

FOR LEASE

# 6350 CASTLE DRIVE

Mason, OH 45040



## 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:

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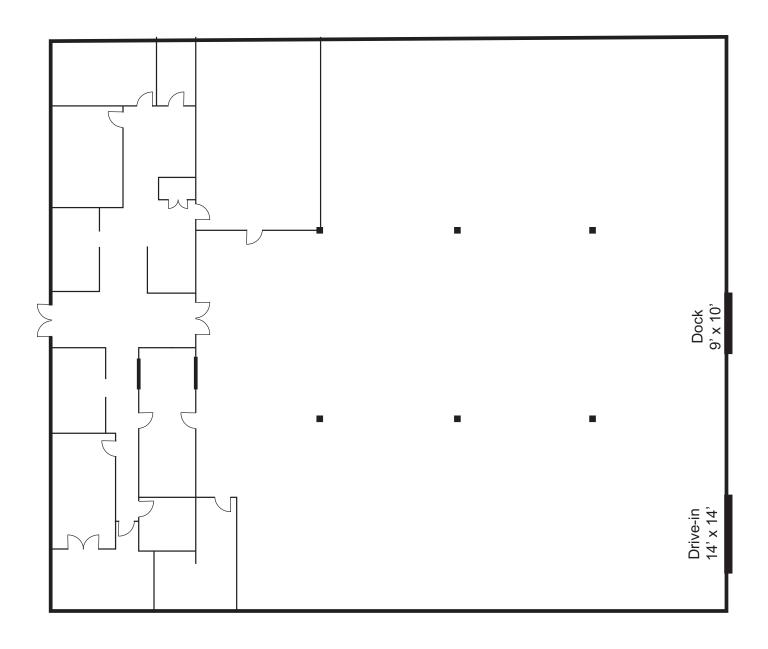
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## **FLOOR PLAN**





#### **FOR LEASE**

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### **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

Fenced/Screened Outside Storage

Miscellaneous: Exhaust Fan

2-Ton Bridge Crane

LEASE RATE: \$5.75/psf NNN

OP EXP: \$1.75/psf



