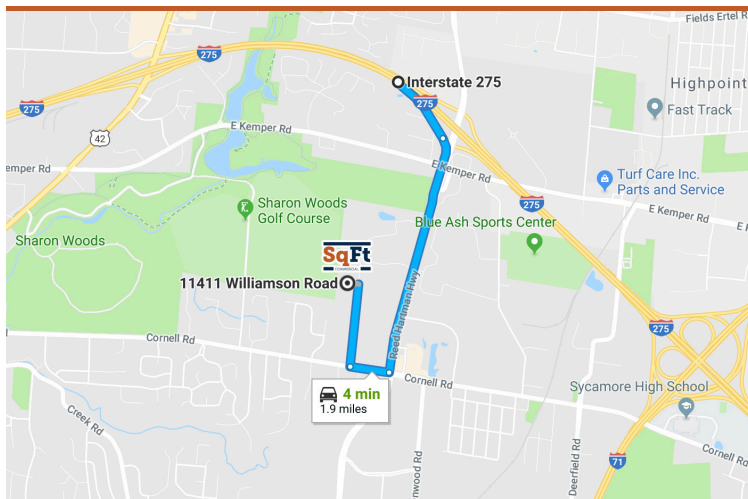




**11411 WILLIAMSON RD. CINCINNATI (BLUE ASH), OH 45242 – HAMILTON COUNTY**  
 AVAILABLE FOR SALE



**PROPERTY HIGHLIGHTS**

 **16,206 Total SqFt**

- Surplus acreage for building expansion
- Building fully air-conditioned
- Warehouse roof replaced in 2008

<b>Total SqFt:</b>	16,206
<b>Warehouse SqFt:</b>	12,206 (102' x 127')
<b>Office SqFt:</b>	4,000
<b>Acreage:</b>	2.73
<b>Clear Height:</b>	19' - 21'
<b>Year Built:</b>	1977
<b>Type Construction:</b>	Concrete block, metal and fully insulated
<b>Lighting:</b>	Fluorescent
<b>Column Spacing:</b>	50' - 25'
<b>Dock doors:</b>	Four (4) - 8' x 10' (2 docks with levelers)

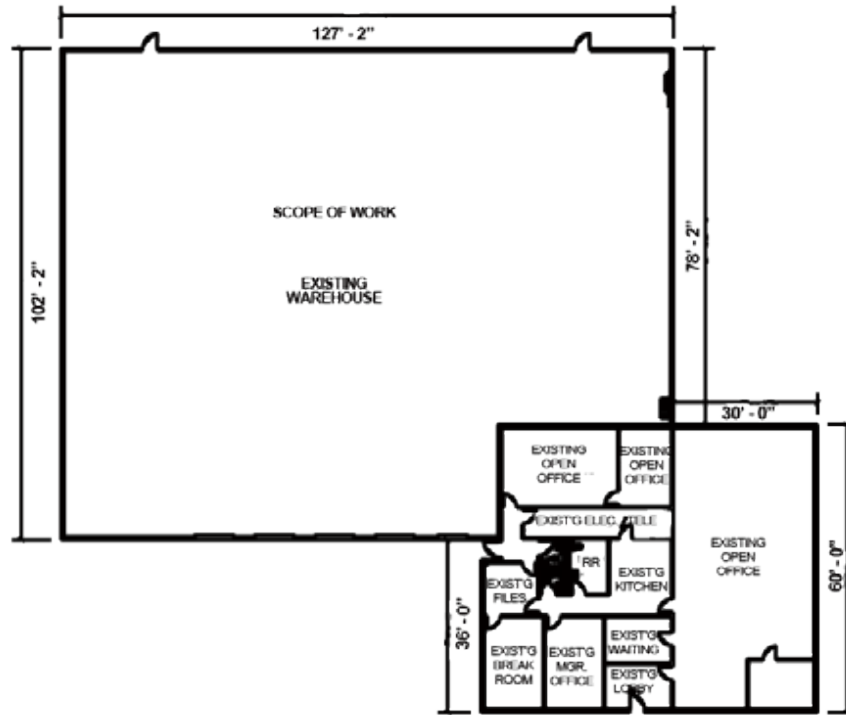
<b>Drive-in doors:</b>	One (1) - 6' x 8'
<b>Sprinkler:</b>	Yes
<b>Electrical Service:</b>	3-Phase/120/208 volts/800 amps
<b>Heat:</b>	Natural gas radiant
<b>Roof:</b>	Metal (Replaced in 2008)
<b>Parking Lot:</b>	Concrete
<b>Restrooms:</b>	Three (3)
<b>Assessed Valuation:</b>	\$697,720 (\$43/SqFt)
<b>Annual Property Taxes:</b>	\$17,859 (\$1.10/SqFt)
<b>Hamilton County Parcel ID:</b>	612-0170-0044-00

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



# 11411 WILLIAMSON RD. CINCINNATI, OH

## LAYOUT



## AERIAL



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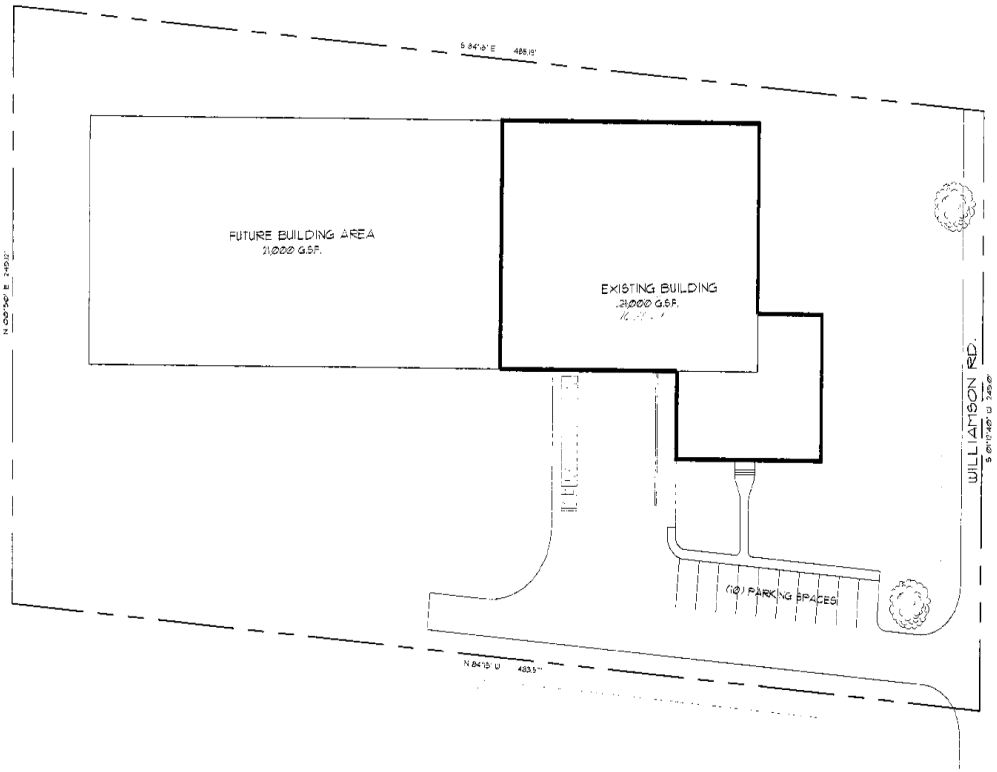
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**11411 WILLIAMSON RD.**  
CINCINNATI, OH

**SITE PLAN**



**ADDITIONAL PHOTO**



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