

# PROVIDENT REALTY

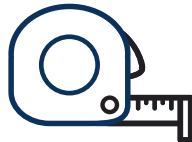
## FOR SALE • OFFICE/WAREHOUSE CONDO UNIT



### PROPERTY INFORMATION



3455 Centerpoint Drive, Suite I  
Urbancrest, OH 43123



Approximately  
6,000 SF



\$1,000,000  
(+/- \$166/SF)

### PROPERTY HIGHLIGHTS

- Approx. 6,000 SF Office/Warehouse Condo
  - Includes 1,600 SF of Office Space
- 1 Dock (9' x 10')
- 1 Drive-In door (12' x 14')
- 19'-21' Clear Height
- 208Y/120 VAC, 400 AMP Electric Service, 3 Phase
- LED Lighting, High-End Office Finishes
- Annual Condo Fees: +/- \$0.80/SF
- Approx. 0.25 Miles to I-270
- Freeway Visibility/Signage

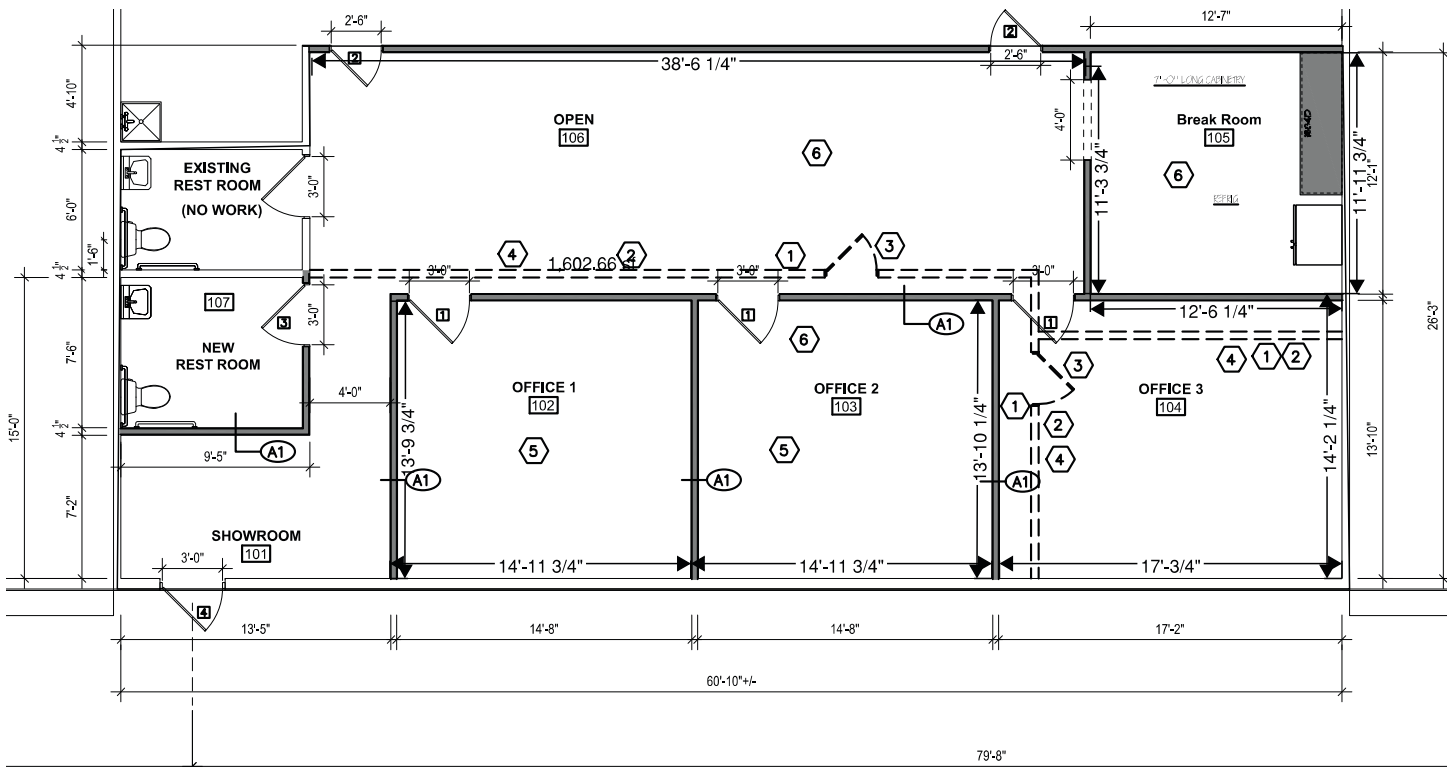
**DOUG FALOR, SIOR** | Vice President - Principal  
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### FLOOR PLAN • SUITE I



