

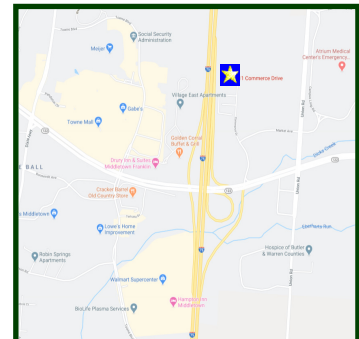
Capital Real Estate Partners, LLC

AVAILABLE **FOR SALE OR LEASE** *Office / Showroom*



3711 Commerce Blvd, Middletown, Ohio

- Easy Access to I-75
- Former motorcycle dealership
- Incredible highway visibility
- July 1, 2020 availability



For further information, please contact:

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Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

General Building Specifications

Property ID:	0703253002
Land Area:	1.44 acres
Zoning:	BC-I Business Center Interchange
Year Built:	1978, 1991 & 2005
Building Dimensions:	60' x 250' & 40' x 86'
Construction:	Conventional structural steel frame
Roof:	Metal
Ceiling Height:	10' Clear
Sprinkler / Type:	None
Column Spacing:	Clear Span
Warehouse Lighting:	Fluorescent
Miscellaneous:	6,000 sf showroom and offices, air conditioned

Availability Specifications

Total Available:	18,456 SF
Office/Size:	5 private offices
Warehouse Size:	7,500 SF
Other / Size:	Shop / 3456 SF
Restrooms:	Three
Floor Construction:	Concrete
Air Conditioning:	7,500 sf showroom/offices
Heat Warehouse:	Propane gas fired unit heaters
Power / Electric:	2-200-amp, 240-volt services
Dock Doors:	None
Drive-in Doors:	1-10' x 10'
Security System:	Ye
Fenced- yard	17,000 sf
Interstate Pylon Sign	12' x 40' double sided
I-75 Traffic Count 2019	110,338 vehicles/day
Parking:	20 spaces
Annual Taxes:	\$14,634

Sale Price: \$1,900,000

Lease Rate: NNN \$12,500/month

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