

Industrial Building For Sale

NEEDS RENOVATION WORK

Blue Ash, OH



FEATURES

- 14,000 SF **Total SF**
- 2,380 SF Office Area
- 1.07 Acres
- One Drive-in Door
- Two Truck Docks
- Great access to all major interstates

LOCATION

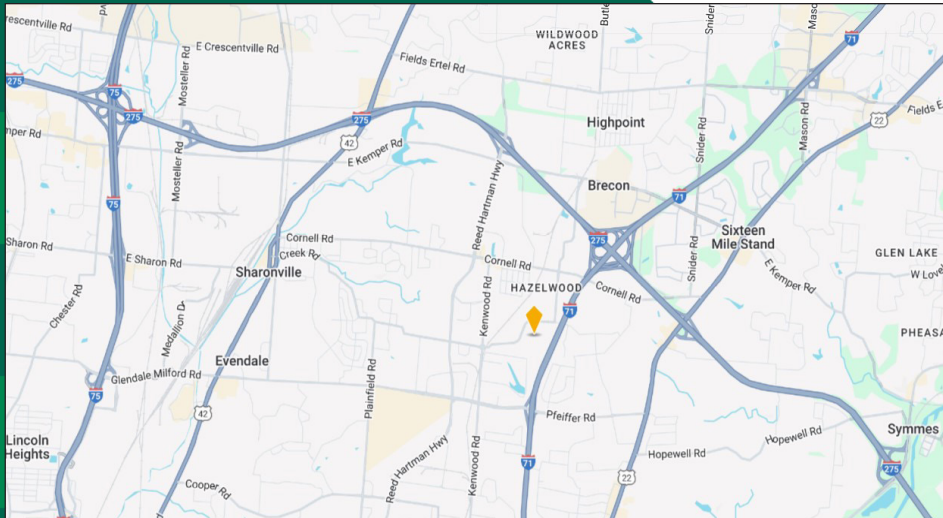
10843 Millington Court
Blue Ash, OH 45242

CONTACT

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513/769-2504



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COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

10843 Millington Court

Address/City/County:	10843 Millington Court Blue Ash, Hamilton County, OH 45242
Square Footage:	14,000 SF
Office Area:	2,380 SF
Land Size:	1.07 Acres
Date of Construction:	1981
Type of Construction:	Metal and brick
Zoning:	Industrial
Clearance Height:	12' - 13'
Floor:	Concrete
Drive In Doors:	(1) 8' x 12'
Truck Doors:	(2) 8' x 12'
Sprinkler:	Yes
Lighting:	Strip fluorescent
Parking:	18 vehicles
Electric:	230/480 Volts (3) Phase
Roof:	Metal Standing Seam
Heat & A/C:	Heat in warehouse; HVAC in office
Sale Price:	Sale Price-\$1,200,000



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Lease Analysis Building II Income/Expenses

Gross Income: \$7.08/SF
 x 14,000 SF
 \$99,120

Less 2024 Expenses: Annual
 Taxes: \$17,000
 Insurance: \$3,000
 Repairs: \$1,800
 Other \$1,500
 (\$23,300)

NOI: \$75,820
 7.5% Cap Rate / Sale Price \$1,010,933.30 (\$72.21/SF)

*Landlord is responsible for taxes, insurance, and repairs.

*Tenant pays gas, electric and water

Lease Expires: 12/31/25

Tenant: Cincinnati Service and Rebuilders, Inc.
 HAVE LEASED THIS BUILDING FOR APPROXIMATELY
 (18) YEARS!
 Will extend the lease (3) YEARS



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