

**1951 Logan Avenue
Hamilton, OH 45015**

**12,091 SF Free-Standing
Industrial Property For
Sale or Lease**



AVAILABLE:

12,091 SF (includes 567 SF mezzanine) on 1.2438 acres

USES:

Industrial/light industrial - former UPS distribution center

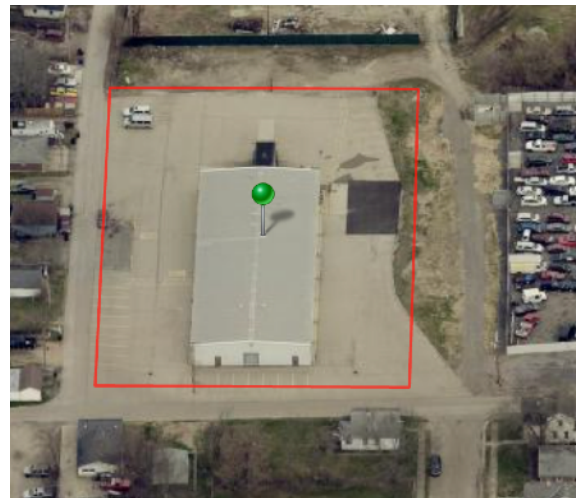
OFFERED AT:

\$8.00 PSG modified gross

Sale price: Call broker

LOCATION:

Located in the East Hamilton area, this property provides convenient regional transit access. Less than 1 mile west of SR 4 (Dixie Highway) and 2.5 miles south of SR 129.



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker/Owner
513.623.6505 Mobile
john@nrrg.com

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

FREE-STANDING INDUSTRIAL PROPERTY FOR SALE OR LEASE

YEAR BUILT:

1968

OCCUPANCY:

At closing/Immediate

Parcel ID(s):

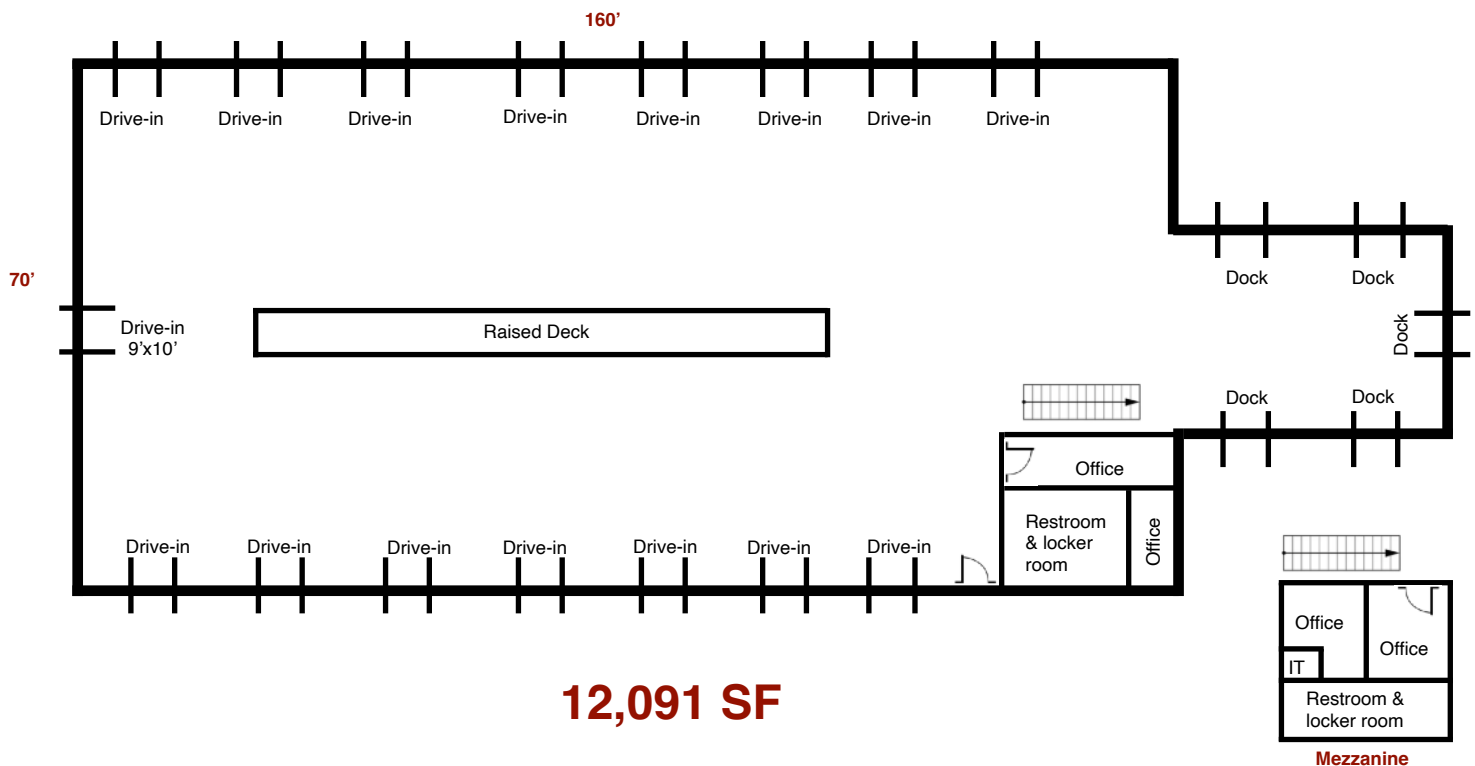
P6461021000021

Taxes:

