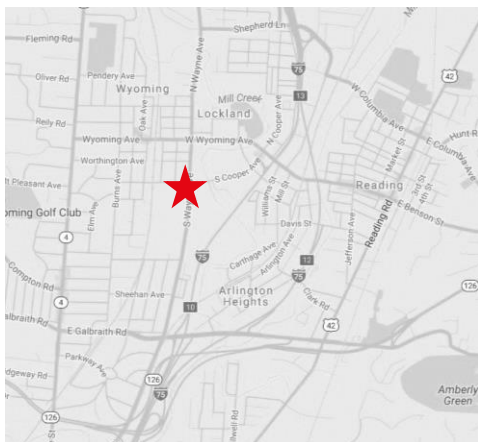


For Sale

Business Relocating

323 South Wayne Avenue
Lockland, OH 45215

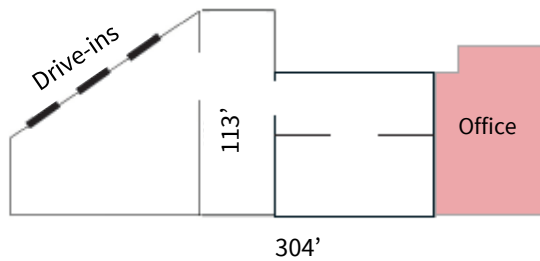


Property Highlights

- 63,596 total s.f.
- 2.297 acres
- Fully fenced
- Outside storage
- Zoned I-1
- Asking price: \$1,400,000

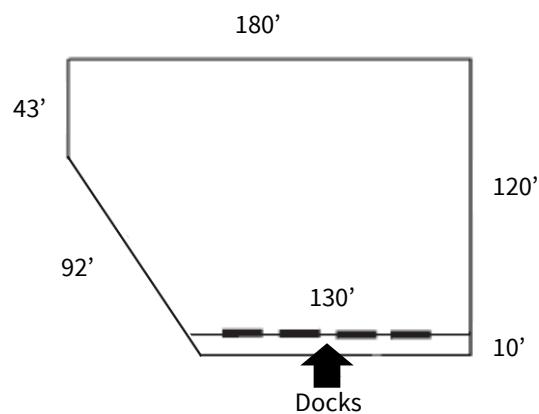


For Sale



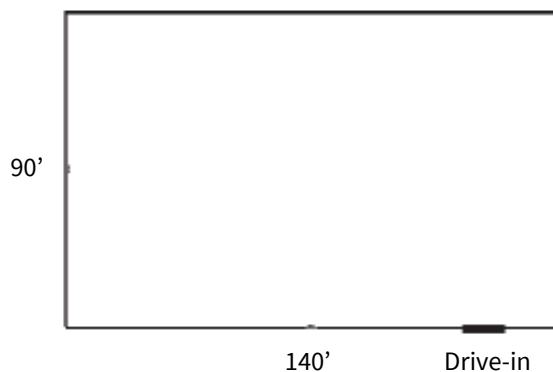
Main Building

- 31,321 s.f.
- 7,336 s.f. office
- 15' - 20' clear height
- Motion T-8 lighting
- Three (3) drive-ins
- Infrared heat
- 600 Amps/ 250 Volts / 3 Phase



Warehouse Building 1

- 19,675 s.f.
- 17' - 22' clear height
- Motion T-8 Lighting
- Four (4) docks
- 125 Amps/ 240 Volts/ Single Phase



Warehouse Building 2

- 12,600 s.f.
- 16' clear height
- Motion T-8 Lighting
- Two (2) drive-ins
- 100 Amps/ 240 Volts/ Single Phase

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