



7108 SHONA DR. CINCINNATI, OH 45237



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AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

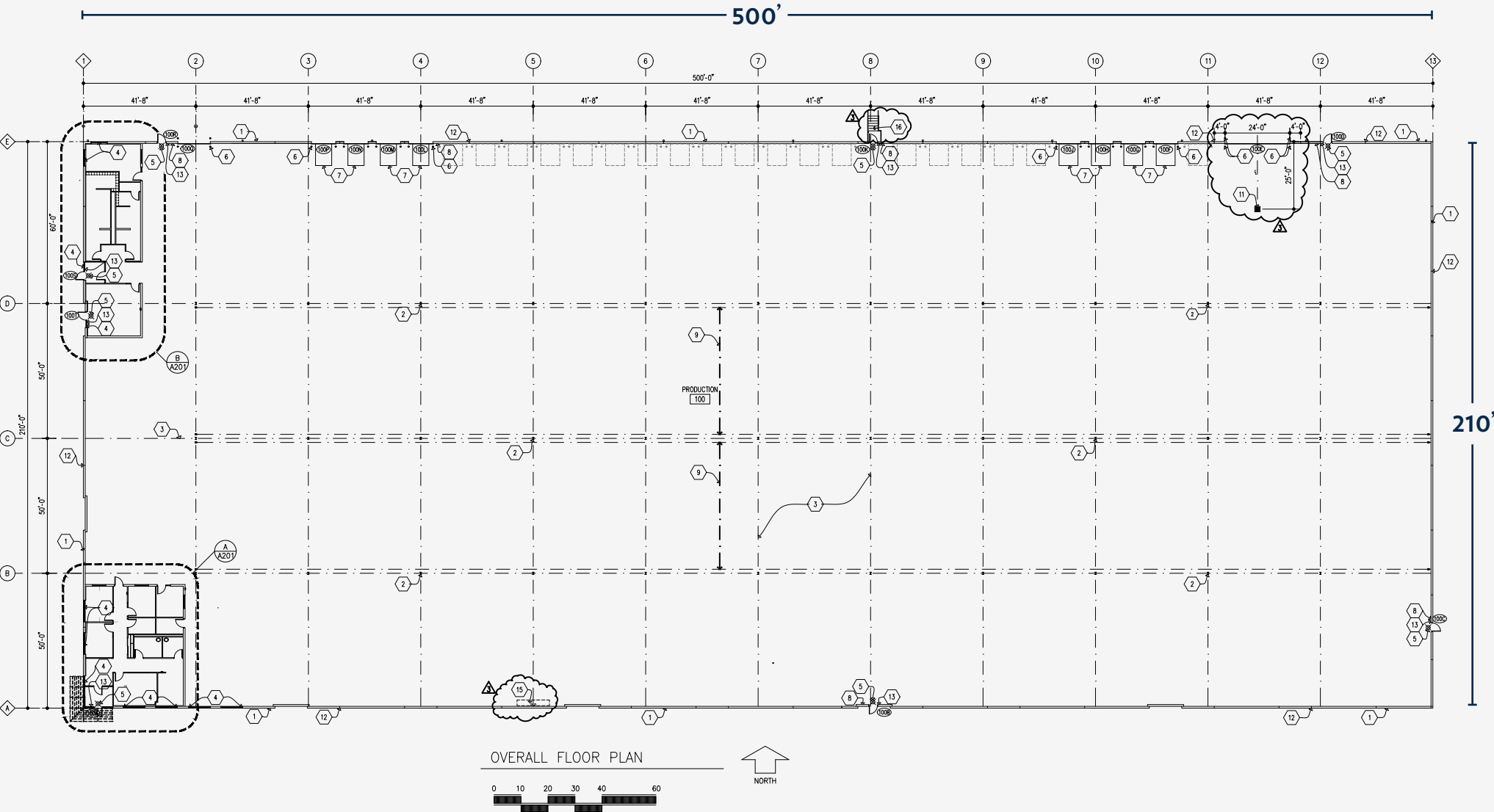
105,000 Total SqFt

- Class A Industrial Building constructed in 2017/2018 by Al Neyer, Inc.
- City of Cincinnati infill location located less than 1-mile to I-75 at Exit 9 – Paddock Rd.
- Two (2) former bridge crane bays with rail systems remaining with up 3-ton up 8.5-ton capacity, 50' span, and 26' hook height. Compressed airlines in warehouse area
- Eight (8) fully equipped docks and Two (2) drive-in doors (12'x14' and 24'x14')
- Fully fenced, gated, and secure truck court.
- 75% property tax abatement through 2033 with payroll thresholds.
- Lease Rate: \$7.50/SqFt NNN
- Sale Price: \$12,075,000 (\$115/SqFt)
- Available Date: Approximately 1/1/2025

