



GLENDALE RD. CINCINNATI, OH 45215 – HAMILTON COUNTY

AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

 **49,565 Total SqFt**

- Heavy duty manufacturing facility
- Heavy electric/bus duct throughout
- Two (2) 15-ton bridge cranes
- Located in Village of Woodlawn minutes to I-75 Glendale Milford Rd.

Total SqFt:	49,565 (151'x327')
Warehouse SqFt:	49,565 (151'x327')
Office SqFt:	To Suit
Acreage:	3.498 acres
Clear Height:	39'-45'
Year Built:	1995
Type Construction:	Pre-Engineered Metal
Lighting:	Metal Halide
Column Spacing:	75'x25'
Dock doors:	None - To Suit
Drive-in doors:	Three (3) - (2) - 22'x18' and (1) - 18'x14'
Sprinkler:	Wet system

Electrical Service:	240/480V/3-phase/800amps
Bridge Cranes:	Two (2) - 15 ton bridge cranes
Bridge Crane Hook Height:	29'
Bridge Crane Span:	70'
Heat:	Natural gas forced air units
Roof:	Metal
Parking Lot:	15+ spaces (expandable)
Restrooms:	One (1) set
Assessed Valuation:	\$978,020 (\$20/SqFt)
Annual Property Taxes:	\$28,020 (\$0.57/SqFt)
Hamilton County Parcel ID:	598-0090-0158-00

