



150 LAWTON AVE.
MONROE, OH 45050

AVAILABLE FOR SALE OR 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



75,270 SqFt

- Located in City of Monroe minutes to I-75 at SR-63 newly remodeled interchange
- Former printing and beverage distributor facility
- Located on 6.76 acre with potential 2-acre expansion available for building expansion and/or outdoor storage. Estimated trailer parking up to 87 spaces, layout available upon request
- 20'-27' clear heights and 20,000 SqFt clear span drive-thru area with floor drains
- Five (5) docks and Two (2) drive-in doors
- Zoning: City of Monroe / LI – Light Industrial
- Reduced Price: \$3,770,000 (\$50/SqFt)
- Lease Rate: \$5.00/SqFt NNN + estimated \$1.00/SqFt property taxes & insurance



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PROPERTY DETAILS

Total SqFt:	75,270
Warehouse SqFt:	70,920
Whse Mezz SqFt:	600
Office SqFt:	3,750
Acreage:	6.76 acres
Clear Height:	20'-27'
Year Built:	1983 - 2009
Type Construction:	Concrete block and metal (fully insulated)
Lighting:	LED's
Column Spacing:	Most clear span throughout including 20,000 former drive-thru bay
Dock doors:	Five (5) 9'x10' hydraulic pit levelers, lights, and seals
Drive-in doors:	Two (2) - 12'x14' (drive thru)
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase, 1,600 amps and 208-volt, 3-phase, 1,600 amps
HVAC:	100% in office, approximately 20% in warehouse area. Balance in warehouse natural gas heaters
Roof:	Metal
Parking Lot:	Concrete/asphalt with 70+ spaces
Restrooms:	Two (2) in office and Two (2) in warehouse
Annual Property Taxes:	\$50,469
County Assessed Building Value:	\$2,557,010
Butler County Parcel ID's:	C1800006430011, C1800006430012, and C1800006430014

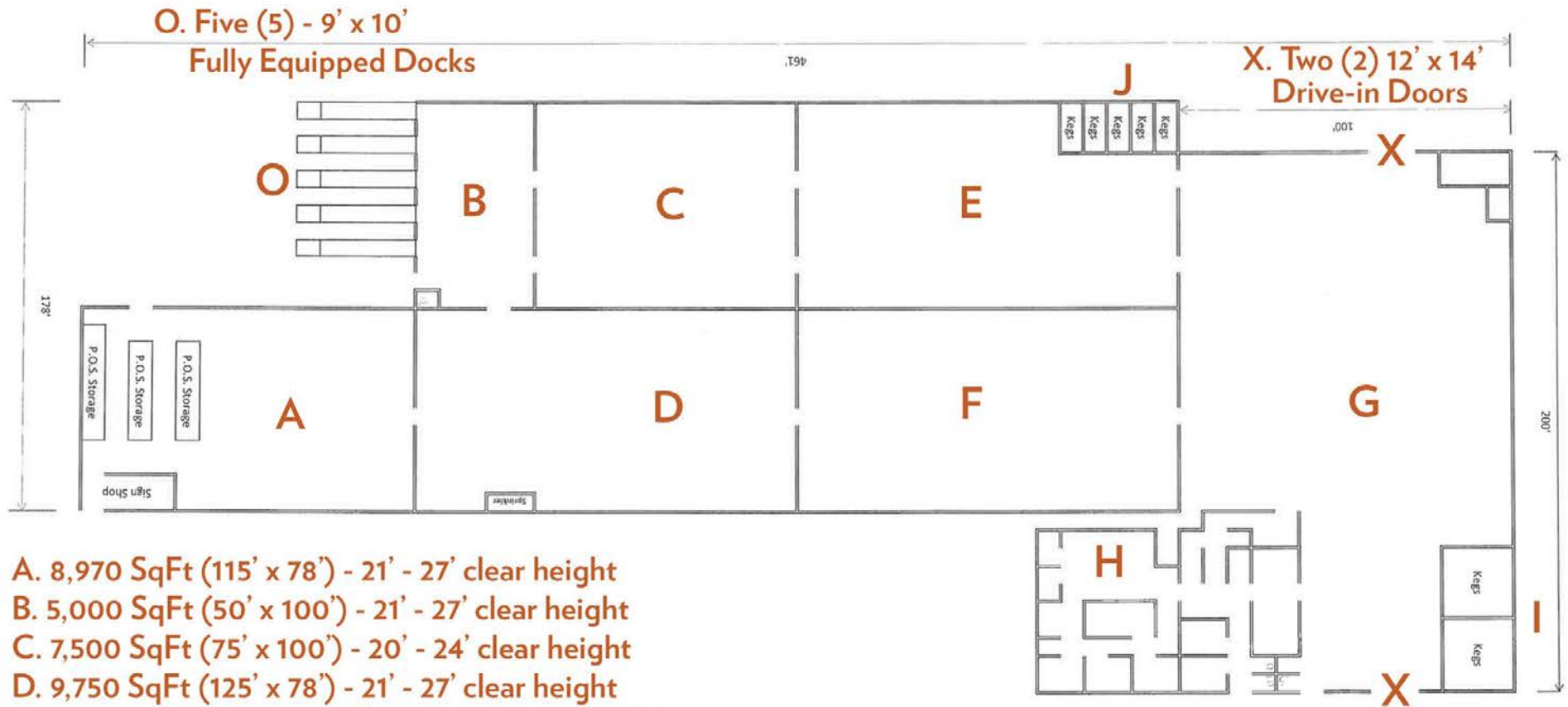
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FLOOR PLAN



