



4008 BORMAN DR.
BATAVIA, OH 45103

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



19,045 SqFt clearspan space available for lease

- Industrial Zoning
- Docks & Drive-in
- Located in Batavia (Clermont County) within minutes to SR-32 & I-275
- 30 minute drivetime to CVG
- Improvements Recently Completed: new LED lighting, new bathroom fixtures, entire exterior and interior repainted.
- Available for immediate occupancy
- Short & Long-Term Leases Available
- Lease rate: \$7.75/SF Modified Gross

PROPERTY DETAILS

Available SqFt:	19,045 (189'10" x 100'4")
Warehouse SqFt:	19,045
Office SqFt:	To Suit
Acreage:	3.035
Clear Height:	12'6"-17'
Year Built:	2003
Type Construction:	Pre-Engineered Metal
Roof:	Metal; fully insulated
Lighting:	Fluorescent & some LED's
Column Spacing:	Clearspan
Dock door:	Two (2): 9'x9' with edge of dock levelers
Drive-in door:	One (1): 12' w x 14'h motorized door
Sprinkler:	Yes - Wet system
Electrical Service:	120/208V 3phase & 277/480V 3phase 200+ amps of each
Heat:	Natural Gas
Truck court:	125' asphalt with 60' concrete apron
Parking Lot:	rear paved lot approximately 0.25 acres
Restrooms:	One set (1 M & 1 W)
Zoning:	Industrial
Clermont County Parcel ID:	012007D137.

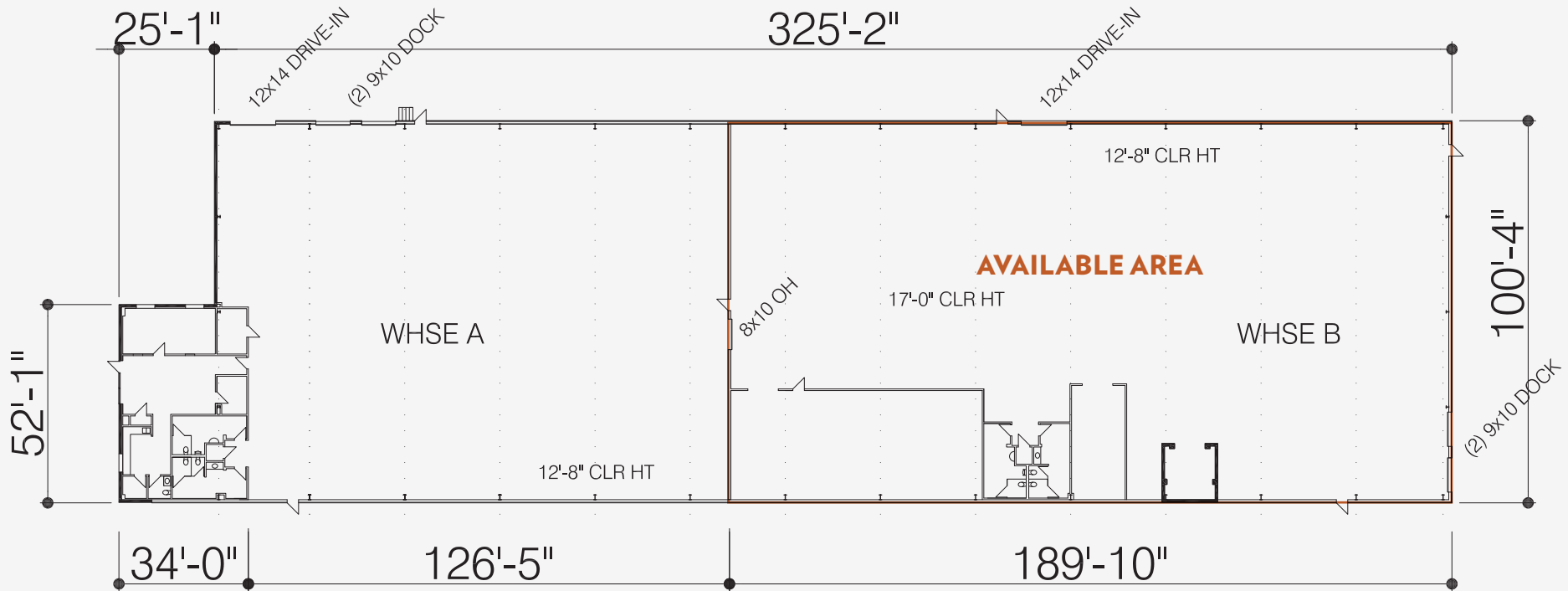
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FLOOR PLAN



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OFFICE	1,200 SF
WHSE A	13,685 SF
WHSE B	19,045 SF
TOTAL	33,930 SF

DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE
APPROXIMATE.

