



FOR SALE OR LEASE

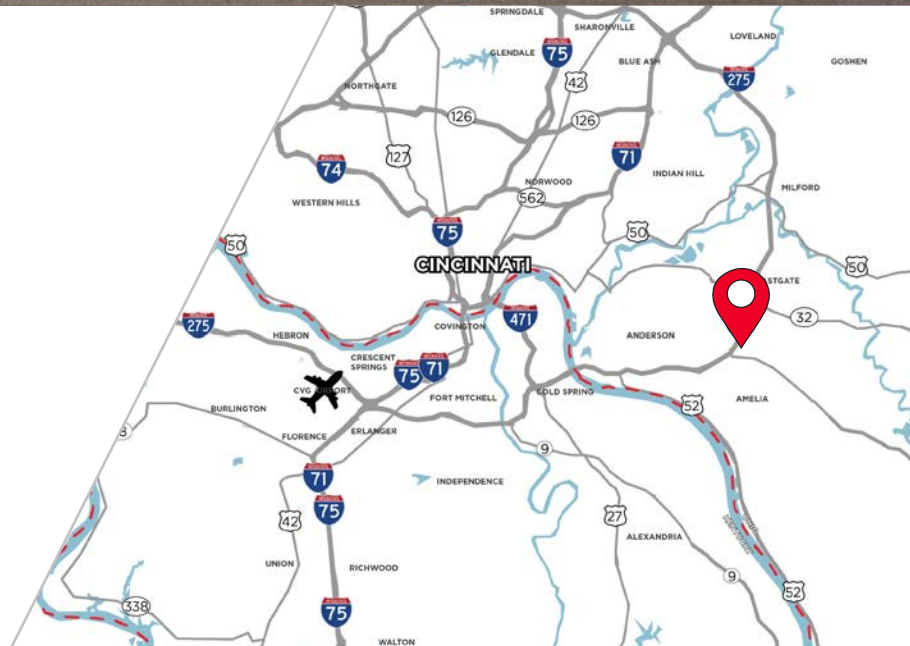
648 MT. MORIAH DRIVE

Cincinnati, OH 45245



15,000 SF TOTAL

- 1,400 SF Office
- 2.2 Acres
- 2 Docks, 2 Drive-In Doors
- 16' - 18' Clear Height
- Large Parking Area
- Minutes to I-275



For more information, contact:

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BUILDING SPECIFICATIONS

Location/Jurisdiction: Union Township
Clermont County

Building Size: 15,000 square feet

Office Area: 1,400 SF

Land Area: 2.2 Acres

Zoning: M-1 Industrial

Year Built: 1997

Construction: Pre-Engineered Metal

Clear Height: 16' - 18'

Loading Doors: 2 Docks; 2 Drive-In

Column Spacing: 25x50

Roof: Pitched Metal Roof

Lighting: Fluorescent

Sprinklers: Wet

Electric:

Electric: Duke Energy
www.duke-energy.com

Water/Sewer: Clermont County Water & Sewer
513-732-7970
wrd.clermontcountyohio.gov

Telephone: Cincinnati Bell
www.cincinnati-bell.com

Data: Spectrum Cable
www.spectrum.com

PIDN: 413214029

RE Taxes (2019): \$12,498.32

SALE PRICE: **\$995,000**

LEASE RATE: **\$5.95/sf NNN**



BUILDING SPECIFICATIONS