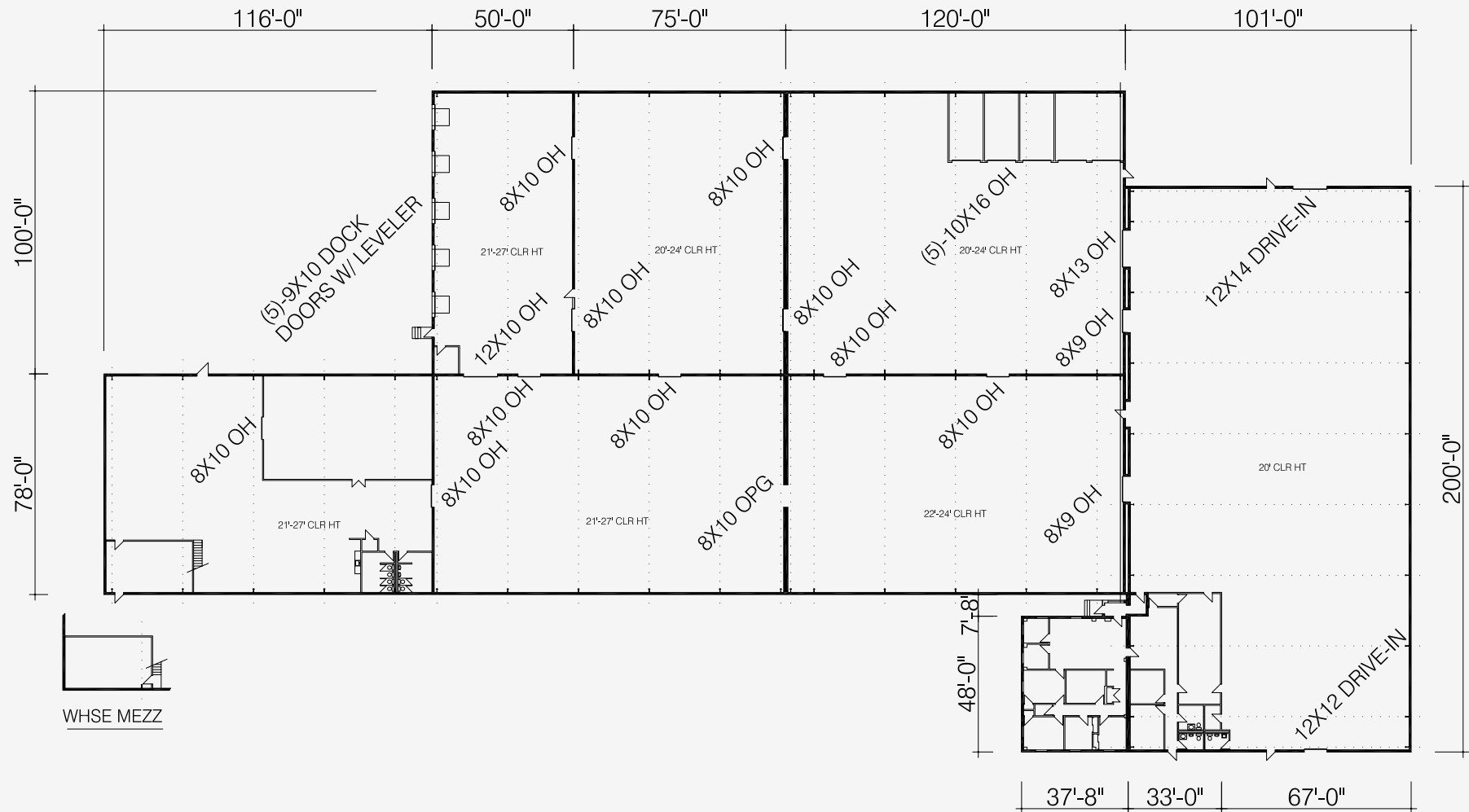
- A. 8,970 SqFt (115' x 78') - 21' - 27' clear height
- B. 5,000 SqFt (50' x 100') - 21' - 27' clear height
- C. 7,500 SqFt (75' x 100') - 20' - 24' clear height
- D. 9,750 SqFt (125' x 78') - 21' - 27' clear height
- E. 12,000 SqFt (120' x 100') - 20' - 24' clear height
- F. 9,120 SqFt (120' x 78') - 22'5" - 24' clear height
- G. 20,000 SqFt (100' x 200') - 20' - 20'6" clear height
- H. 3,650 SqFt (73' x 50')

