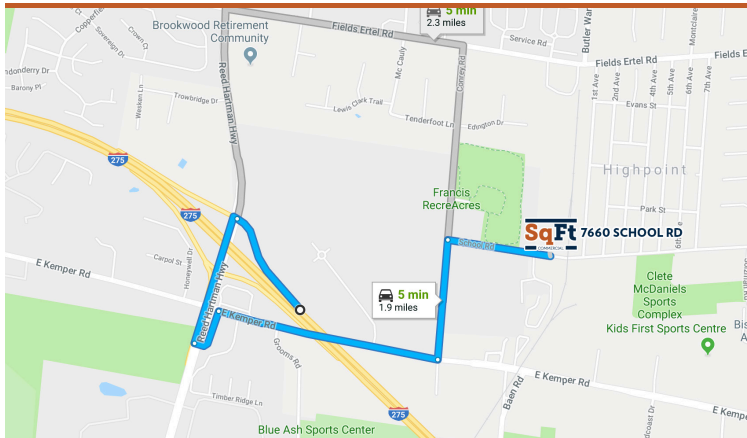




7660 SCHOOL RD. CINCINNATI, OH 45249 – HAMILTON COUNTY

AVAILABLE



PROPERTY HIGHLIGHTS

 **99,245 Total SqFt**

- 9.38 acres (5.27 acres undeveloped)
- No earnings tax in Sycamore Twp.
- Heavy power – up to 5200 amps available
- 1.3 miles to I-275 via Reed Hartman Highway
- Rail service possible by Indiana & Ohio Railway (IORY) - https://www.gwrr.com/railroads/north_america/indiana__ohio_railway#m_tab-one-panel

Total SqFt:	99,245
Warehouse SqFt:	91,560
Office SqFt:	7,685
Acreage:	9.38 acres
Clear Height	13'
Year Built:	1960
Type Construction:	Concrete block and steel
Lighting:	T-8's
Column Spacing	33'x33'
Dock doors:	Nine (9) – 8'x10' and (7) with mechanical pit levelers, lights, lock, and seals
Drive-in doors:	Three (3) – 10'x12'

Rail doors:	Three (3)
Sprinkler:	Yes; Wet system
Electrical Service:	480volt, 3-phase, Up to 5,200 amps
Heat:	Natural gas-fired unit heaters
Roof:	TPO membrane
Truck court:	Concrete/asphalt; 110'+
Parking Lot	Asphalt; 50+ spaces
Restrooms	(1) set in office and (1) in warehouse
Assessed Valuation:	\$657,980 (\$6/SqFt)
Annual Property Taxes:	\$18,555 (\$0.19/SqFt)
Hamilton County Parcel ID:	600-0140-0235-00

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

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ADDITIONAL PHOTOS



CLICK HERE FOR AERIAL PHOTOS

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AERIAL



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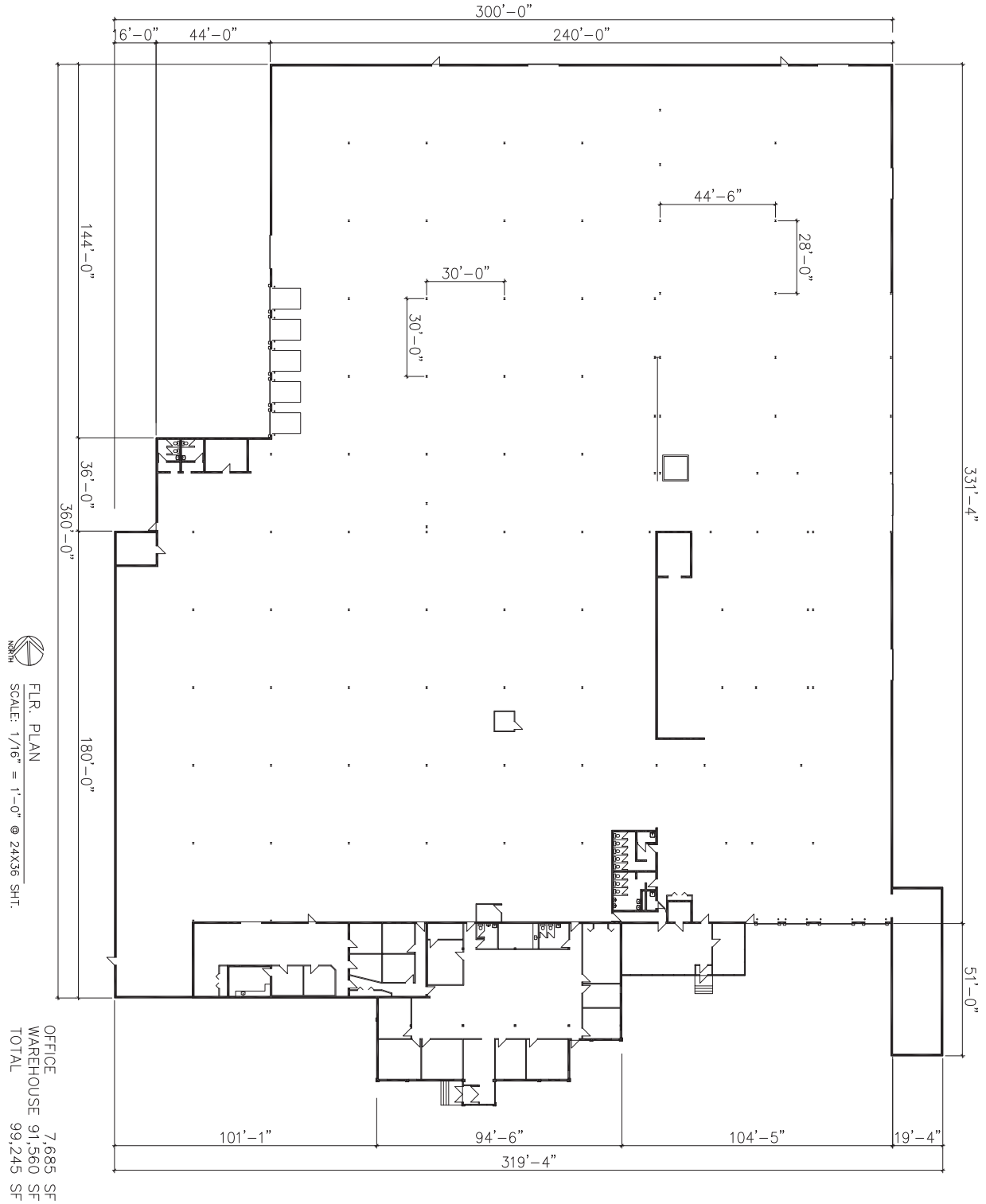
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FLOOR PLAN



