

For Sale

65 Terrace Drive

Cincinnati, OH 45215

Contact us:

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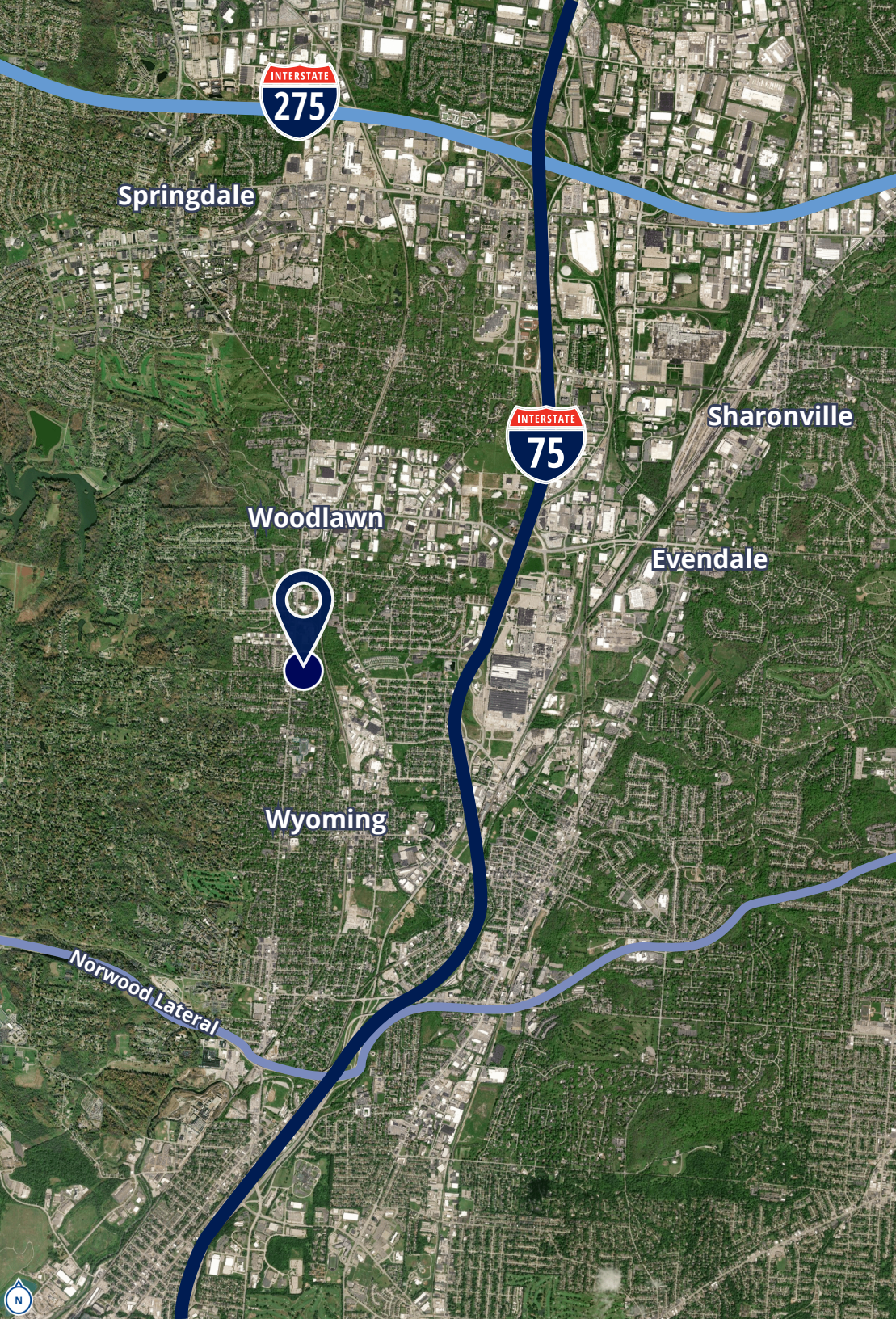
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SALE PRICE:
\$795,000



Terrace Drive



Property Highlights:

Service / Contractor HQ property

Situated on .8 acres

5100 SF Total - Consisting of 3000 SF Office/Warehouse Building + 2100 SF fully secured clear span hoop barn building

Recently fully renovated - \$200K renovation in office with \$50K in office furniture

2 Drive-in doors, one with each building

Full Security / Camera / Surveillance system

Cat-6 wiring

Server System

220V in building

Air line hookups available

Floor drains

Above ground gas tanks - wired to code

Landscape Bins for rocks, soil, yard waste, etc.

