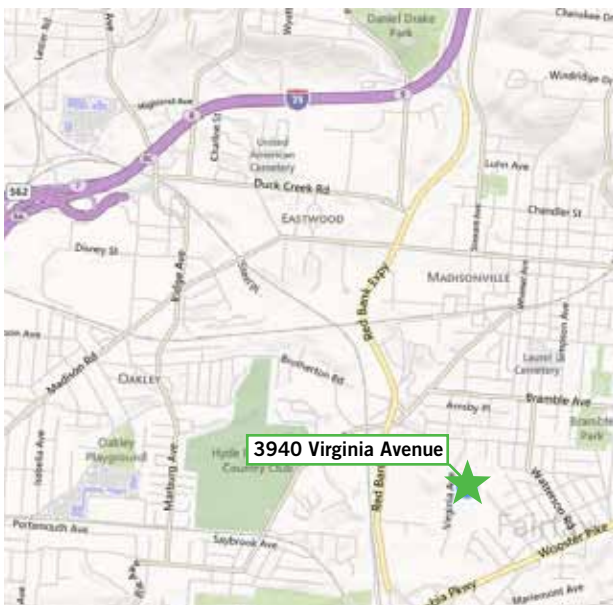




## Fully Air-Conditioned Building for Sale or Lease



- **41,000 SF Total**
- 14,000 SF office
- 27,000 SF warehouse/shop
- 14' clear height
- Docks and drive in door
- 2.02 acres
- Fully air-conditioned
- Ample parking

For more information, contact:

**Jeffrey R. Bender, SIOR, CCIM**  
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221 E Fourth Street, Suite 2600  
Cincinnati, OH 45202  
513-421-4884  
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## Property Specifications

Total Building Area:	41,000 square feet
Office Area:	14,000 square feet
Warehouse/Shop Area:	27,000 square feet
Year Built:	1963, 1967, early 70's
Acres:	2.02
Construction Type:	Masonry and conventional steel frame
Ceiling Height:	14'
Building Dimensions:	225' X 180'
Truck Doors:	Two (2) dock doors
Drive-in Doors:	One (1) van high door
Lighting:	T-8
Utilities:	
Electric:	Duke Energy (513.421.9500)
Gas:	Duke Energy (513.421.9500)
Water:	Greater Cincinnati Water Works (513.591.7700)
Sewer:	Metropolitan Sewer District (513.352.4900)
Telephone:	Cincinnati Bell Telephone (513.566.5050)
Parking:	120 parking spaces
Zoning:	I-1, Light Industrial
Governing Jurisdiction:	Hamilton County
Real Estate Taxes (2014):	\$30,929.88/year
<b>Sale Price:</b>	<b>\$1,200,000 (\$29.27/SF)</b>
<b>Lease Rate:</b>	<b>\$2.95/SF/year Net</b>



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Aerial



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