\$6,604.66 annually

PROPERTY INFO:

- Excellent opportunity for distribution or contractor
- 12,091 total SF
 - 10,633 SF warehouse
 - 567 SF office with 2 offices and locker room/restroom
 - 567 SF mezzanine w/ office, locker room/restroom, & IT/storage
 - 324 SF cross dock area
- 16 total drive-in doors
 - 15 - 18'x14'
 - 1 - 9'x10'
- 5 total dock doors w/ levelers
 - 5 - 6'x8'
- Clear span construction
- 13' - 15'6" clear
- 3 PH 120/208V, 200 amps
- LED lighting
- Floor drains
- Zoned I-2

**North Ridge Realty Group**

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker/Owner
513.623.6505 Mobile
john@nrrg.com

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

PROPERTY PHOTOS

FREE-STANDING
INDUSTRIAL
PROPERTY FOR
SALE OR LEASE



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

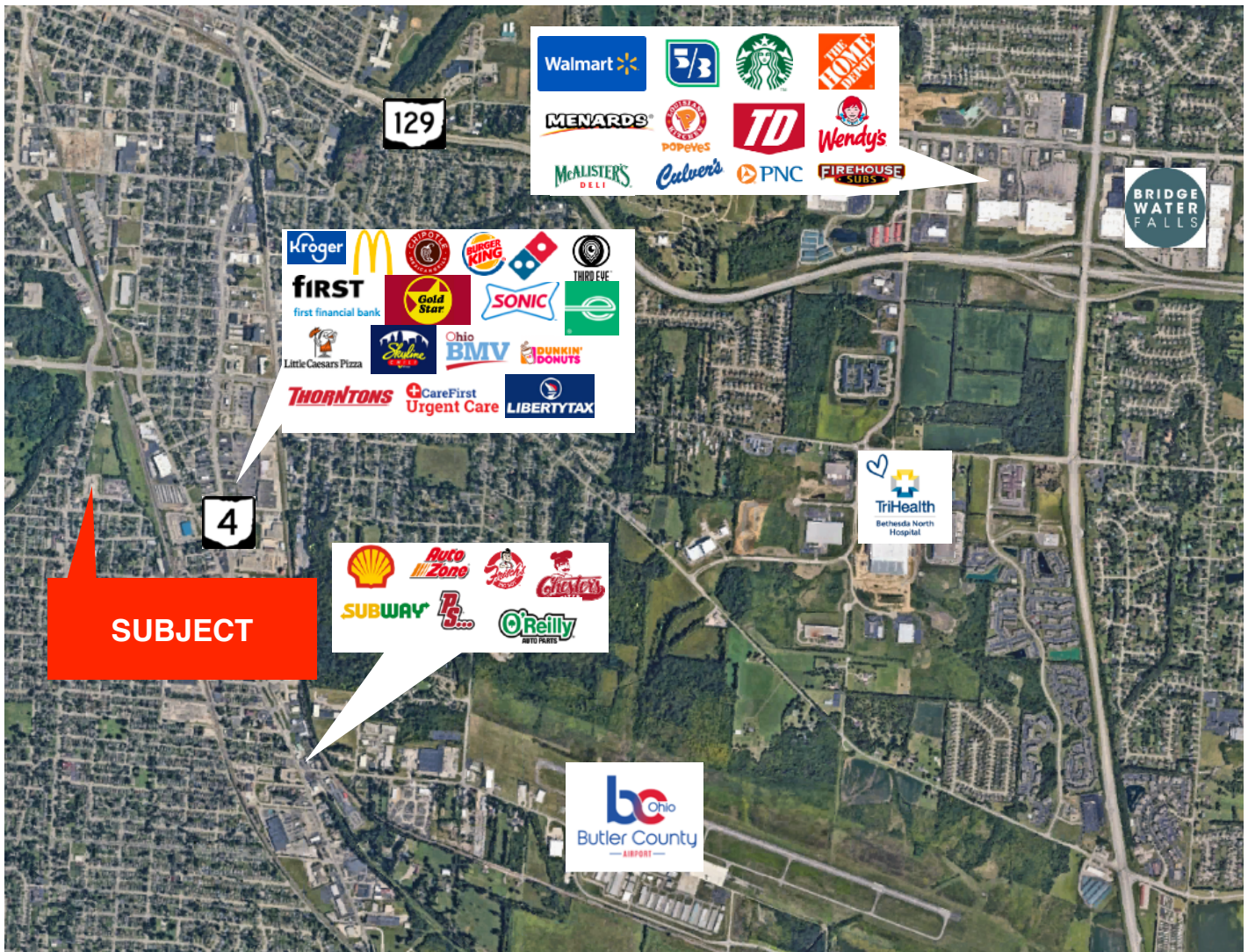
Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker/Owner
513.623.6505 Mobile
john@nrrg.com

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

AERIAL MAP

FREE-STANDING
INDUSTRIAL
PROPERTY FOR
SALE OR LEASE



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker/Owner
513.623.6505 Mobile
john@nrrg.com

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.