Outside Lot also contains:

-Hoop barn: 35 x 60', clear span, on pavers

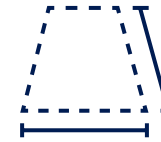
-Open "Lean-to," 18 x 40', clear span, on pavers

All variances approved to code

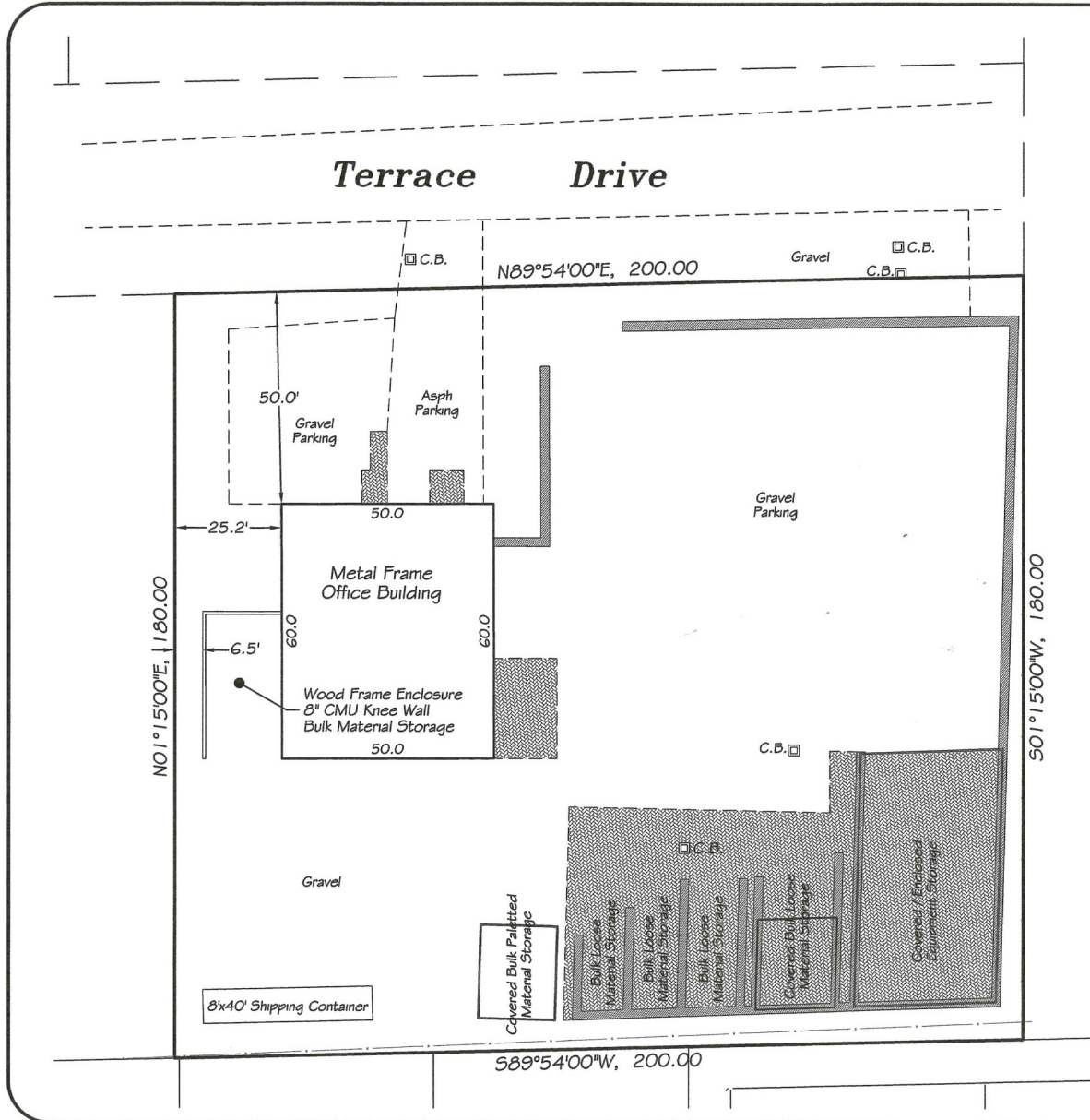
Zoned for most industrial and contract uses (including landscaping, outside storage)

Equipment, supplies and office furniture can be available

SITE PLAN

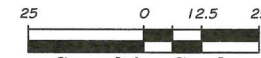


[Click Here to View Office Floorplan](#)



Hatch Legend

- = 2'x2'x8' Concrete Wall Block
- = Pavers



Improvements Survey
for

Walters Holdings LLC
93 Terrace Drive
Woodlawn, Hamilton County, Ohio
Section 4, Township 3, Entire Range 1
P.I.N. No. 598-0010-0032



Robert Shannon
Field Services, LLC
Robert Joseph Shannon

PROFESSIONAL SURVEYOR
1737 Lindale Mount Holly Road
Amelia, Ohio 45102
(513) 797-4444

DRAWN BY: R.J.S. DATE: 12/3/20 SCALE: 1" = 25'

SHEET No.
PROJECT No. 20-0120
CHECKED BY: R.J.S.



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