

FLEX SPACE

1981 James E. Saul Drive | Batavia, OH



Property Features

- Available: Up to 138,610 SF
- 10,000 - 84,247 SF Office space
- 54,363 SF Industrial space
- 3 new docks / 1 Drive-In
- Ability to accommodate Flex / Tech / Lab / Office / Industrial uses
- Immediate access off SR 32
- Excellent access to I-275

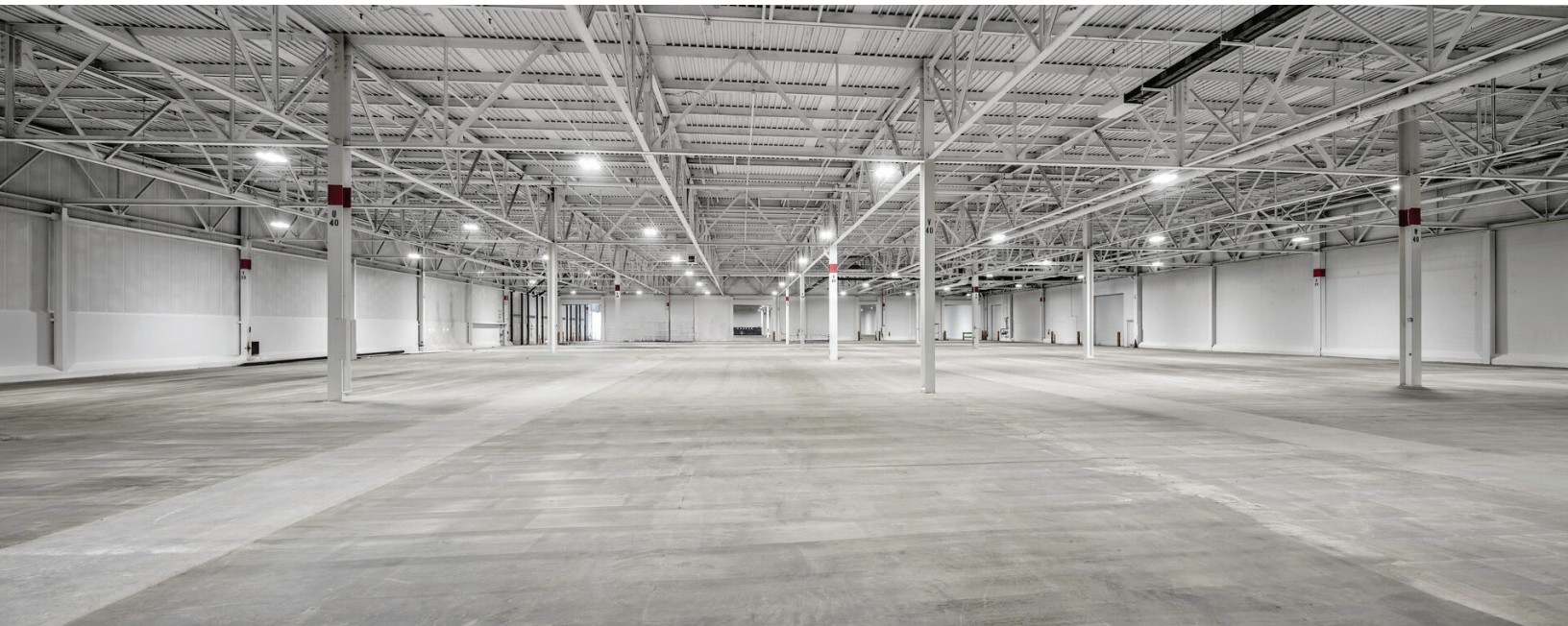


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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

