

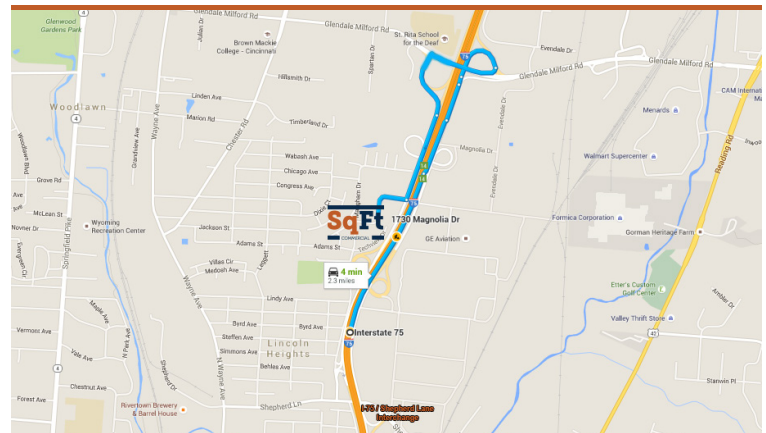


1730 MAGNOLIA DR, CINCINNATI, OH 45215 – HAMILTON COUNTY

AVAILABLE FOR SALE OR LEASE

PROPERTY DETAILS

Total SqFt:	30,000
Warehouse SqFt:	19,300
Office SqFt:	10,800
Acreage:	1.904 acres
Clear Height:	15'-17'
Year Built:	1985
Type Construction:	Metal and concrete block
Lighting:	T-5 high efficiency fluorescent
Column Spacing:	28' x 38' and varies
Dock door:	Four (4) - 2 - 12'x12' and 2 - 8'x10'
Drive-in door:	One (1) - 12'x12'
Sprinkler:	Yes; Wet system
Electrical Service:	240-480V/3-phase/600 amps
Heat:	Natural gas-fired unit heaters and infrared
Roof:	Rubber membrane (TPO) replaced in 2016 with 22-year warranty
Truck court:	Concrete/asphalt: 100'+
Parking:	20+ spaces
Restrooms:	Three (3) sets
Assessed Valuation:	\$773,170 (\$26/SqFt)
Annual Property Taxes:	\$34,599 (\$1.15/SqFt)
Hamilton County Parcel ID:	594-0031-0147-00



PROPERTY HIGHLIGHTS



30,000 SqFt

- Located adjacent to I-75 across from GE/ Evendale
- Building has I-75 highway visibility/frontage
- New TPO roof installed in 2016 (22-year warranty)
- 18,000 SqFt – 30,000 SqFt available
- <http://www.dot.state.oh.us/districts/D08/ThruTheValley/Pages/Phases-1-and-2.aspx>

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

1730 MAGNOLIA DR
CINCINNATI, OH

AERIAL



ADDITIONAL PHOTO



CLICK HERE FOR AERIAL PHOTOS

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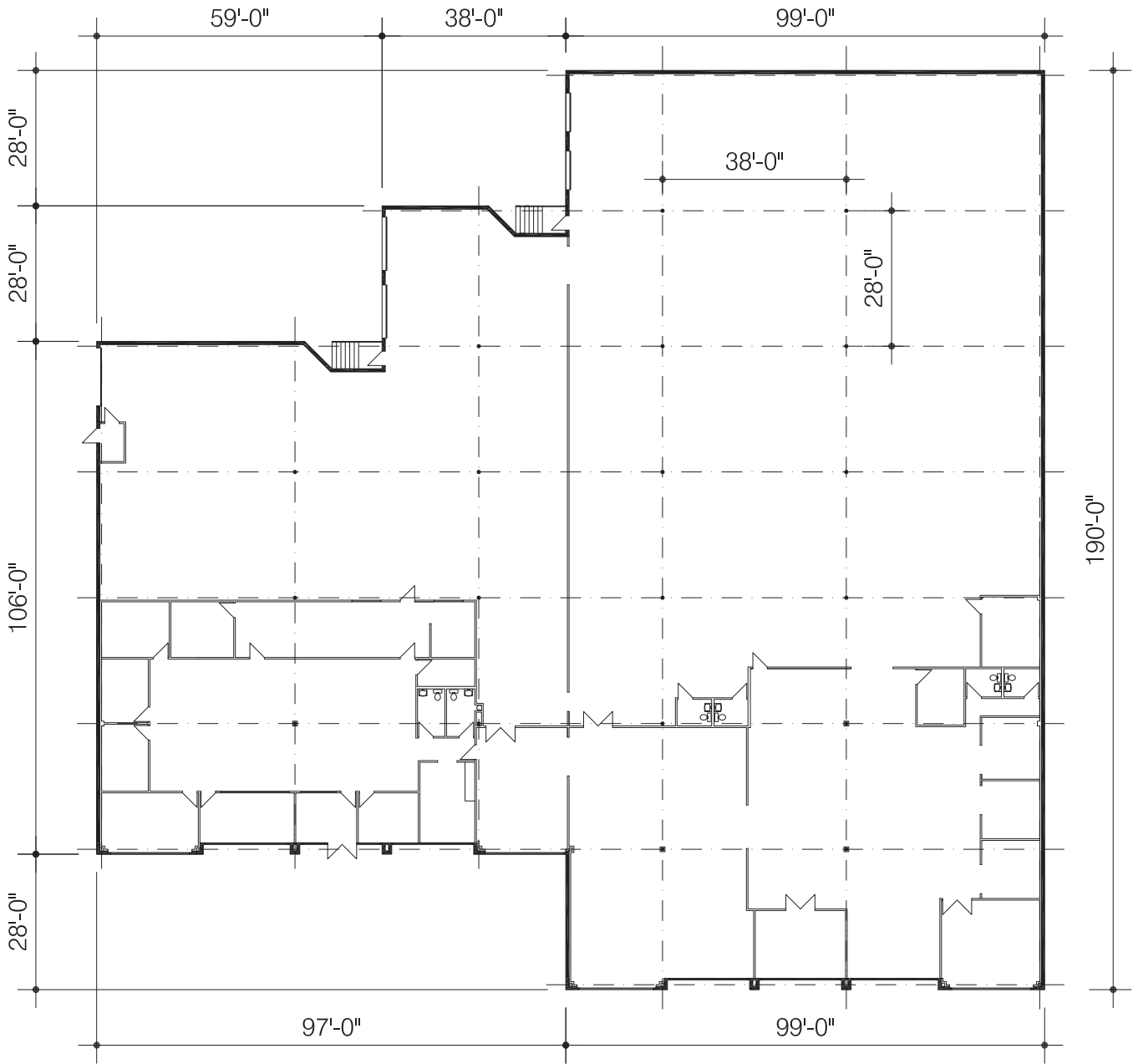
Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner
(812) 890-1768
Jared@SqFtCommercial.com

