

3919 Bach Buxton Road

Union Township (Cincinnati MSA), OH 45103

FOR SALE **\$3,500,000**



FOR MORE INFORMATION:

BRAD WRIGHT

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WPA

WRIGHT PROPERTY ADVISORS

BRAD WRIGHT

VICE PRESIDENT

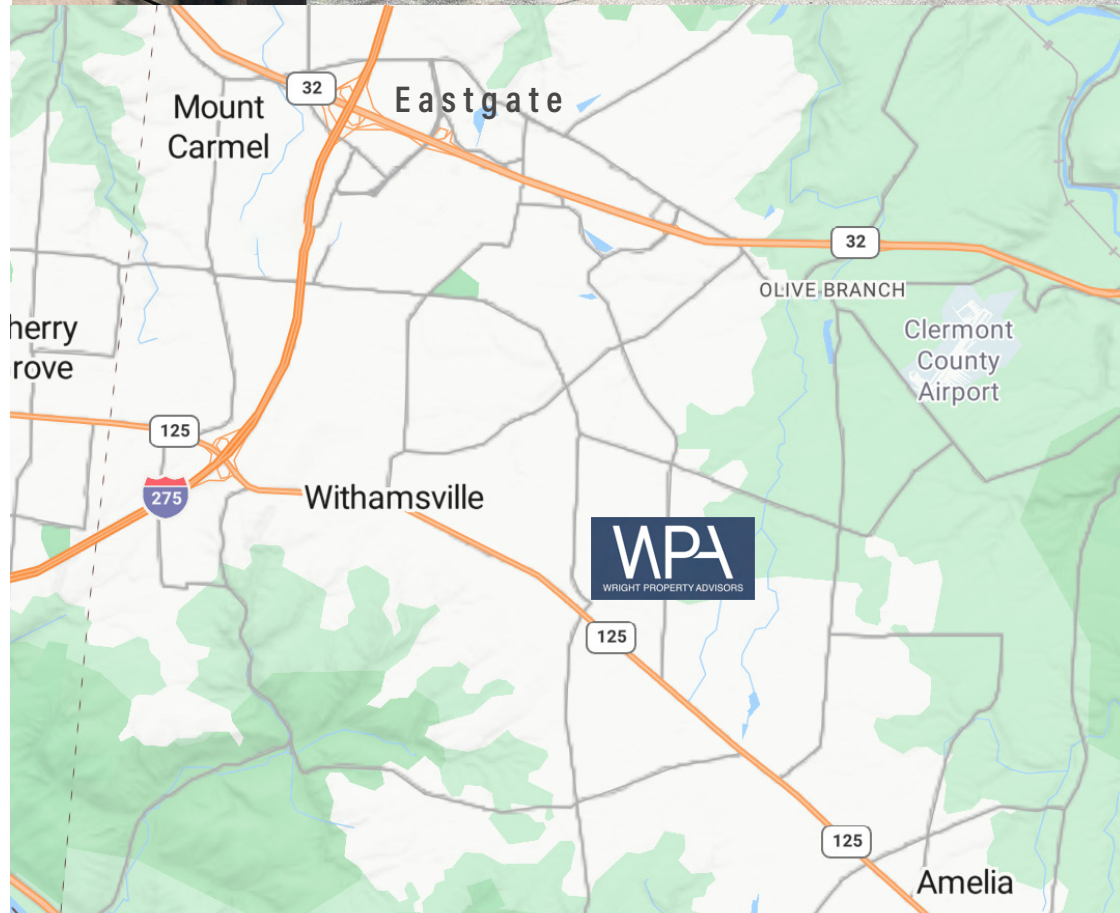
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FEATURES

- A Tremendous Owner/User or Investor Opportunity
- 55,000 SF w/ 32,000 SF Available for Immediate Occupancy
- Located in Fast-Growing Union Township
- Fully Conditioned Space
- Concrete Tilt-up Construction
- Gated Site w/ Surplus Land
- 0% Earnings Tax