PROPERTY DETAILS

Total SqFt:	105,000
Warehouse SqFt:	101,850
Office SqFt:	3,150
Acreage:	9.163 acres
Clear Height:	27'-32'
Year Built:	2017
Type Construction:	Concrete tilt-up and floor slab 6" reinforced with 1.5#/CYD of fiber mesh of 6" of ODOT #304 compacted granular fill.
Lighting:	LED's at approximately 25-30-foot candle
Column Spacing:	50'x50' and 50'x60' staging bay at dock area
Dock Doors:	Eight (8) – 9'x10' with seals/shelters and mechanical pit levelers. Additional nineteen (19) knockout panels.
Drive-in Door:	Two (2) - 12'x14' and 24'x14'
Sprinkler System:	ESFR/Wet system
Electrical Service:	480-volt, 3-phase, 1,200 amps
Bridge Cranes:	Two (2) former bridge crane bays with rail systems remaining with up 3-ton up 8.5-ton capacity, 50' span, and 26' hook height.
Heat/HVAC:	100% HVAC in office areas, Natural gas forced air units in warehouse, and HVLS fans in warehouse
Roof:	TPO rubber membrane
Truck Court:	130', 60' concrete apron & 70' heavy duty asphalt fully fenced and gated
Parking Lot:	Approximately 50-spaces
Restrooms:	Two (2) sets (1 in office and 1 in warehouse)
Assessed Valuation:	\$7,088,640
Annual Property Taxes:	\$56,437
Hamilton County Parcel ID's:	117-0007-0040-00

FLOOR PLAN



OVERALL FLOOR PLAN

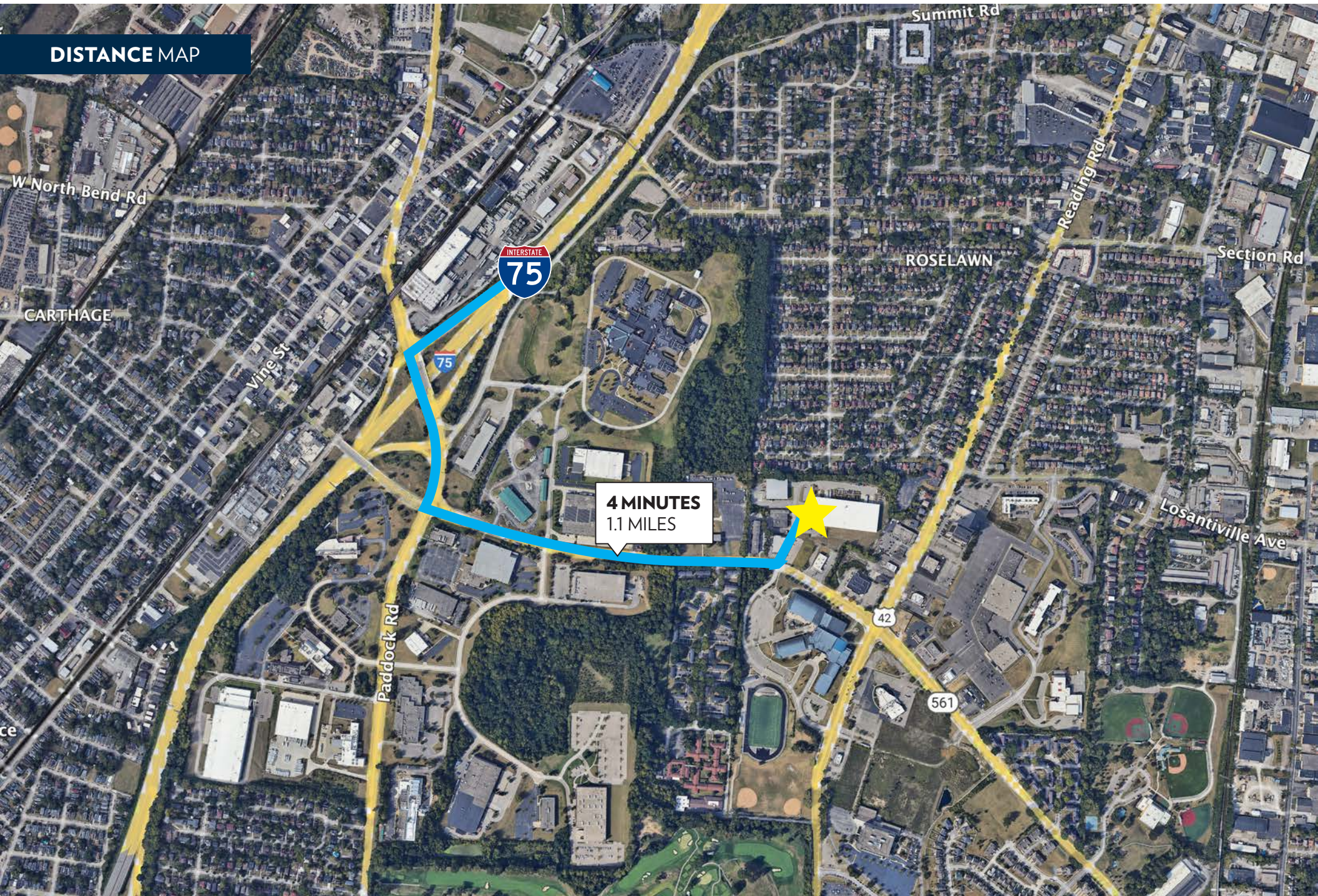
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DISTANCE MAP



