



4008 BORMAN DR.

BATAVIA, OH 45103

AVAILABLE FOR LEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

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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 drive time to CVG
- Improvements Recently Completed: new LED lighting, new bathroom fixtures, entire exterior and interior repainted.
- Available date: 8/1/2026
- 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:	LED's installed in 2025
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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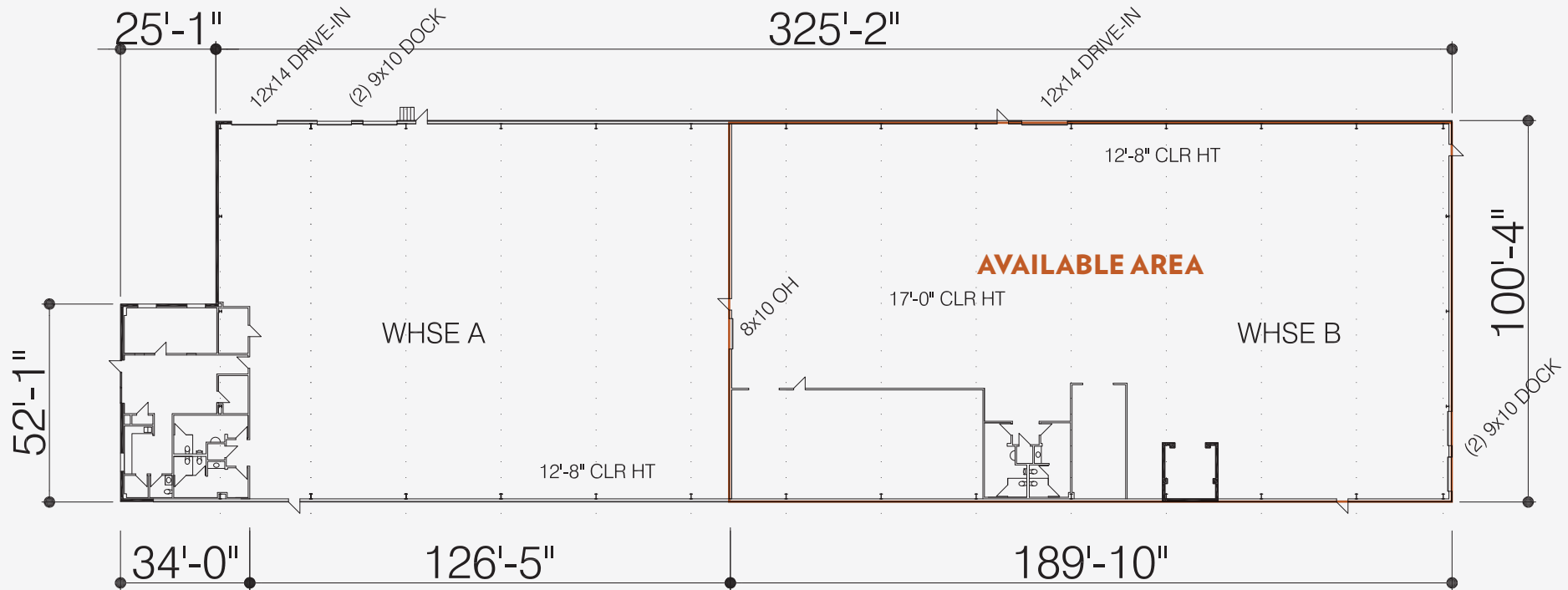
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FLOOR PLAN



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OFFICE	1,200 SF
WHSE A	13,685 SF
WHSE B	19,045 SF
TOTAL	<u>33,930 SF</u>

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

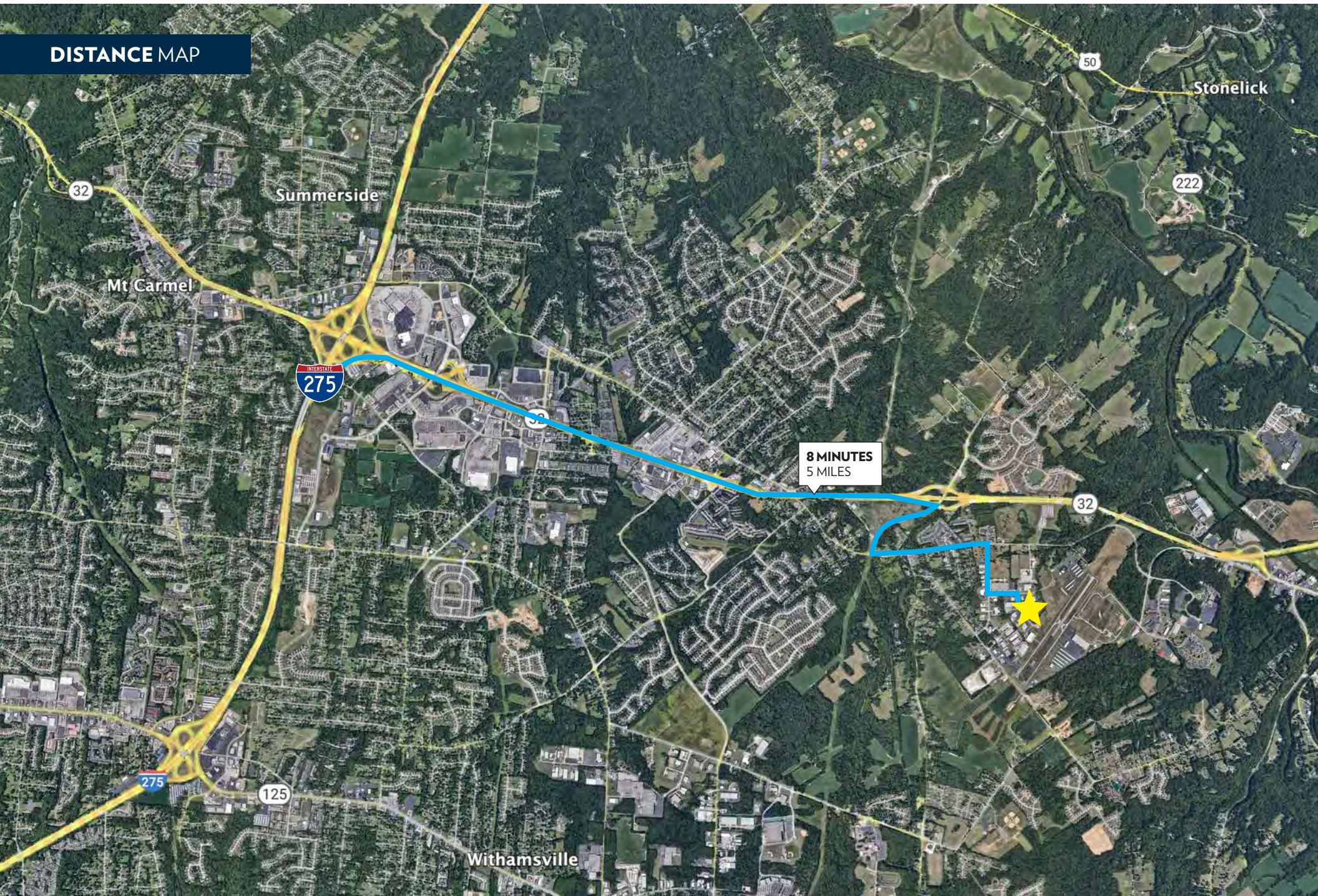
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DISTANCE MAP



