

607 CARTHAGE AVE.
ARLINGTON HEIGHTS, OH 45215

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15,000 SF – +/-38,000 SF
AVAILABLE FOR SALE OR LEASE

PROPERTY DETAILS:

- » Sale: \$350,000
- » Lease: Call Agent
- » Opportunity Zone
- » Registered Historical Building
- » \$785,000 in State Credits Awarded
- » Ability to Expand

Square Footage:	15,000 SF – +/-38,000 SF
Acreage:	1.288
Zoning:	Subject to End Use
Construction:	Block & Brick
Utilities:	Gas/Electric/Water/Sewer



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THE BUILDING & THE SITE



15,000 SF ON 1.3 ACRES



UNIQUE OFFERING



TWO STORIES



VACATED 2015



OPERATED AS SCHOOL PRIOR



CONSTRUCTED 1934



**Business
Friendly City**



**Highly Accessible
Location**



**Strong
Labor Pool**



**High Drainage
Flat Topography**

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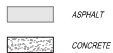
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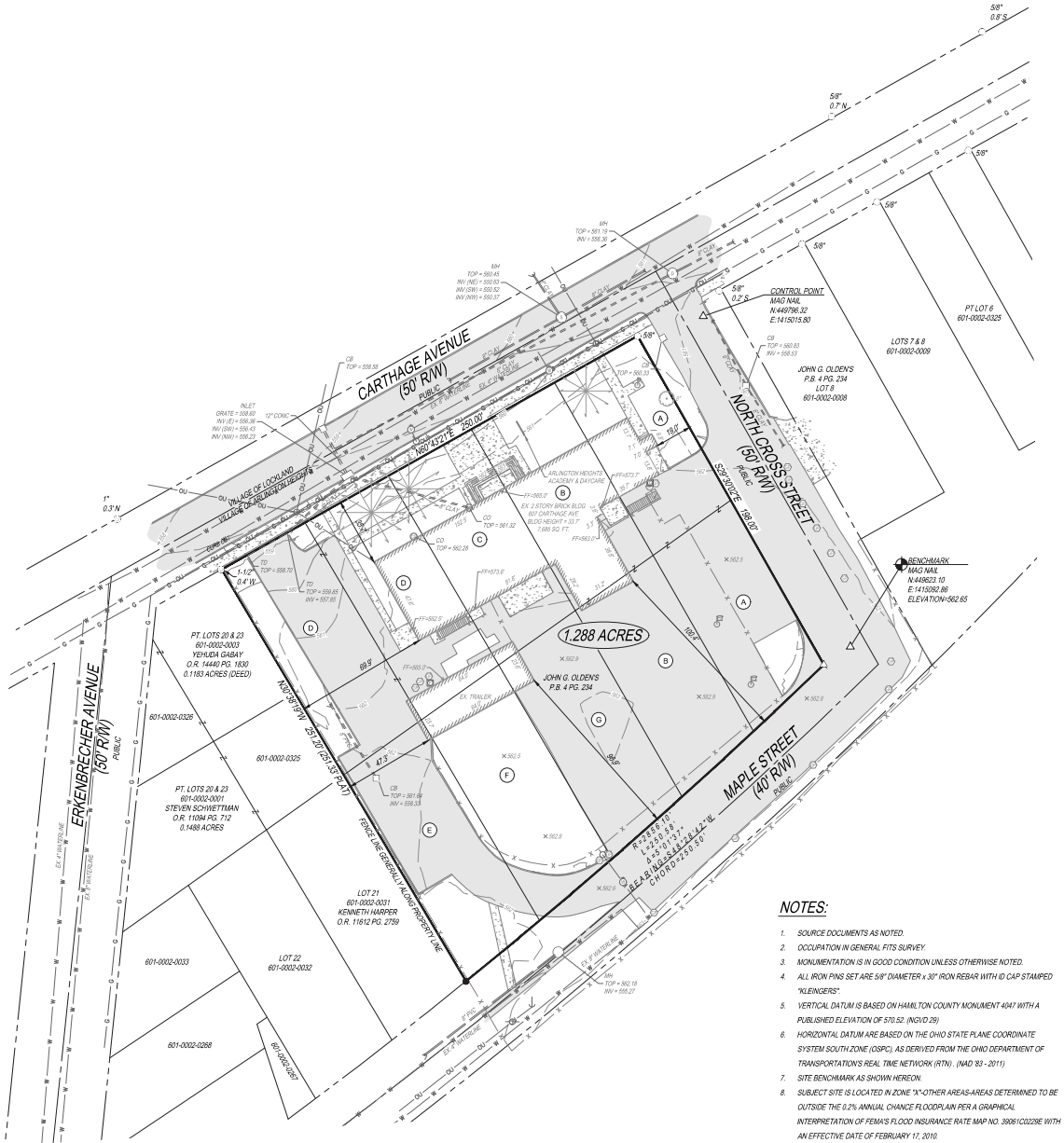
OWNERSHIP TABLE	
A	<p>PARCEL 1 LOT 11 - 601-0002-0025 LOT 11 - 601-0002-0029 THE BOARD OF EDUCATION OF THE LOCKLAND VILLAGE SCHOOL DISTRICT No. 12 OF SYCAMORE AND SPRINGFIELD TOWNSHIPS, HAMILTON COUNTY, OHIO D.B. 1623 PG. 209</p>
B	<p>PARCEL 2 LOT 12 - 601-0002-0006 LOT 13 - 601-0002-0027 BOARD OF EDUCATION OF THE LOCKLAND SCHOOL DISTRICT 3-HAMILTON COUNTY, OHIO D.B. 1625 PG. 607</p>
C	<p>PARCEL 3 LOT 15 601-0002-0005 THE BOARD OF EDUCATION OF THE LOCKLAND CITY SCHOOL DISTRICT NUMBER 12 OF SYCAMORE AND SPRINGFIELD TOWNSHIPS, HAMILTON COUNTY, OHIO D.B. 1634 PG. 260</p>
D	<p>PARCEL 4 LOT 16 - 601-0002-0004 LOT 19 - 601-0002-0003 THE BOARD OF EDUCATION OF THE LOCKLAND CITY SCHOOL DISTRICT NO. 12 OF SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO D.B. 1635 PG. 623</p>
E	<p>PARCEL 7 LOT 16 601-0002-0030 THE BOARD OF EDUCATION, LOCKLAND CITY SCHOOL DISTRICT D.B. 2496 PG. 424</p>
F	<p>PARCEL 6 LOT 17 601-0002-0039 THE BOARD OF EDUCATION, LOCKLAND CITY SCHOOL DISTRICT, HAMILTON COUNTY, OHIO D.B. 2016 PG. 31</p>
G	<p>PARCEL 5 LOT 14 601-0002-0020 THE BOARD OF EDUCATION OF THE LOCKLAND CITY SCHOOL DISTRICT NUMBER 12 OF SYCAMORE AND SPRINGFIELD TOWNSHIPS D.B. 1602 PG. 302</p>