4 MINUTES
1.1 MILES

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PARCEL OUTLINE



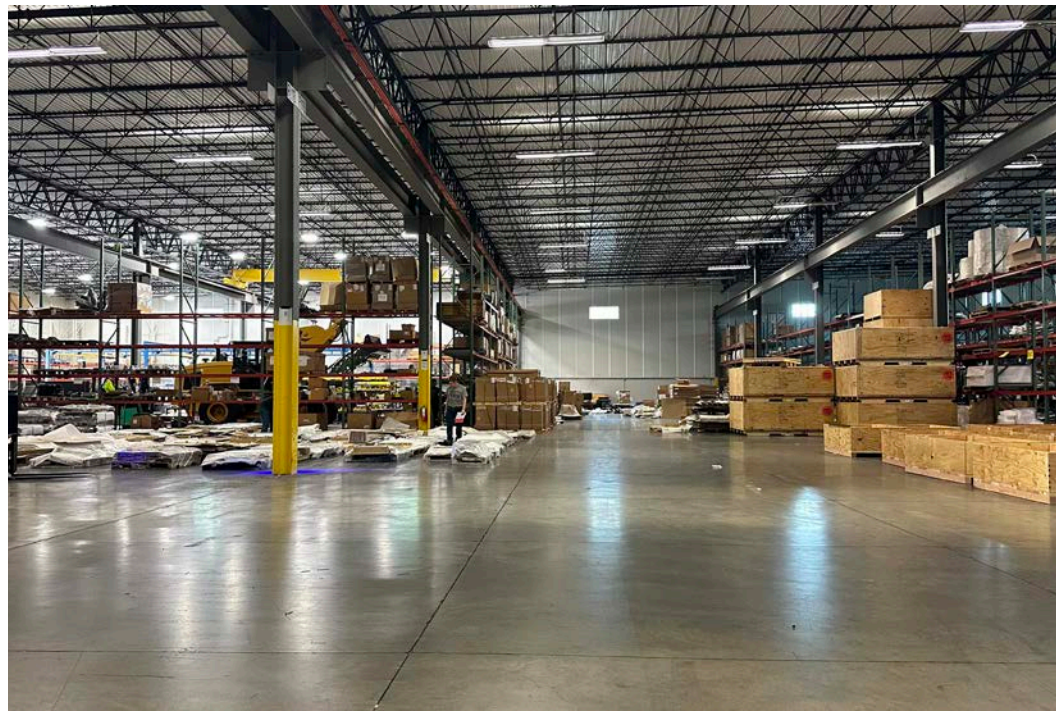
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