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

GLENDALE RD
CINCINNATI, OH

ADDITIONAL PHOTOS



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AERIAL VIEW



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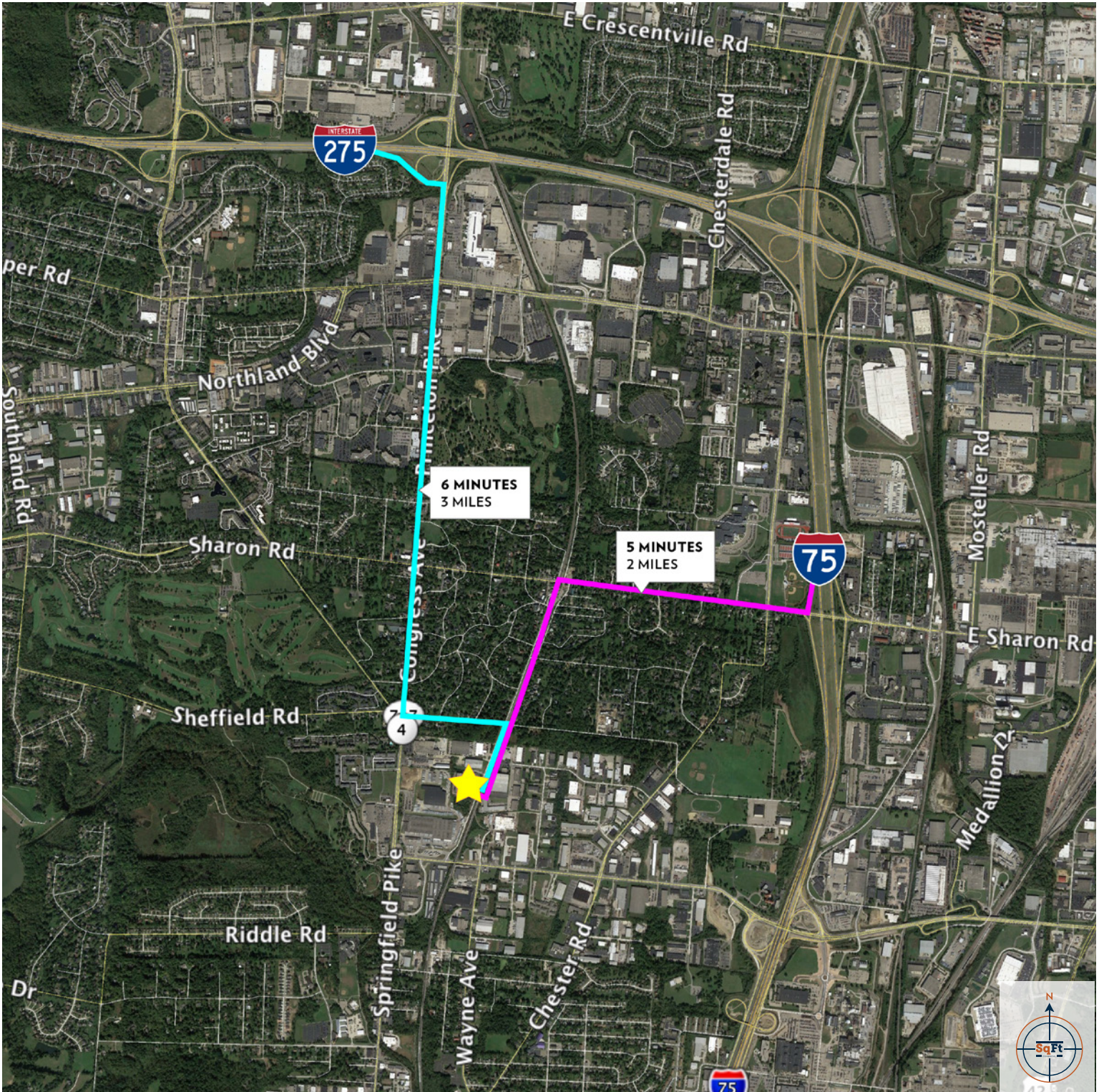
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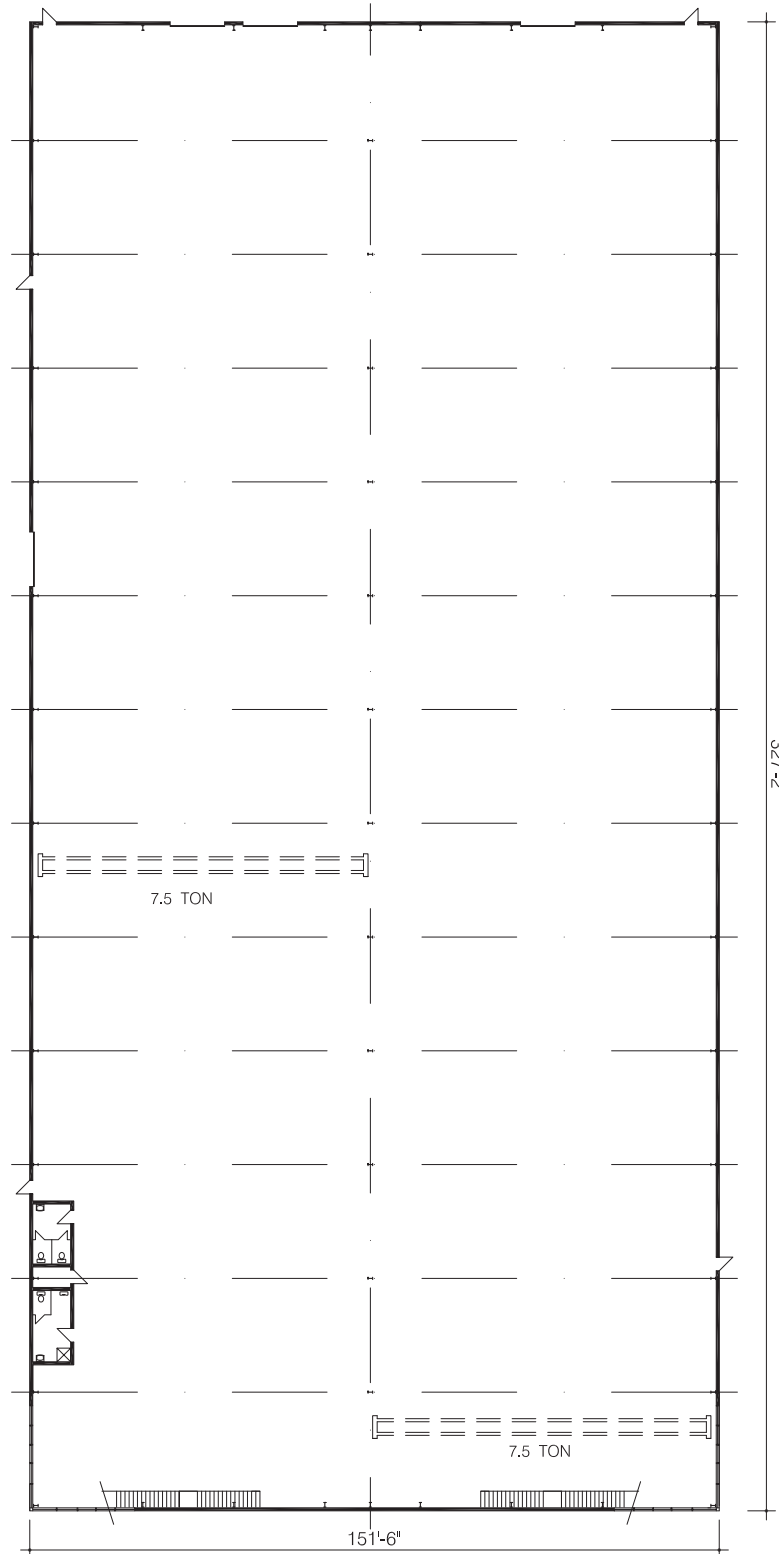
FLOOR PLAN

FLOOR PLAN

3/32" = 14' @ 24X36



WAREHOUSE 49,565 SF
TOTAL 49,565 SF



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