



## 171 CONTAINER PLACE, CINCINNATI, OH 45246

NET LEASED INVESTMENT PROPERTY FOR SALE




### PROPERTY HIGHLIGHTS

 **7,884 Total SqFt**

Warehouse SqFt:	3,942
Office SqFt:	3,942
Acreage:	0.729
Dock Doors:	One (1)
Parking Lot:	25+
Restrooms	Three (3)
Year Built:	1971 (Renovated 2007)
Asking Price	\$595,000 (\$75 per SqFt)

### LEASE INFO

Tenant:	 <b>STERIS</b>
Tenant Website:	<a href="http://steris.com">steris.com</a>
Total SqFt:	7,884
Renewal Option:	Two (2) – 5-year renewal options beginning 7-1-2024

Lease Commencement:	July 2014
Lease Term:	10 Years (ending on 6-30-2024)
Current Lease Rate:	\$3,456/month (\$5.25/SqFt)
Rent Escalations:	Base rent increases 7-1-2019 to \$3,629/month, \$43,548/annual (\$5.52/SqFt)

Landlord Responsibilities:	Structural Repairs Roof Repairs/Replacement
Tenant Responsibilities:	All Other Repairs, Replacements, Maintenance, of All Other Parts of the Building

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



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AERIAL



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**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

**Roddy MacEachen**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner**  
(812) 890-1768  
Jared@SqFtCommercial.com

Agent/Broker has ownership interest in subject property.



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PROPERTY PHOTOS



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