

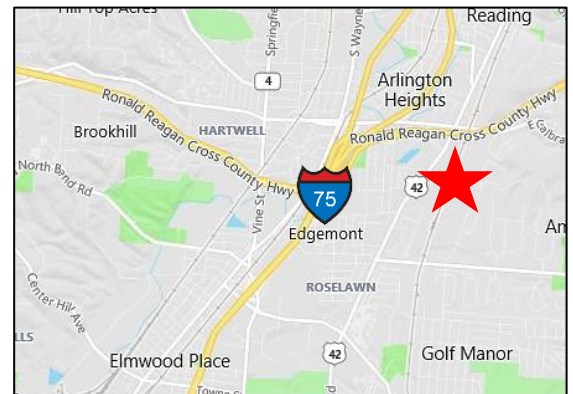
8100 Reading Road
Reading, Ohio 45237

Office/Retail/Warehouse Space For Sale



FEATURES:

- ❖ 26,400 SF Office/Retail/Warehouse Building
- ❖ Warehouse Space: 7,410 SF (Heat Only)
- ❖ 100% Air-Conditioned Warehouse: 13,050 SF
- ❖ Office Space: 3,990 SF
- ❖ Retail Space: 1,950 SF (Unfinished)
- ❖ One (1) Drive-In Door (10' x 10')
- ❖ Clear Height: 11' – 13'
- ❖ 1.209 Acres
- ❖ Heavy Power / Ample Parking
- ❖ **5 Minutes from I-75; 10 Minutes from I-71; only 2 Minutes from Ronald Reagan Cross County Hwy.**
- ❖ Billboard Income @ \$1,700 Per Year
- ❖ **Sale Price: \$750,000 (\$28.41 PSF)**



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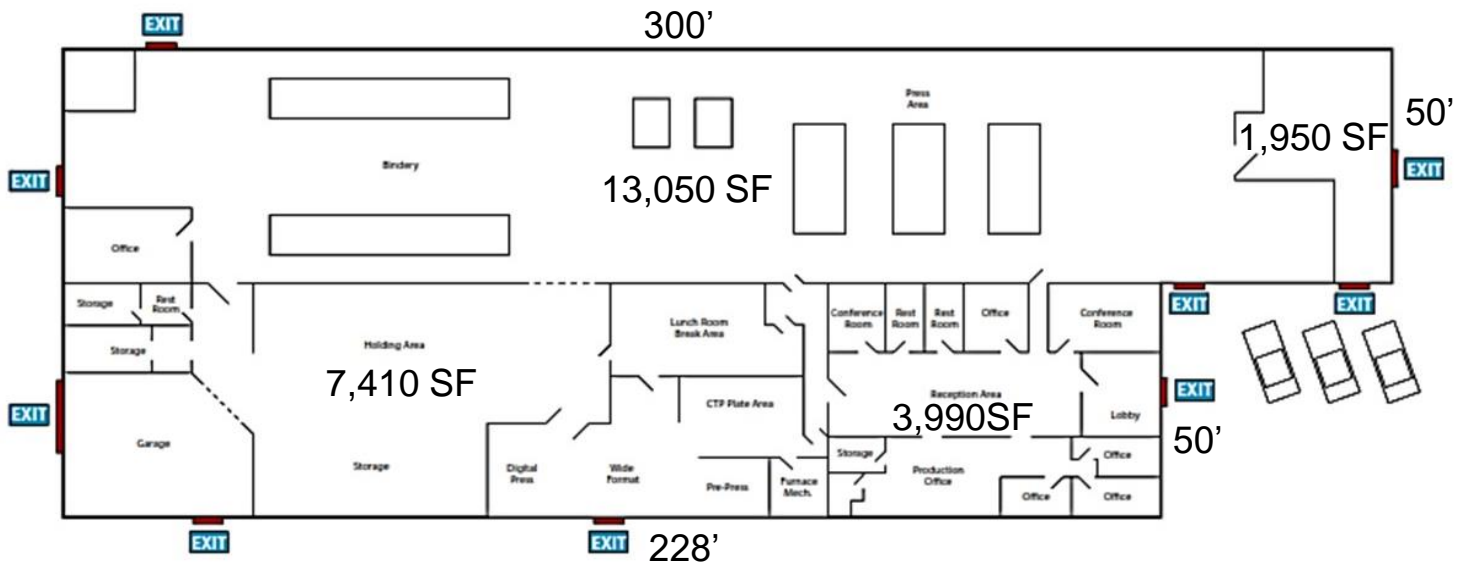


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LOCATION:	City of Reading Hamilton County
TOTAL SQUARE FOOTAGE:	26,400 SF
OFFICE & PRODUCTION AREA:	Seven (7) Private Offices, Conference Room, Open Area
ZONING:	Business D – Overlay E; South Reading Road Commercial Overlay
LAND SIZE:	1.209 Acres
INTERSTATE ACCESS:	5 Minutes from I-75; 10 Minutes from I-71; only 2 Minutes from Ronald Reagan Cross County Hwy.
CONSTRUCTION:	Concrete Block
CLEAR HEIGHT:	11' - 13'
LOADING FACILITIES:	One (1) Drive-In Door (10' x 10')
LIGHTING:	Fluorescent (T-8)
PARKING:	20± Spaces in Front and Side 25 Spaces in the Rear Per Easement
SPRINKLERED:	Yes; Wet System
ROOF:	1998 – Left Side 2020 – Right Side
ELECTRIC:	3-Phase, 240 Volts, 600 Amps
HEATING & A/C:	Office and Production Areas No A/C in Warehouse (7,410 SF) and Front Retail Space
MISCELLANEOUS:	Breakroom, Conference Room, Billboard, Five (5) Restrooms, Floor Drains to Street Billboard Income @ \$1,700 Per Year
SALE PRICE:	\$750,000 (\$28.41 PSF)

Floor Plan



Aerial



For more information
please contact:

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