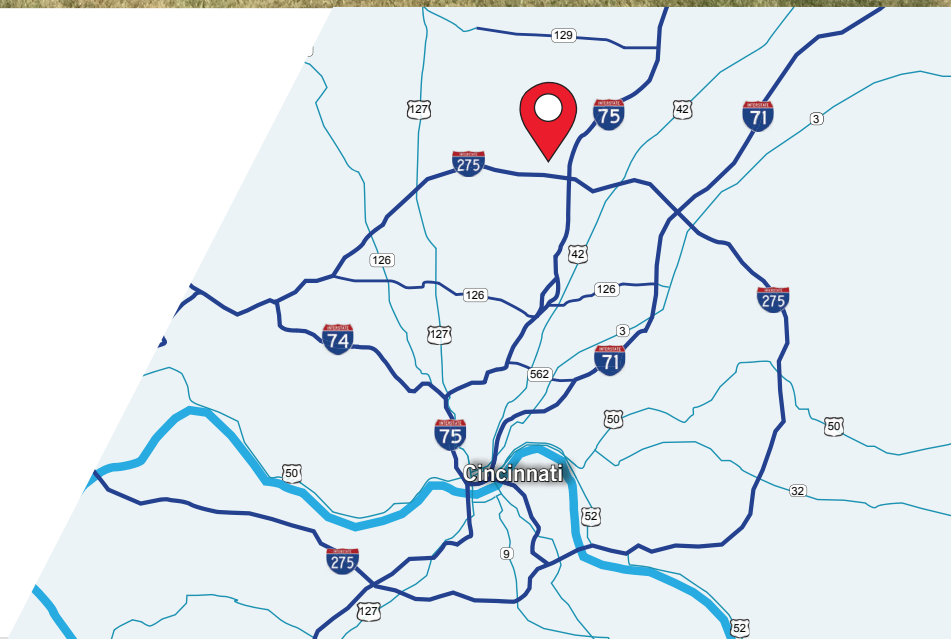




FREESTANDING BUILDING

12,000 SF

- 2,500 SF Office
- 9,500 SF Warehouse
- 16' - 18' Clear Height
- One (1) Dock Door
- One (1) Drive-in Door
- 1.26 Acres



For more information, contact:

Ben McNab, SIOR, CCIM
513.763.3019
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Tom McCormick, SIOR, CCIM
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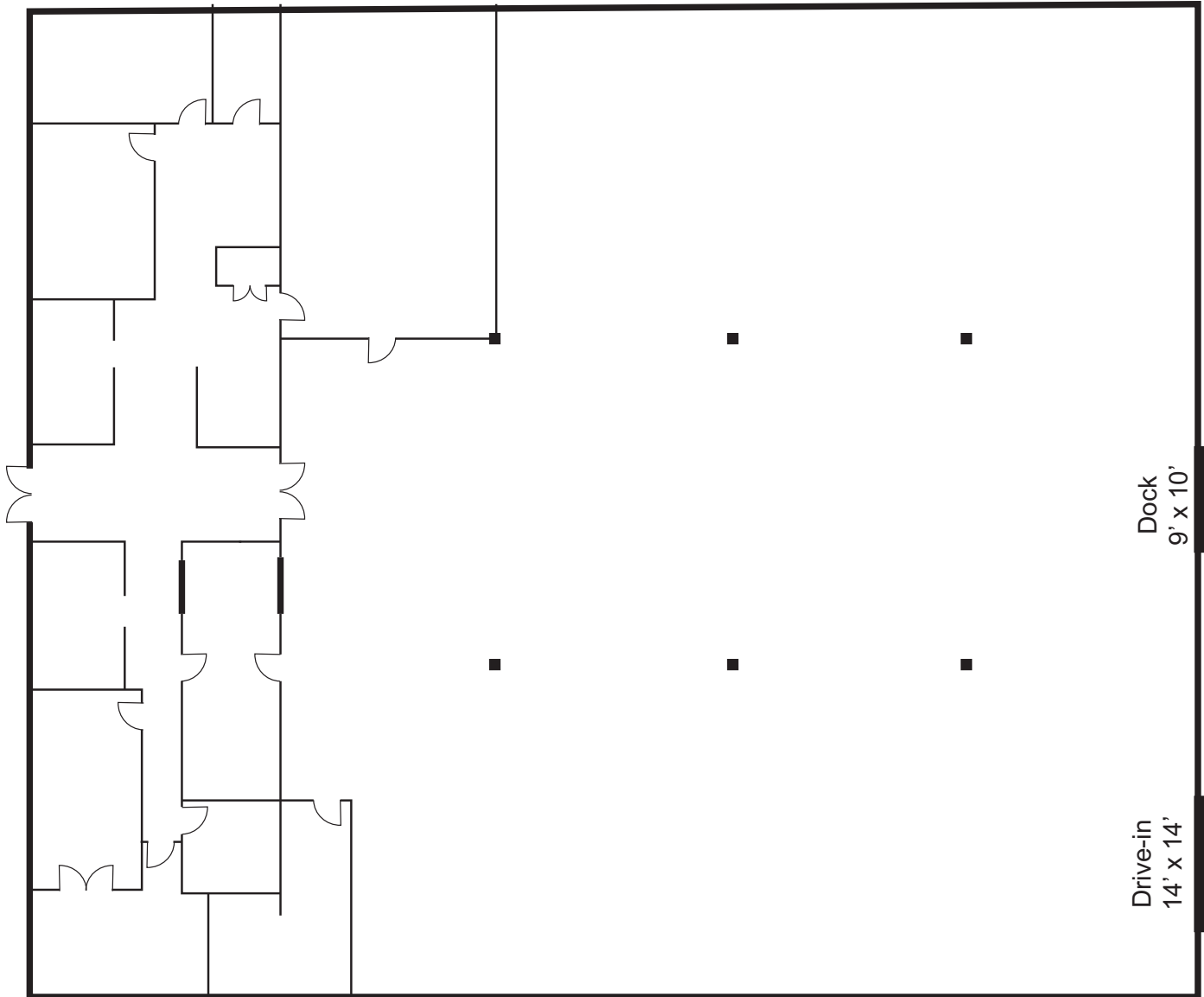
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www.cushwake.com



FOR LEASE
6350 CASTLE DRIVE
Mason, OH 45040

FLOOR PLAN





**CUSHMAN &
WAKEFIELD**

FOR LEASE

6350 CASTLE DRIVE

Mason, OH 45040

BUILDING SPECIFICATIONS

Location:	Mason, OH
Building Size:	12,000 SF
Office Area:	2,600 SF
Warehouse/ Shop Area	9,400 SF
Land Area:	1.26 Acres
Year Built:	1995
Construction:	Pre-Engineered Metal with Dryvit Front
Clear Height:	14' - 16'
Column Spacing:	20' x 24'
Floors:	6" concrete (estimated)
Roof:	Metal
Truck Doors:	One (1) Dock (9' x 10') One (1) Drive-in (14' x 14')
Lighting:	Fluorescent strip and metal halide
HVAC:	Office: Natural gas unit heating Warehouse: Gas-fired unit heaters
Electric:	600-Amp, 480-Volt, 3-Phase
Zoning:	Industrial
Miscellaneous:	Fenced/Screened Outside Storage Exhaust Fan 2-Ton Bridge Crane
LEASE RATE:	\$5.75/psf NNN
OP EXP:	\$1.75/psf

