

542 – 578 Northland Boulevard  
Forest Park, Ohio 45240

## Northland Park 3,100 SF Warehouse Space For Lease



### FEATURES:

- ❖ Unit 578 - 2,600 SF
- ❖ Unit 542 – 500 SF Office Space
- ❖ One Dock Door
- ❖ 14' – 16' Clear Height
- ❖ Excellent Location
- ❖ **Lease Rate: \$5.19 PSF Modified Gross**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**JEFF WOLF**  
& PARTNERS  
REAL ESTATE

## Property Specifications

LOCATION:	Forest Park Hamilton County
TOTAL BUILDING SIZE:	13,650 SF
TOTAL SF PER UNIT:	Unit 578 - 2,600 SF Unit 542 – 500 SF Office Space
LAND:	5.0 Acres
ZONING:	Industrial
DOCK DOOR:	Yes
CLEAR HEIGHT:	14' – 16'
CONSTRUCTION:	Concrete Block
FLOOR:	Concrete
YEAR BUILT:	1988
PARKING:	Paved
ROOF:	Rubber Membrane
HEATING & AIR CONDITIONING:	Yes
<b>LEASE RATE:</b>	<b>\$5.19 PSF Modified Gross</b>

For more information  
please contact:

**Jeff Wolf, SIOR,CCIM**  
Jeff Wolf & Partners Real Estate  
513.368.3749  
[jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)

**Kim Auberger**  
Jeff Wolf & Partners Real Estate  
859.630.9121  
[kim@jeffwolfrealestate.com](mailto:kim@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)



**JEFF WOLF**  
& PARTNERS  
REAL ESTATE