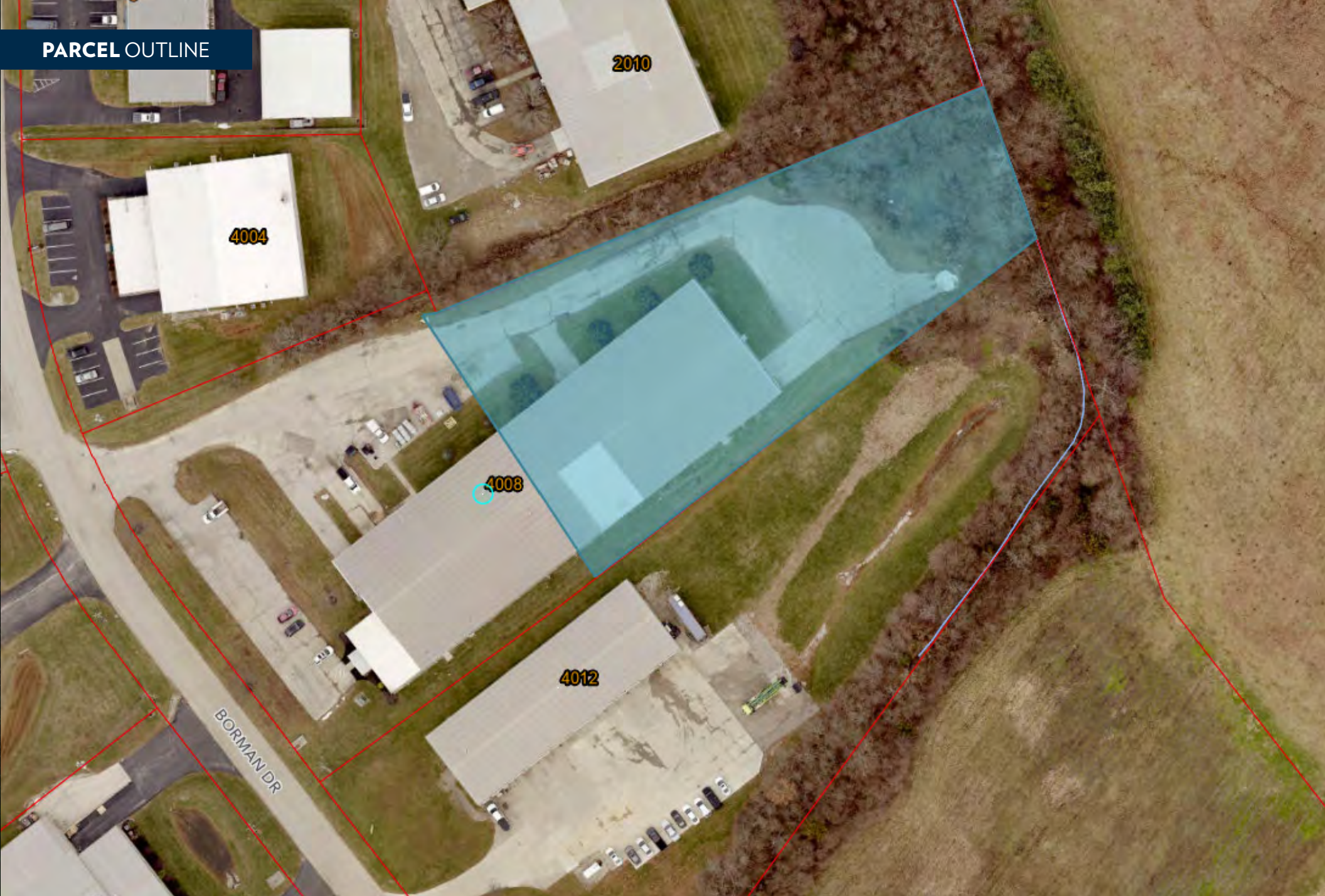
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PARCEL OUTLINE



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AVAILABLE AREA

19,045 SqFt Available

4008

4012



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