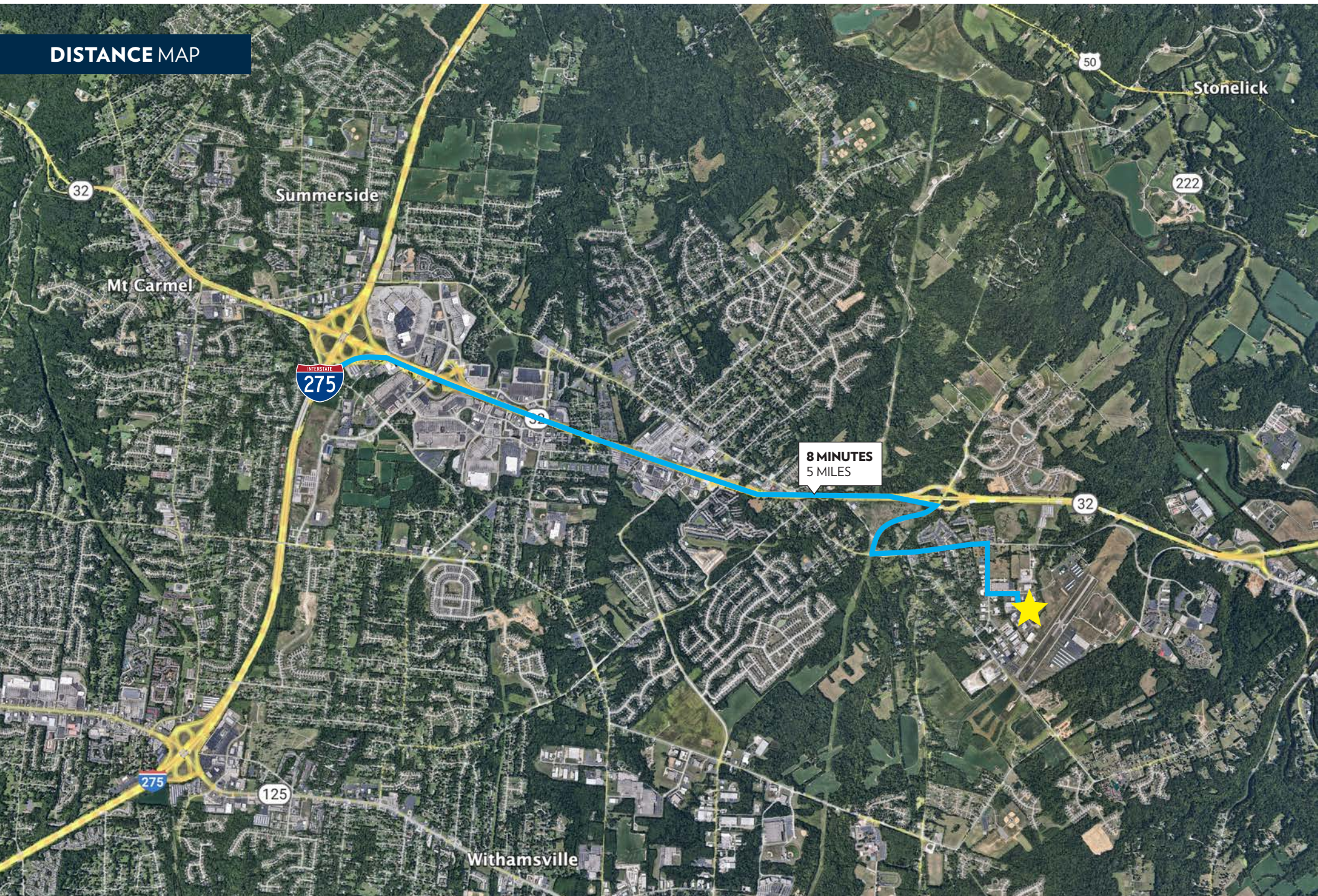
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DISTANCE MAP



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PARCEL OUTLINE

REMINGTON EDM LLC

BEAUMONT
LEASE LLC

GUARDIAN
PROPERTIES LTD

JRFUND I LLC

B & F PUMP
PROPERTIES LLC

0.005 mi²
135,580 ft²
3.111 acres

SHEVER
JR & S
CO T

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AVAILABLE AREA

GUARDIAN
PROPERTIES LTD

19,045 SqFt
Available for
Lease

JRFUND LLC



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