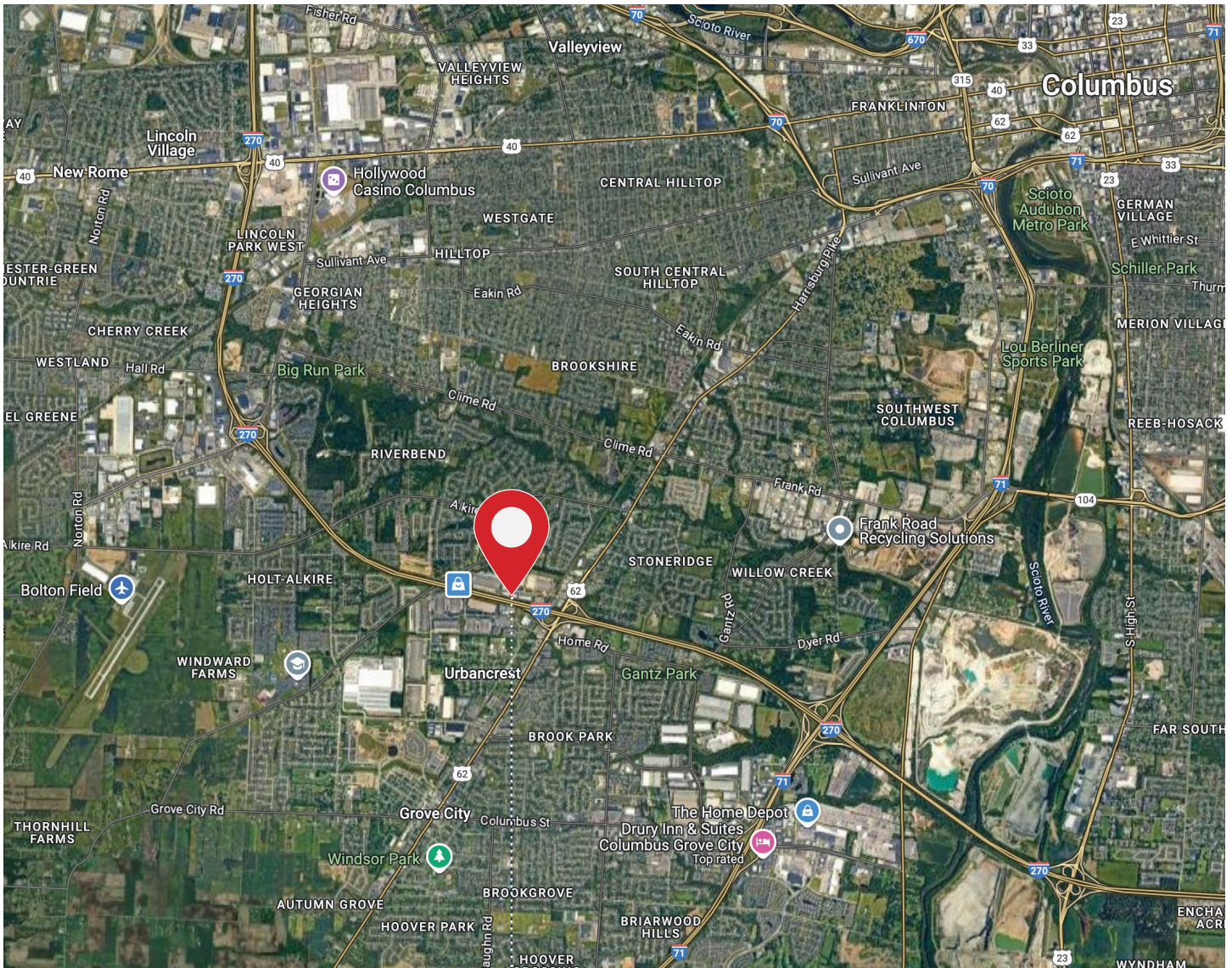
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..... 3455 Centerpoint Drive

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