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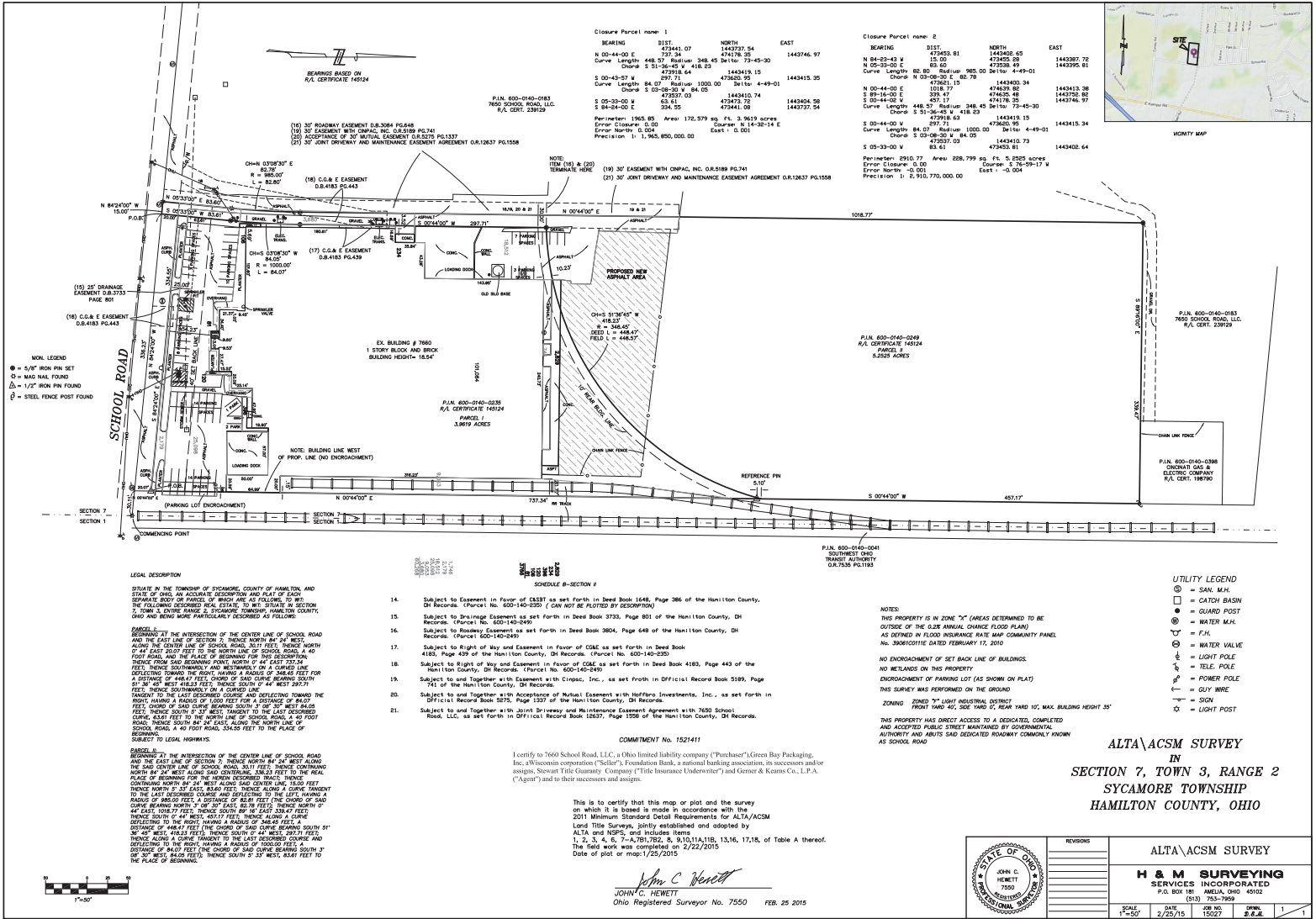
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PROPERTY SURVEY



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