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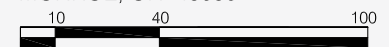
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FLOOR PLAN



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OFFICE	3,750 SF
WHSE MEZZ	600 SF
WAREHOUSE	70,920 SF
TOTAL	<u>75,270 SF</u>

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

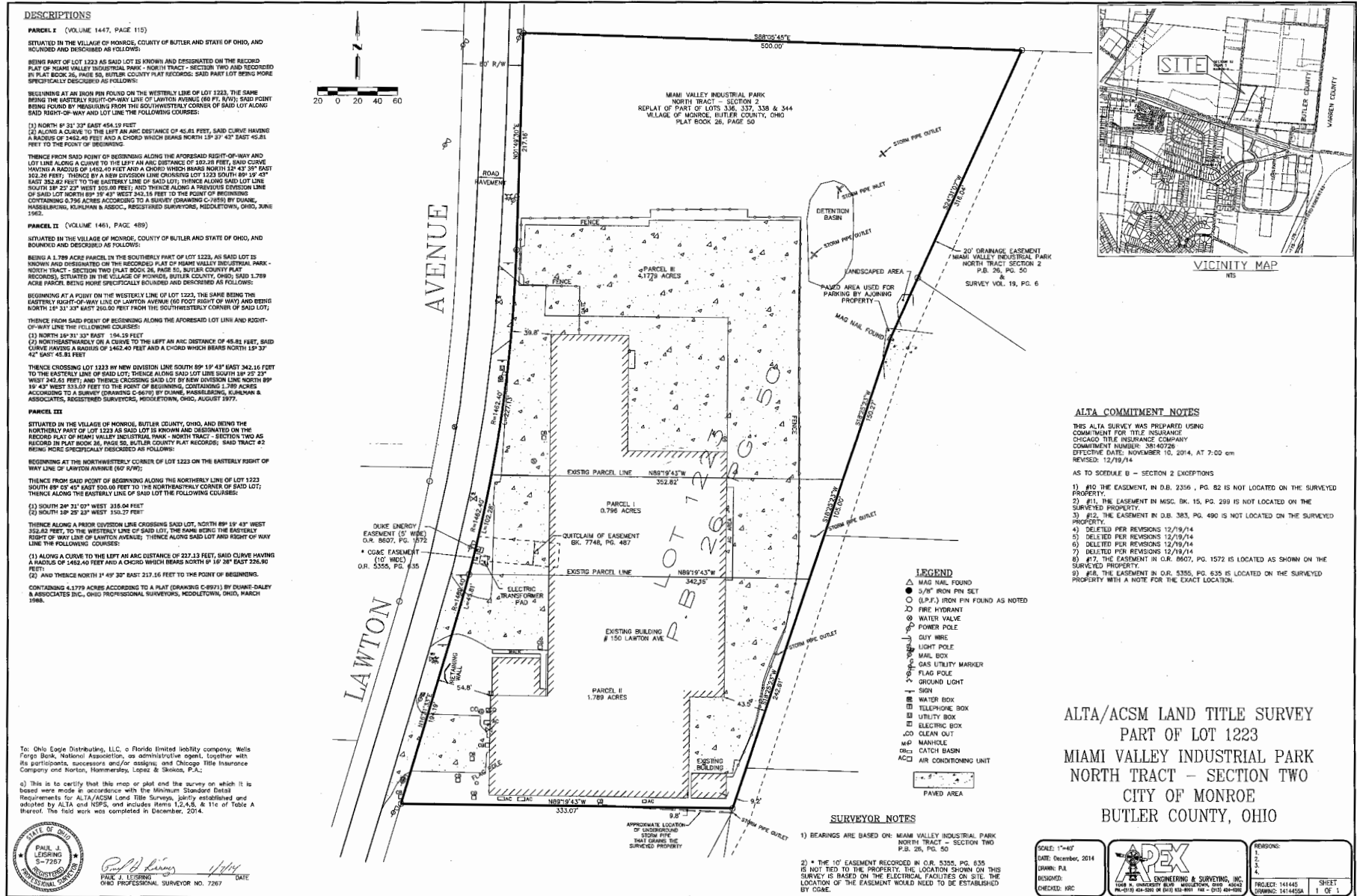
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ALTA SURVEY



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DISTANCE MAP



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PARCEL OUTLINE



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