LEGEND

- IRON PIN FOUND (SIZE AS NOTED)
- △ RAILROAD SPIKE FOUND
- PIPE FOUND (SIZE AS NOTED)
- IRON PIN SET
- ⊕ BENCHMARK
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- CATCH BASIN
- WILET
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- GAS VALVE
- SINGLE POST SIGN
- BASKET BALL GOAL
- FLAG POLE
- GUARD POST
- X — FENCE LINE
- G — GAS LINE (PER RECORD)
- OU — OVERHEAD UTILITY
- W — WATER LINE (PER RECORD)
- S — SANITARY SEWER
- SS — STORM SEWER



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. CURO BRKG AND THE CURO BRKG LOGO ARE SERVICE MARKS OF CURO BRKG. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.



NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL, FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH 0.16 CAP STAMPED "KLEINGERS".
5. VERTICAL DATUM IS BASED ON HAMILTON COUNTY MONUMENT 4047 WITH A PUBLISHED ELEVATION OF 670.52 (NGVD 29).
6. HORIZONTAL DATUM ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC), AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK (RTN), (NAD 83 - 2011).
7. SITE BENCHMARK AS SHOWN HEREON.
8. SUBJECT SITE IS LOCATED IN ZONE "X" OTHER AREAS-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 39081C0228E WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2010.
9. SUBJECT SITE CONTAINS 0 PARKING SPACES.
10. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
12. SUBJECT SITE HAS DIRECT VEHICULAR ACCESS TO CARTHAGE AVENUE, MAPLE STREET AND NORTH CROSS STREET. ALL PUBLICLY DEDICATED ROADWAYS.