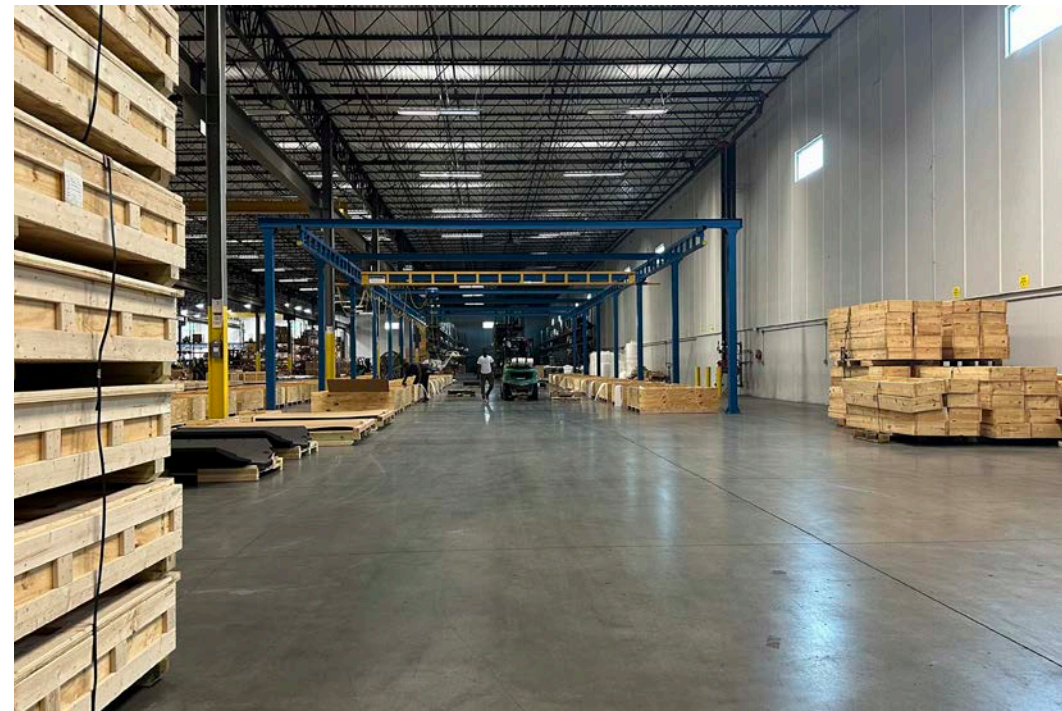
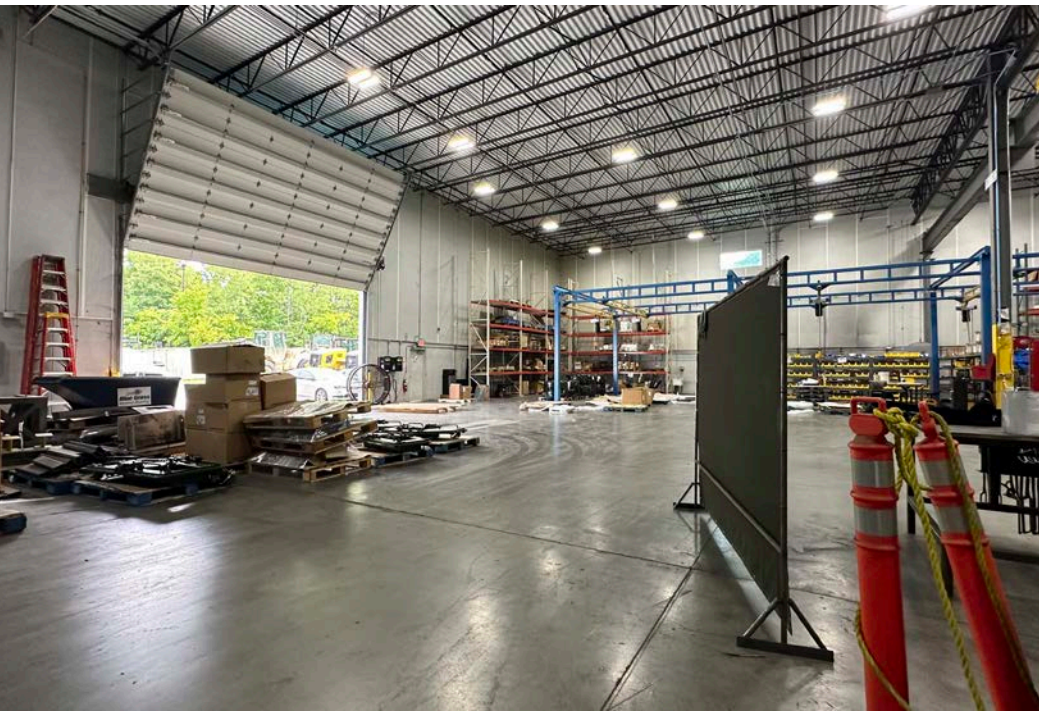
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