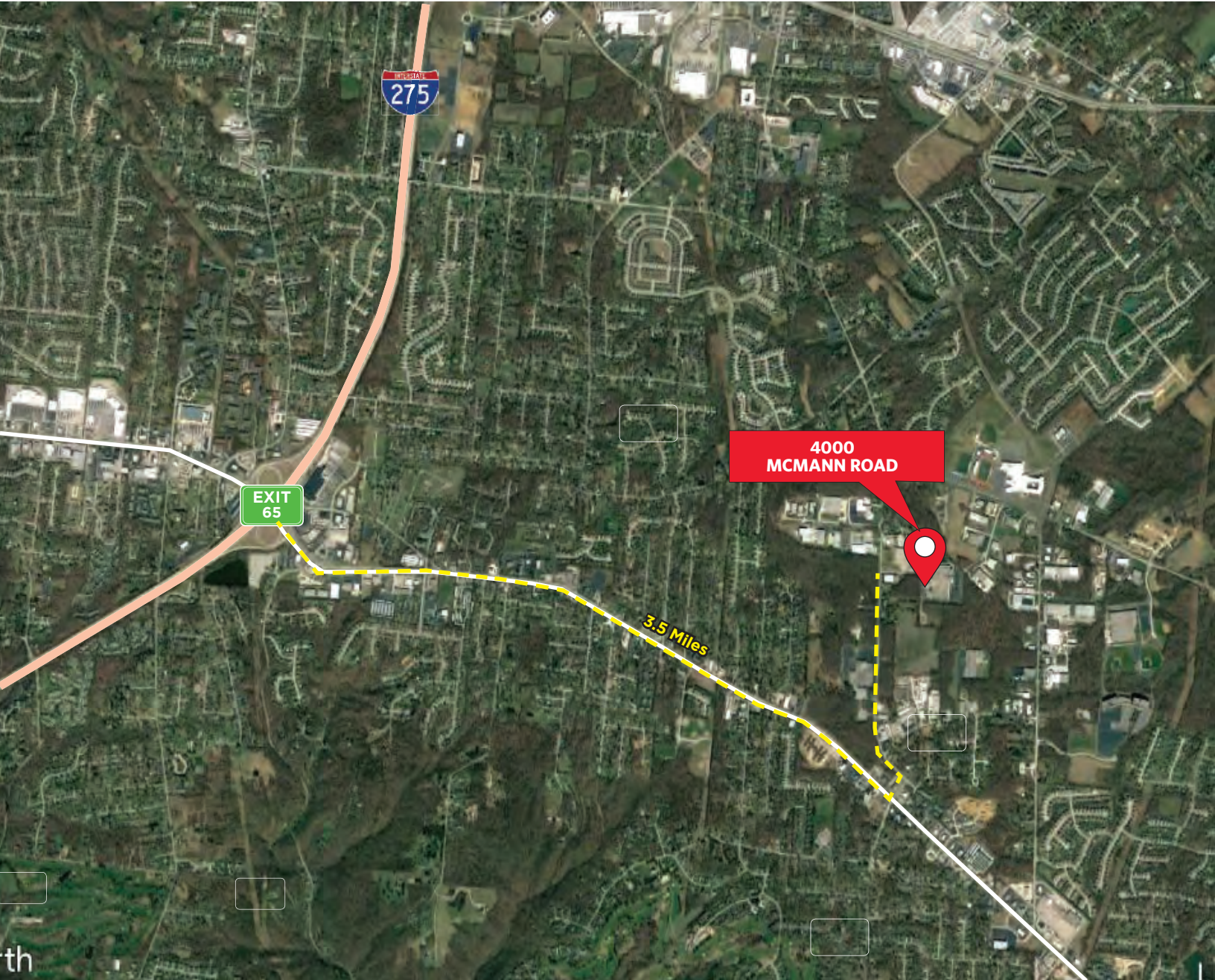






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