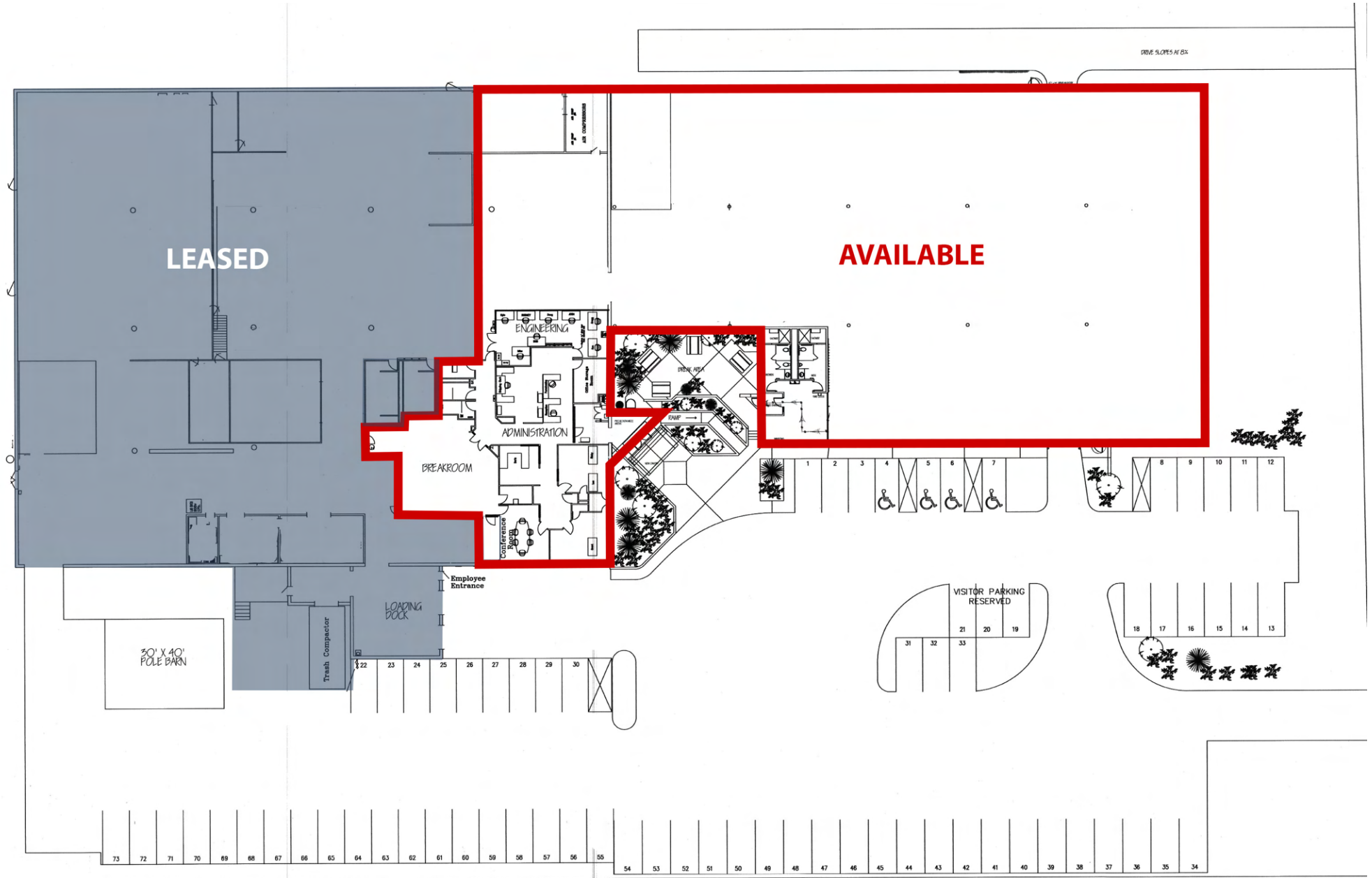


DETAILS

COUNTY	Clermont	DRIVE-IN DOOR	Three; (2) 10' x 14', (1) 12' x 14'
MUNICIPALITY	Union Township	COMPRESSED AIR LINES	Yes
PARCEL ID	413112C224	CRANE	5-ton bridge crane in Addition
TOTAL BUILDING SIZE	55,000 SF +/-	PARKING	73 spaces
WAREHOUSE SIZE	50,000 SF +/-	RESTROOMS	Six
OFFICE SIZE	5,000 SF +/-	SPRINKLER	Wet
ADDITIONAL STORAGE	1,200 SF outbuilding (40' x 30') w/ 15' x 10' overhead door	HVAC	RTU's; 100% air conditioning
LAND	5.12 Acres	LIGHTING	Fluorescent
YEAR BUILT	1980; Addition in 2004	ELECTRICAL SERVICE	Heavy power
CONSTRUCTION	Concrete tilt-up	GAS & ELECTRIC	Duke Energy (800.544.6900)
GATED ENTRANCE	Yes	WATER & SEWER	Clermont County Water (513.732.7970)
COLUMN SPACING	Original building 40' x 40'; Addition 40' x 40'	ANNUAL PROPERTY TAXES	\$55,885.08 (2023)
ROOF	Original building - TPO (2018); Addition - ballasted membrane (2004)	ZONING	M1 Industrial (Union Township: 513.752.2300)
CLEAR HEIGHT	Original building 13.5' - 15'; Addition 31'	SALE PRICE	\$3,500,000 (\$63.64/SF)
DOCK DOOR	Two; 8' x 8', 8' x 10' w/ levelers		