1730 MAGNOLIA DR
CINCINNATI, OH

FLOOR PLAN



FLOOR PLAN

SCALE: 3/32" = 1'-0" @ 24x36



NORTH

TOTAL

30,000 SF

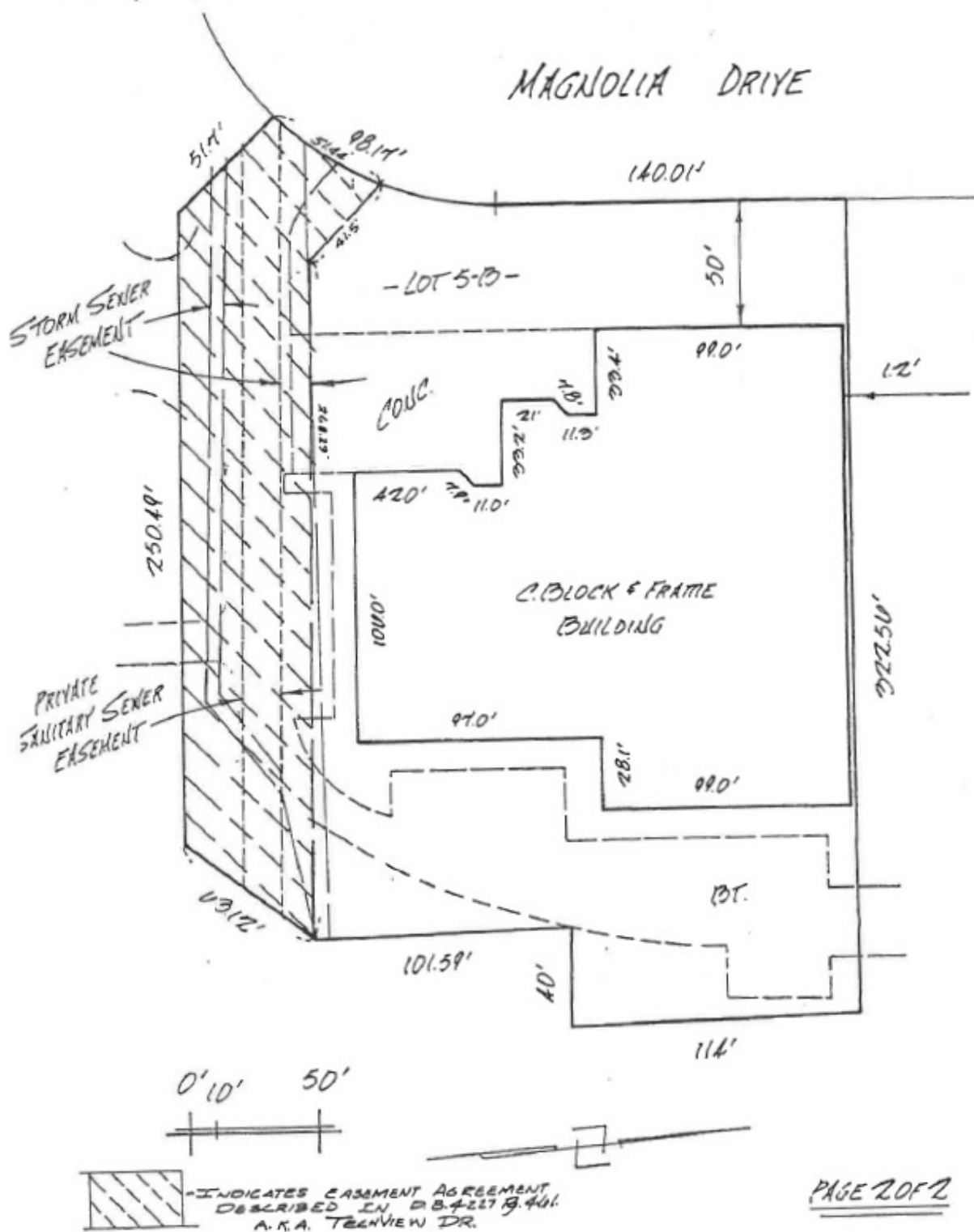
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