

INDUSTRIAL BUILDING FOR SALE

11294 ORCHARD STREET

Cincinnati, OH 45241

**PRICED TO
SELL!**



Chas Cook
chas.cook@lee-associates.com
D. 513.588.1132
C. 513.884.2665

Paul Schmerge
pschmerge@lee-associates.com
D. 513.588.1107
C. 513.305.5690

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

11294 ORCHARD STREET

PROPERTY HIGHLIGHTS

SPACE AVAILABLE: ± 33,450 SF

SITE SIZE: ± 2.63 Acres

FOR SALE: \$2,590,000 (\$77/SF)

\$1,990,000 (\$59/SF)

HIGHLIGHTS:

- MOTIVATED SELLER - PRICED TO SELL
- Located in the City of Sharonville
- Manufacturing building with heavy power
- 3 Large drive-in doors and 1 external dock
- Multiple cranes throughout
- Quick access to I-275 and I-75
- Visibility off Reading Road
- Building and parking expandable
- Outside storage permitted

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

READING ROAD

LEBANON ROAD

HILL STREET

FACT SHEET

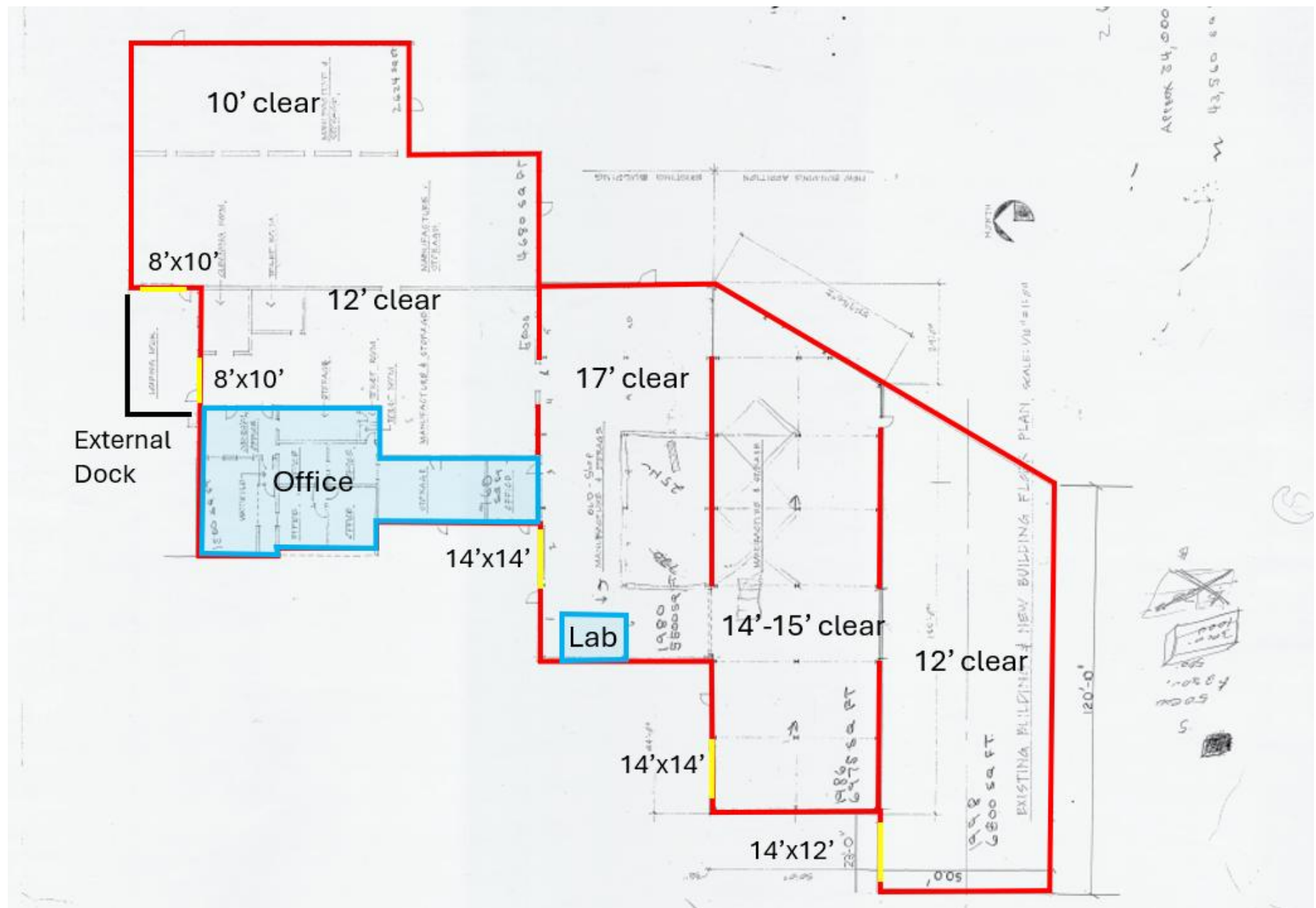
11294 ORCHARD STREET

Location:	City of Sharonville, Hamilton County	Heating:	Gas Forced Heaters
Total Building Size:	± 33,450 SF	Parking:	20+ Parking Spots
Office Size:	± 2,775 SF	Restrooms:	2 Office 1 Warehouse
Warehouse Size:	± 30,675 SF	Sprinkler:	Wet
Land:	± 2.63 Acres	Air Conditioning:	In Office
Zoning:	GI – General Industrial	Lighting:	T-8
Access to Expressways	I-275 (5 mins/1.6 miles) I-75 (7 mins/2.1 miles)	Outside Security Lighting:	Yes
Year Built:	Original building built in 1956 Added on in 60', 79', 86', and 98'	Windows:	Office and Warehouse
Construction:	Block and Metal	Electrical Service:	600V/480V/240V Available Heavy Amperage
Column Spacing:	Varies	Floor Drains:	Yes
Floor:	Concrete	Gas & Electric:	Duke Energy
Roof:	Multiple, Metal and Rubber	Water & Sewer:	GCWW
Ceiling Height:	12' – 17' under metal roof structure 10' – 12' under rubber roof structure	Auditor's Information:	608-0001-0048-00
Loading Facilities:	1 External Dock (Two 8'x10' OH Doors) 3 Drive-Ins (Two 14'x14', One 12'x14')	Annual Taxes:	\$21,500 (\$0.66/SF)
Ventilation Fans:	Throughout	Available:	60-90 Days
Airlines:	Throughout	Sale Price:	\$2,590,000 (\$77/SF) \$1,990,000 (\$59/SF)
Cranes:	Multiple (1/4 ton – 5 ton)		

PROPERTY PHOTOS



FLOORPLAN



AERIAL

