

Office/Warehouse Building for Lease

Forest Park



FEATURES

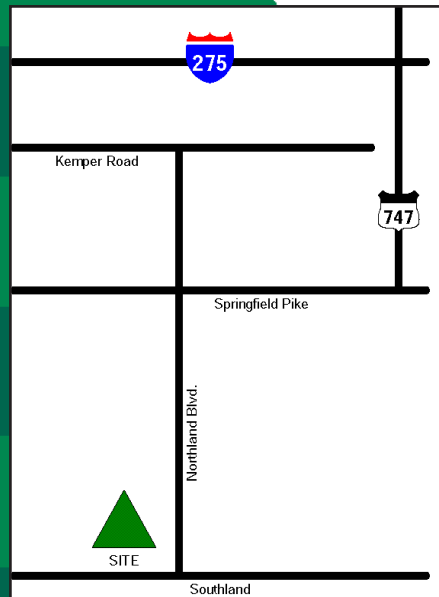
- 7,500 SF Office/Warehouse Facility
- 3,750 SF Office
- One Dock Door
- One Drive-in Door
- 0.693 Acres
- 14' Clearance Height
- Freestanding building
- Excellent location

LOCATION

**584 Northland Blvd.
Forest Park, Ohio 45240**

CONTACT

Frank Torbeck, SIOR
frank.torbeck@everestrealstate.com
513/769-2505



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COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

584 Northland Blvd.

Address/City/County:	584 Northland Blvd. Forest Park/Hamilton Cty.
Square Footage:	7,500 SF
Office Area:	3,750 SF (5) private offices
Restrooms:	(2) Men (1) Women
Date of Construction:	1975
Type of Construction:	Concrete Block
Zoning:	Manufacturing - (M)
Clearance Height:	14'
Floor:	Concrete
Drive In Doors:	One (8' x 8')
Truck Doors:	One (8' x 8')
Roof System:	Modified Bitumen /Metal Decking
Heat & A/C:	Gas Fired Unit Heater
Parking:	15+/- Paved
Electric:	150 amp/240 volt/3 phase
Lighting:	Strip Fluorescent
Miscellaneous:	Breakroom, Security System
Lease Rate:	\$7.00/SF NNN (Tenant responsible for interior maintenance) Taxes: \$2.59/SF



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FOR MORE INFORMATION, CONTACT

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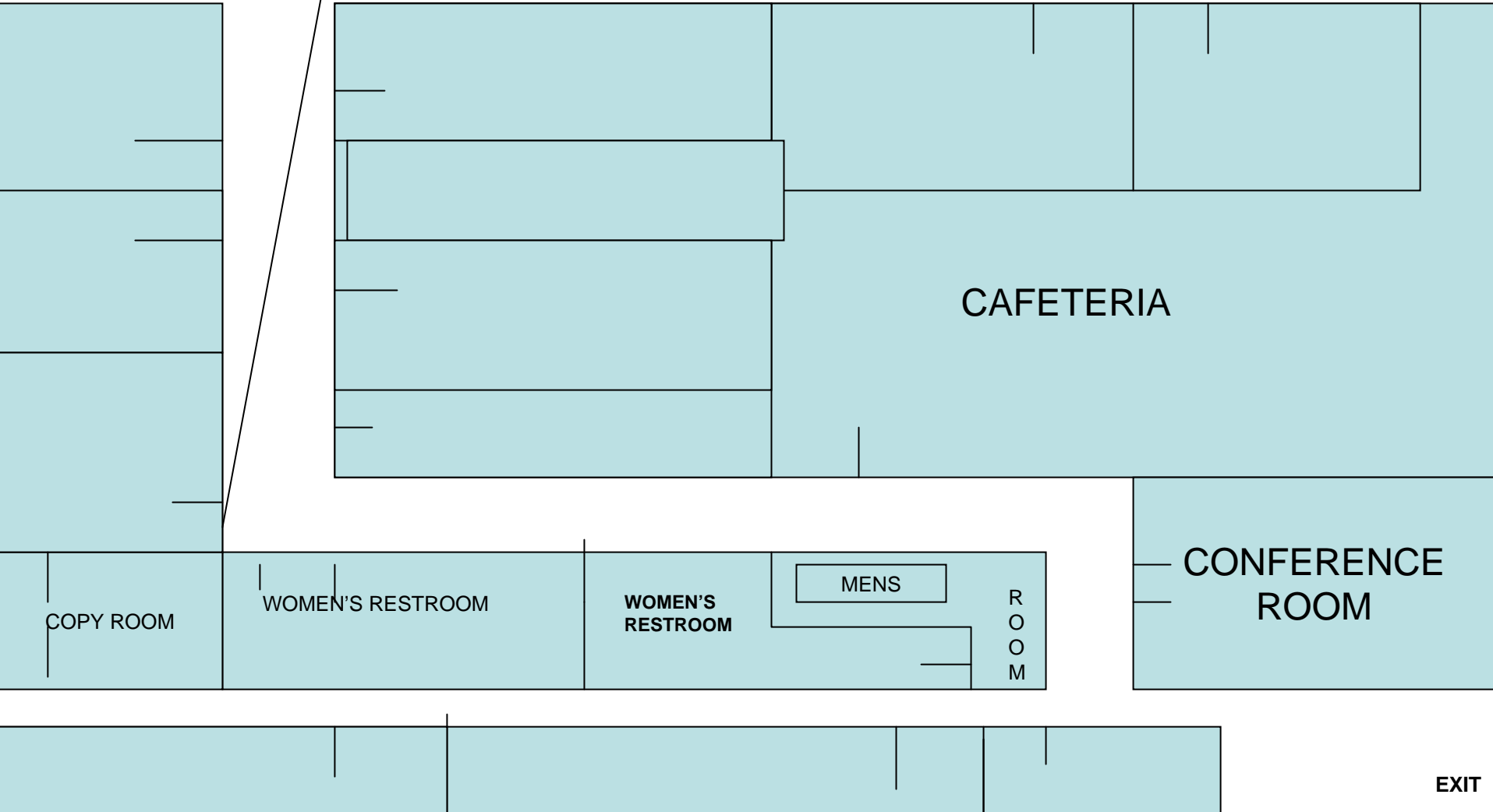
EXIT

DOCK
DOOR

584 Northland Blvd, Forest Park Ohio 45240

GARAGE DOOR

WAREHOUSE



COPY ROOM

WOMEN'S RESTROOM

WOMEN'S
RESTROOM

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CONFERENCE
ROOM

EXIT