

**MULTIPLE
BRIDGE
CRANES**

SqFt
COMMERCIAL



382 CIRCLE FWY DR, CINCINNATI, OH 45246 – BUTLER COUNTY

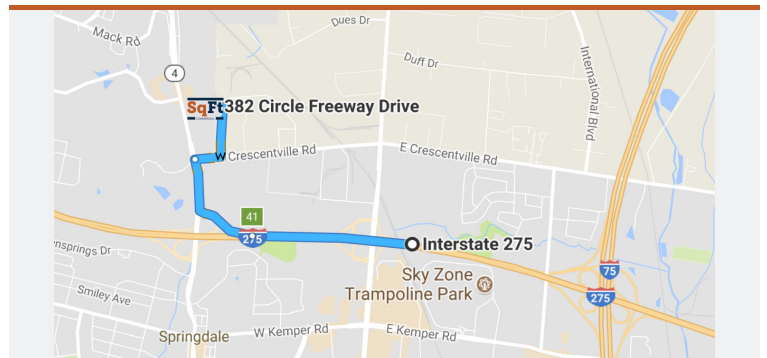
AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS



47,635 SqFt

- Located in West Chester within minutes to I-75/I-275
- No employee earnings tax
- New rubber membrane roof installed 2016 (20-year warranty)
- Building has drive-thru capabilities (3 bays)
- Secure/fenced outdoor storage area
- Bridge Cranes throughout (10-ton, 2-15-ton, and 25-ton)



ADDITIONAL PHOTO



ADDITIONAL PHOTO



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LISTING AGENTS HAVE OWNERSHIP INTERESTS IN SUBJECT PROPERTY

382 CIRCLE FWY
CINCINNATI, OH

PROPERTY DETAILS

Total SqFt:	47,635
Warehouse SqFt:	43,415
Office SqFt:	4,220 (83'x50')
Acreage:	3.9 acres
Clear Height:	34'-37'
Year Built:	1977/1999/2011
Type Construction:	Steel frame/metal
Lighting:	T-5 high efficiency fluorescent
Column Spacing:	Clear span (72' crane spans)
Sprinkler:	None
Dock door:	To suit
Drive-in door:	Nine (9) total; 5 - 16'x16', 2 - 18'x20', 1 - 12'x14', 1 - 8'x10'
Bridge Cranes:	Four (4) total; 3 with 72' spans; 2 - 15-ton, 1 - 10-ton, 1 - 25-ton with 47' span

Bridge Cranes Hook Height:	2 - 15-ton: 25', 1 - 10-ton: 25', 1 - 25-ton: 20'
Electrical Service:	4,000+ amps/480V/3-phase
Heat:	100% HVAC throughout
Roof:	Carlisle rubber membrane (20-year warranty) replaced in 2016
Truck Court:	Asphalt
Parking Lot:	Asphalt: 25+ spaces (expandable)
Restrooms:	Two (2) in office and One (1) in warehouse (full locker room)
Assessed Valuation:	\$1,764,390 (\$37/SqFt)
Annual Property Taxes:	\$47,501 (\$0.99/SqFt)
Butler County Parcel I:	M5620050000004
Butler County Parcel II:	M5620050000052

AERIAL



CLICK HERE FOR AERIAL PHOTOS



CLICK HERE FOR AERIAL VIDEO

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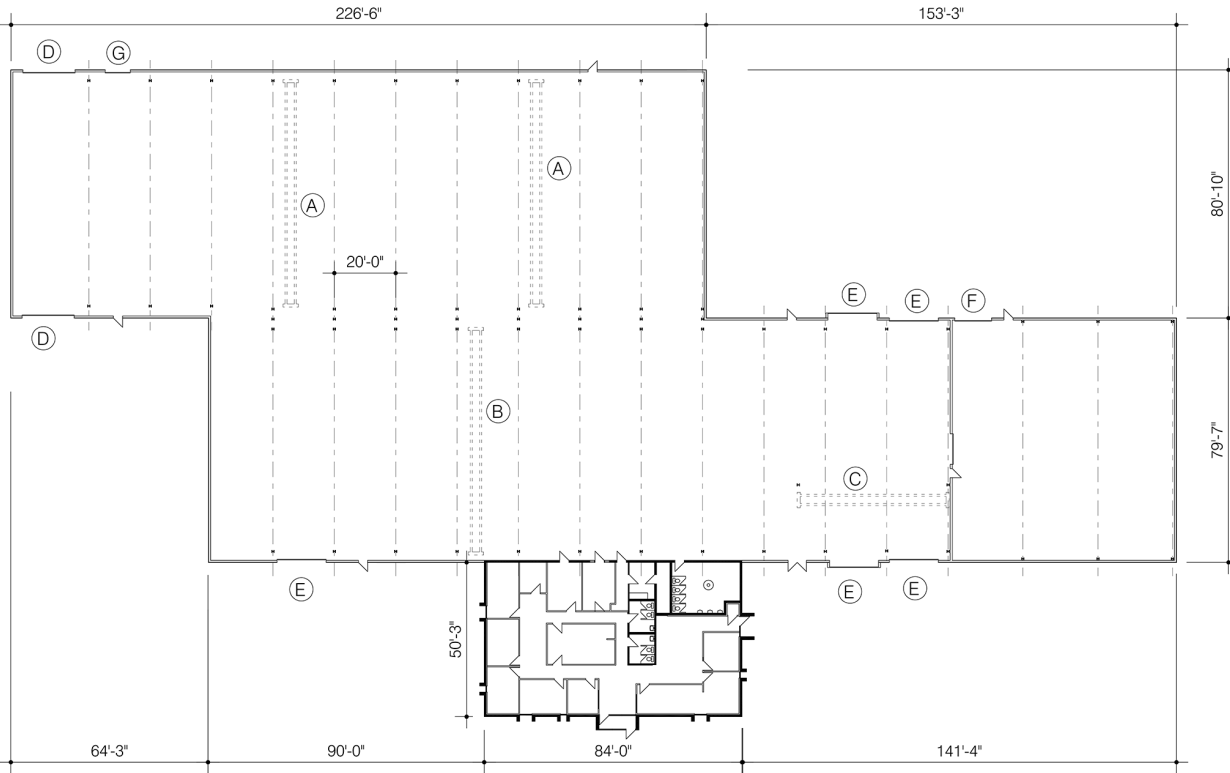
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**382 CIRCLE FWY
CINCINNATI, OH**

FLOOR PLAN



- (A) 15 TON CRANE W/ 72' SPAN & 25' HOOK HT.
- (B) 10 TON CRANE W/ 72' SPAN & 25' HOOK HT.
- (C) 25 TON CRANE W/ 47' SPAN & 20' HOOK HT.
- (D) 17X20 DRIVE-IN
- (E) 16X16 DRIVE-IN
- (F) 12X14 DRIVE-IN
- (G) 8X10 DRIVE-IN

FLOOR PLAN

SCALE: 1/16" = 1'-0"



OFFICE	4,220 SF
WAREHOUSE	43,415 SF
TOTAL	47,635 SF

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382 CIRCLE FWY CINCINNATI, OH

ALTA SURVEY



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