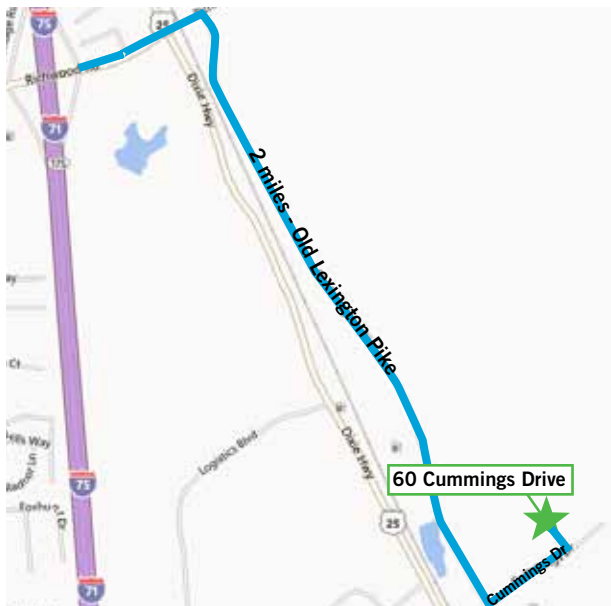




## Fully Air-Conditioned Single Tenant Industrial For Sale



- 6,900 SF (60' X 115')
- 1,500 SF Office (25' X 60')
- 5,400 SF warehouse
- One (1) dock door (8' X 10') with EOD leveler
- One (1) drive-in door (12' X 12')
- Fully air-conditioned
- Clear span building
- Industrial zoning (I-1, Boone County)

**Sale Price: \$385,000 (\$55.79/SF)**

For more information, contact:

**Jeff Bender, SIOR, CCIM**  
513-763-3046  
jeff.bender@cassidyurley.com

**Skylar Stein**  
513-763-3047  
skylar.stein@cassidyurley.com

221 E Fourth Street, Suite 2600  
Cincinnati, OH 45202  
513-421-4884  
cassidyurleyindustrial.com

## Specifications

Total Building Area:	6,900 SF (60' X 115')
Available Warehouse Area:	5,400 SF
Available Office Area:	1,500 SF; air-conditioned
Land Area:	0.73 acres
Zoning:	I-1, Boone County
Year Built:	2004
Clear Height:	16'
Dock Doors:	One (1) 8' X 10' with EOD leveler
Drive-in Doors:	One (1) 12' X 12'
Construction Type:	Pre-engineered masonry with insulated metal siding
Roof:	Metal
Parking:	10 cars
Lighting:	Fluorescent/Metal Halide
HVAC:	
Office:	Air-conditioned/liquid propane heat
Warehouse:	Two (2) 5-ton crane a/c units/liquid propane/heat pump
Sprinkler System:	None
Electric Service:	200 amp; 480 volt; three phase
Utilities:	
Electric:	Duke Energy - 513.421.9500
Gas:	Liquid Propane
Water:	City of Walton - 859.525.4923
Sewer:	Septic system
Phone:	Cincinnati Bell Telephone 513.566.5050
Miscellaneous:	Clear Span Fully Air-Conditioned Warehouse

**Sale Price:** **\$385,000 (\$55.79/SF)**



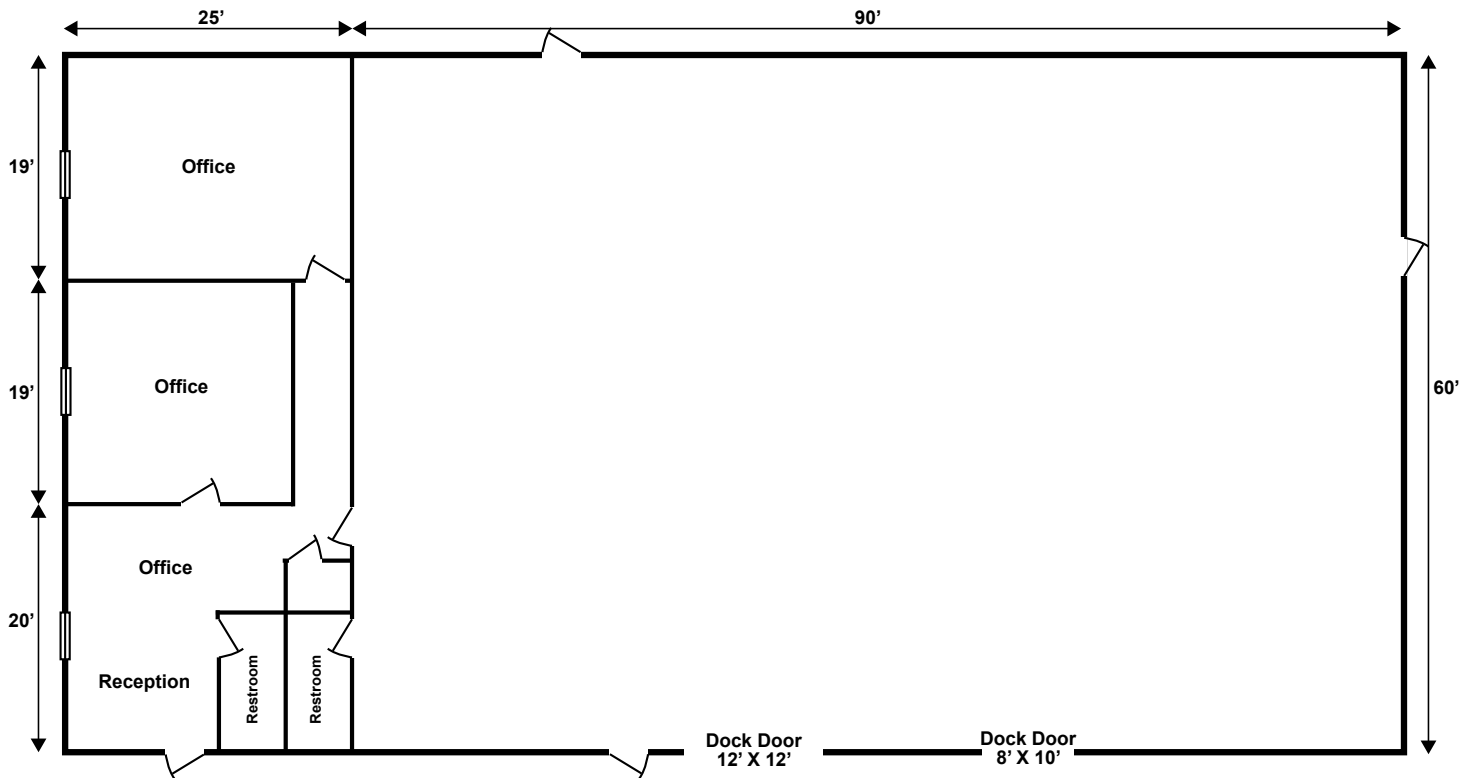
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## Floor Plan



## Aerial



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## Regional Map



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