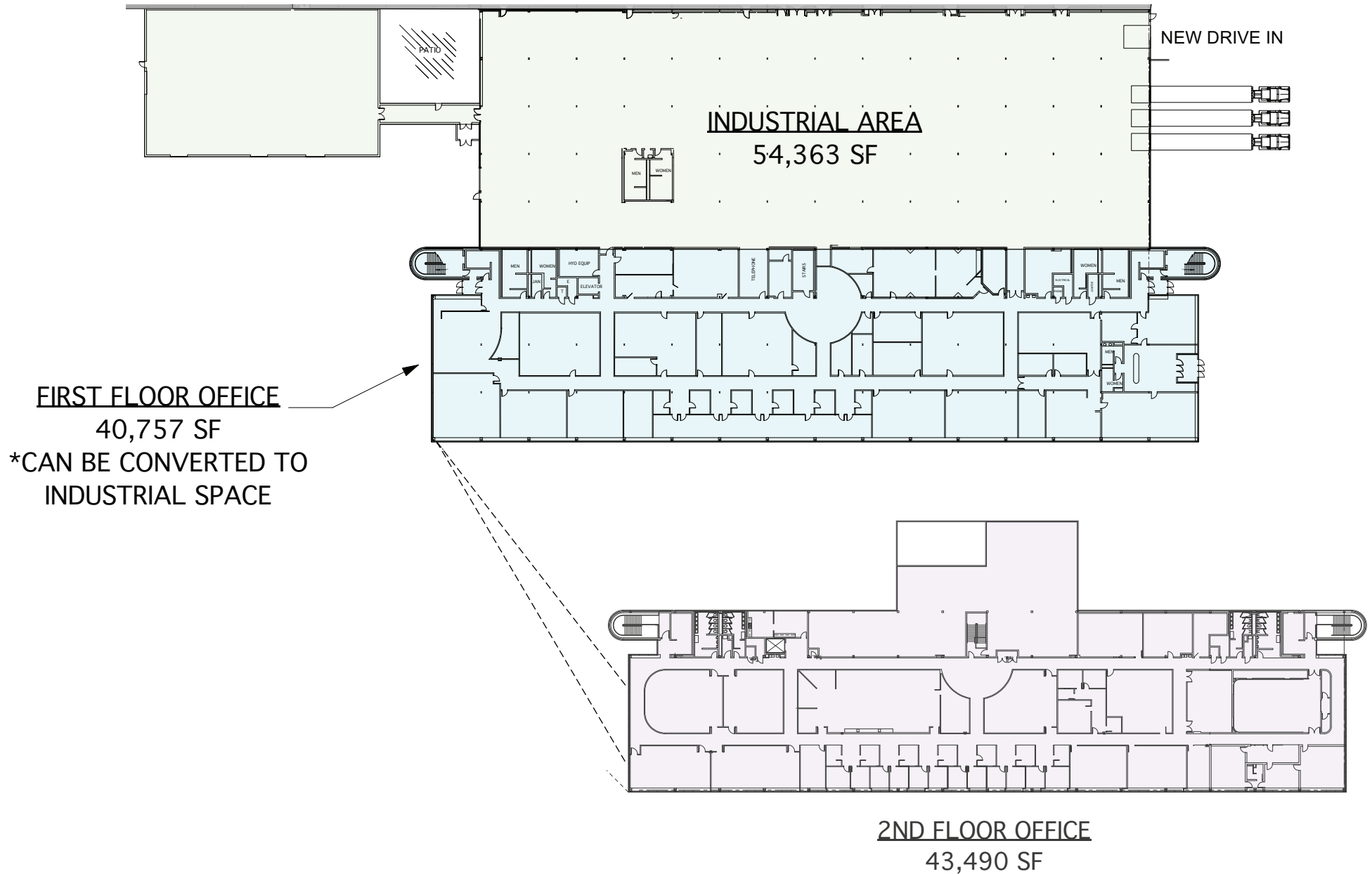
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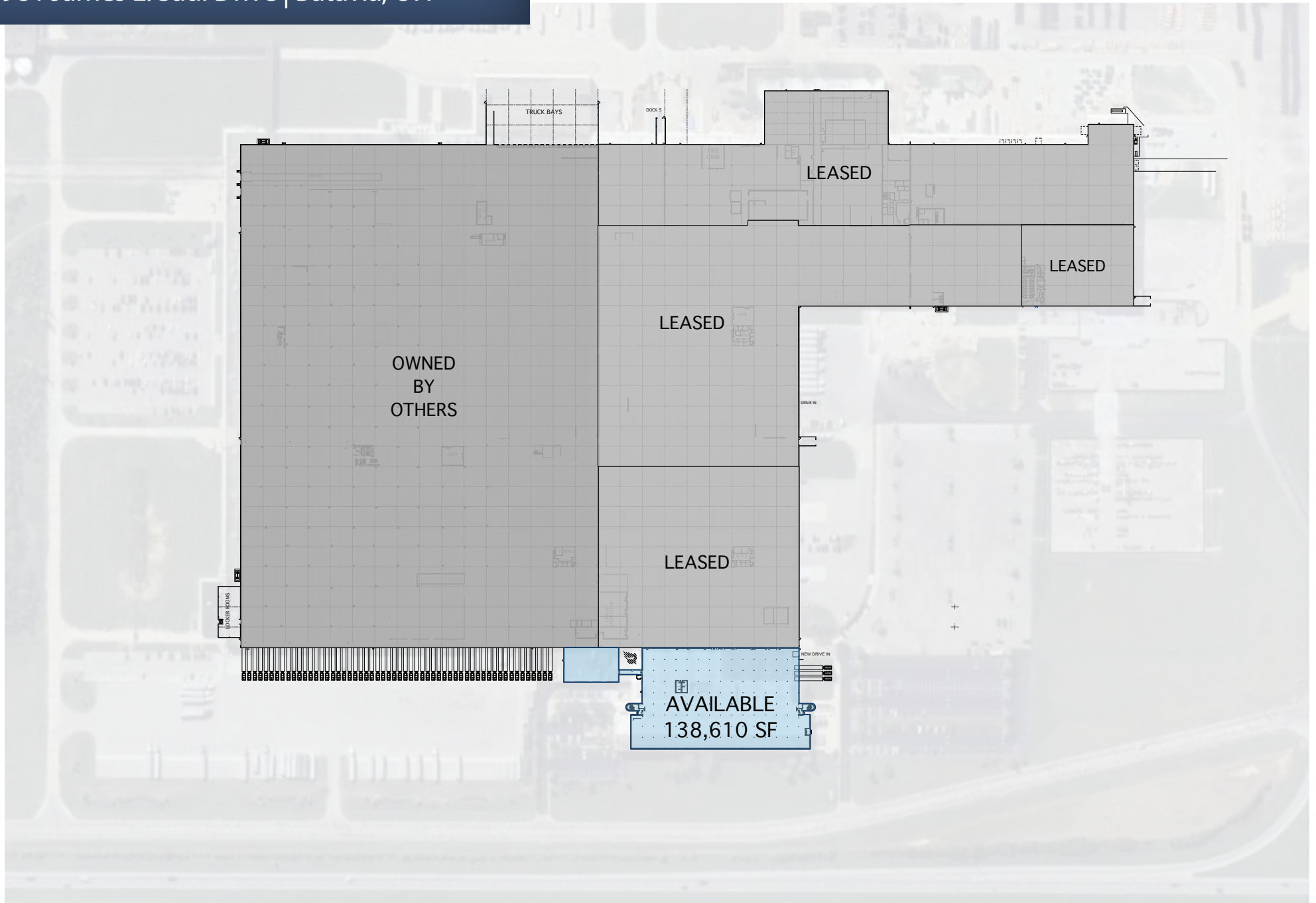
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Manufacturing/ Distribution

1981 James E. Saul Drive | Batavia, OH 45103



Location:	Batavia, Township, Ohio, Clermont County
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Total Building Size	945,000 SF
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Total Available Space	189,626 SF
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Office Size	4,500 SF expandable
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Minimum Divisible	45,000 SF
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Land	170
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Zoning	I - Industrial
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Highway Access	Immediate to US 32
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Rail	Active Spur on site (NS/CCET)
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Year Built	1981/2018
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Construction	Insulated Steel and Concrete
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Column Spacing	45x50
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Bay Size	2,250 SF
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Clear Height	20' - 30'
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Deck Height	26' - 36'
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Drive-In Doors	To Suit
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Trailer Parking	100+
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Auto Parking	500+
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Restrooms	Multiple existing sets
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Sprinkler	Wet System
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Heating	New Gas Units
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Lighting	New LED
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Power	480/277/3PH
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Electric Provider	Duke
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Gas Provider	Duke
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Water	County
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Sewer	County
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Taxes	0.09
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Insurance	0.19
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CAM	0.69
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Total NNN	0.97
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