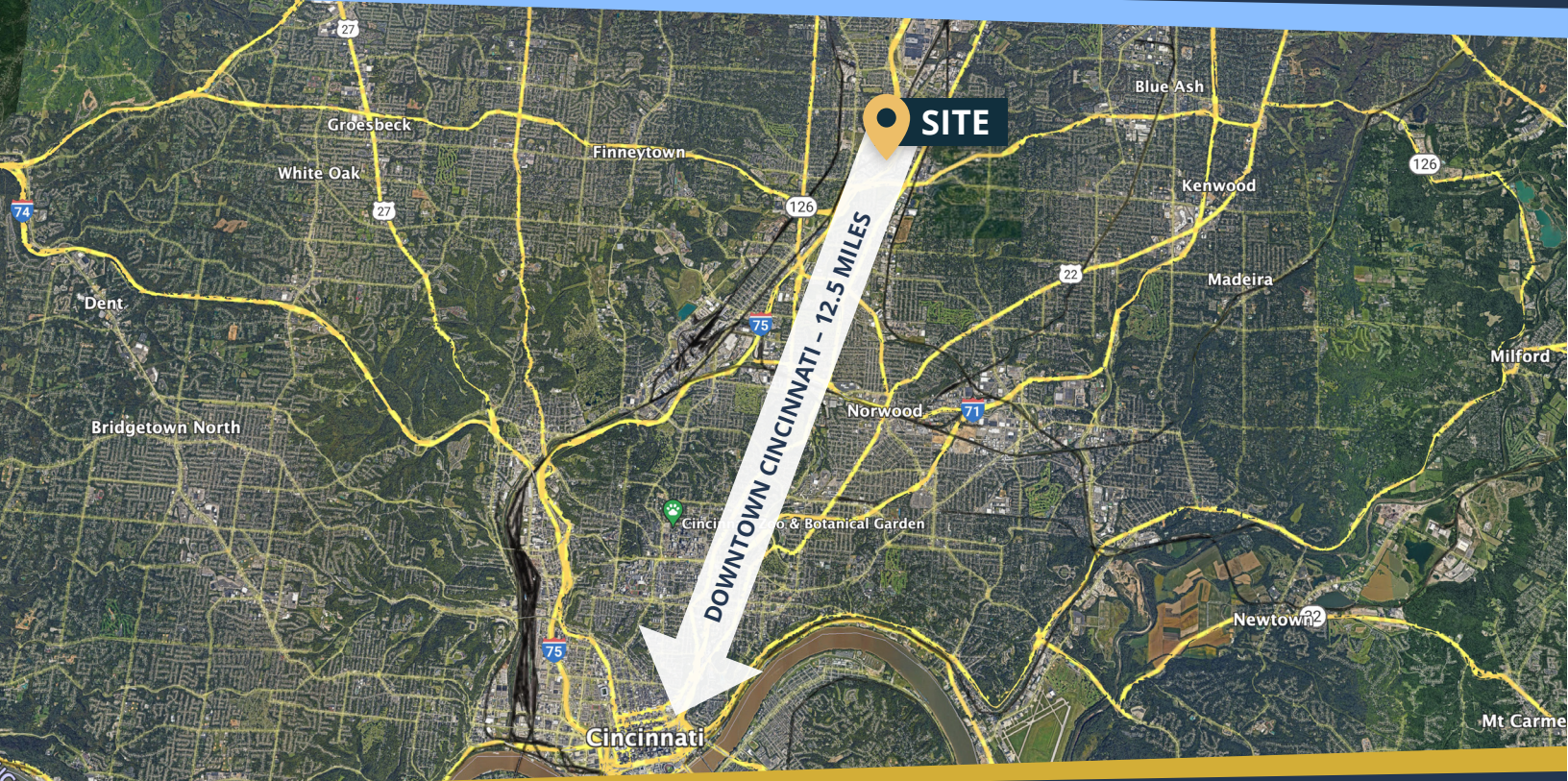
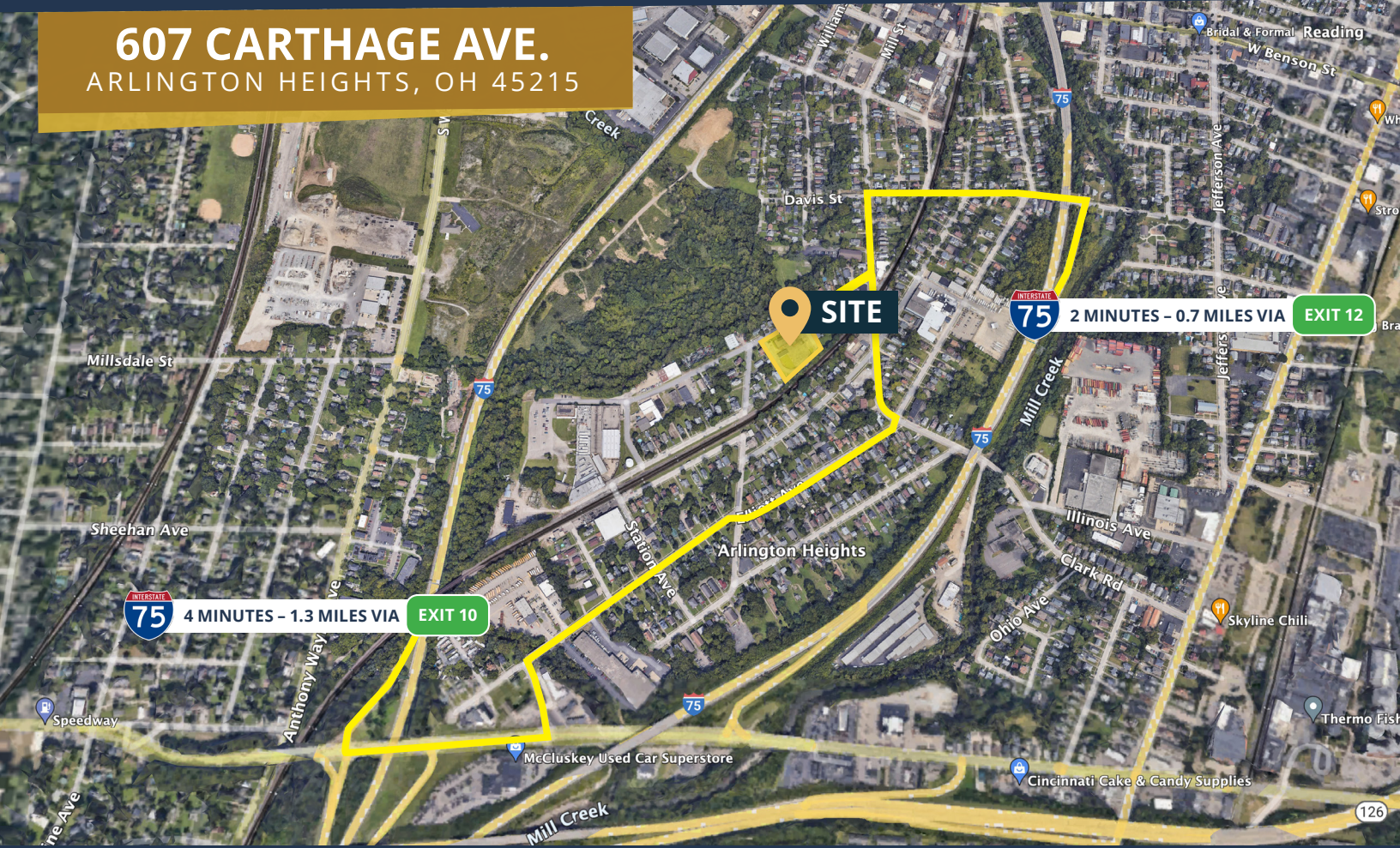
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**RENDERINGS FOR POTENTIAL FLEX/
WAREHOUSE ADDITION**



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