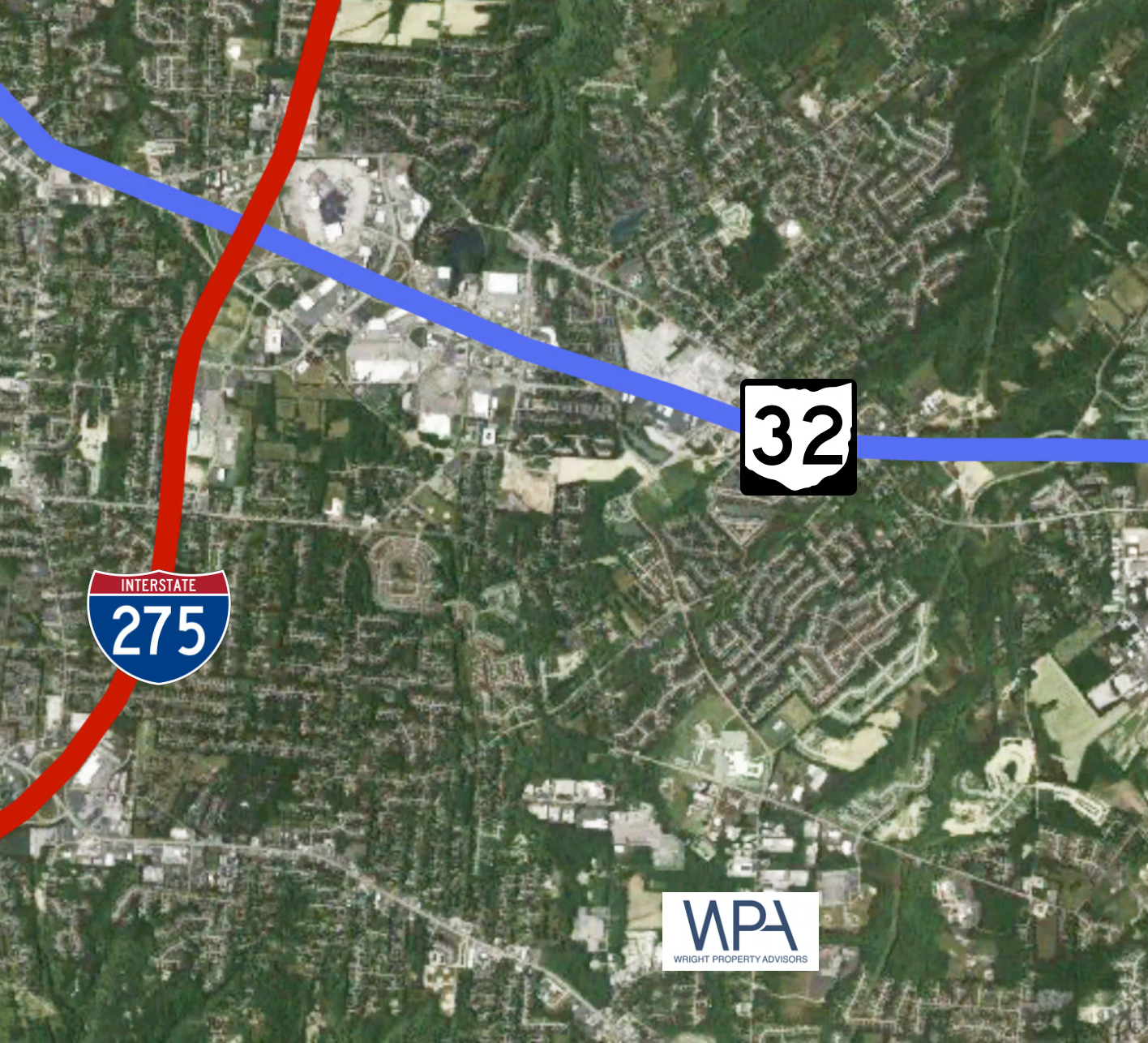
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FLOOR PLAN





Bach Buxton Rd



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