 **JLL** SEE A BRIGHTER WAY

For sale or lease

34,250 - 45,000 SF
Available

1301 Hook Drive
Middletown, OH 45042

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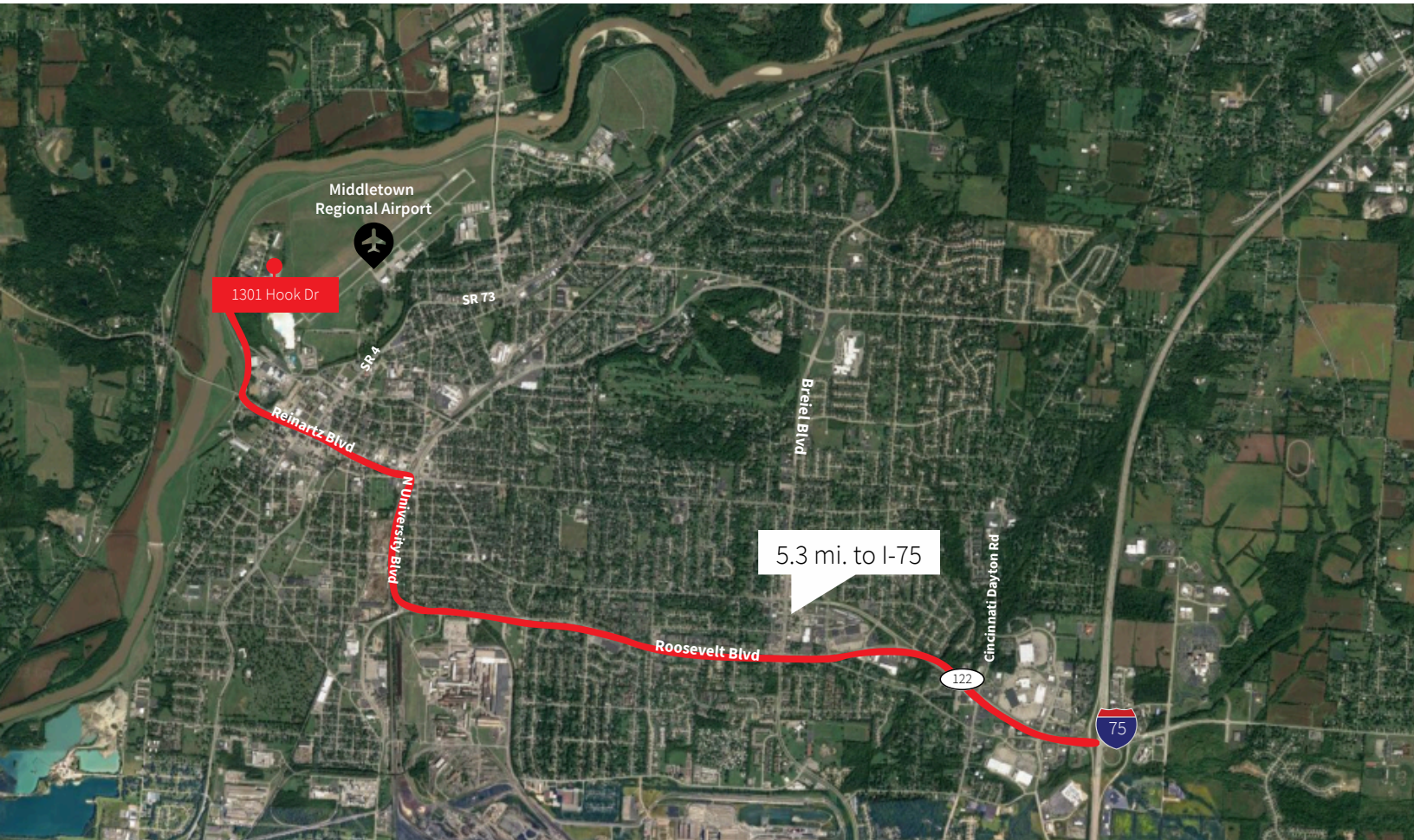
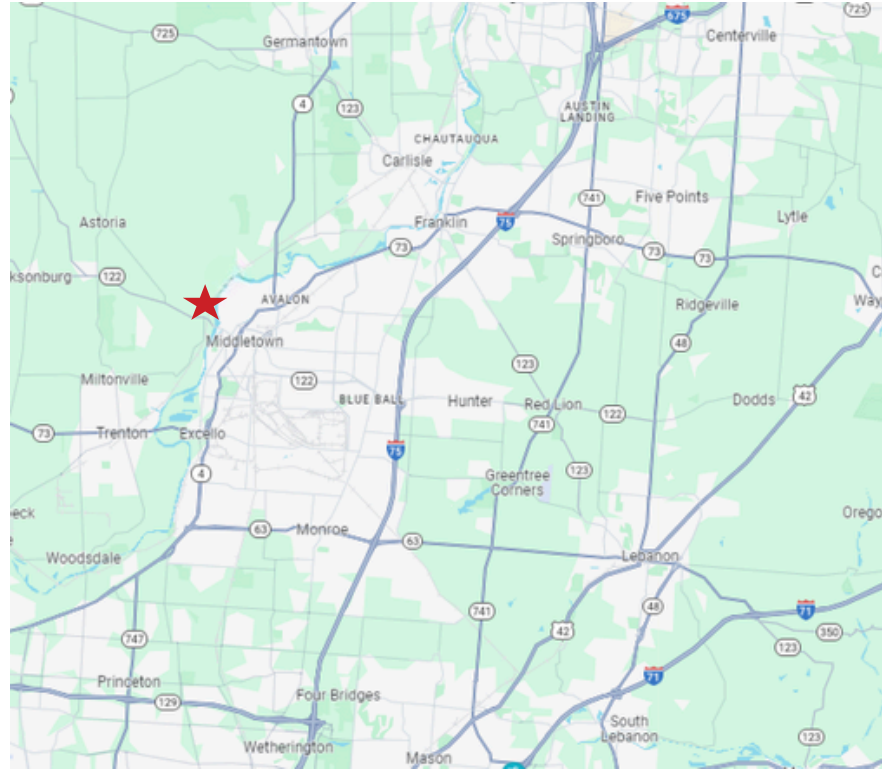
Property Details

Total SF:	85,160	Parcel ID:	06511027000008
Available SF:	34,250- 45,000		06511027000007
Office SF:	1,680	Sprinkler:	Wet
Acres:	4.07	Zoning:	I-1
Year built:	1978	Sale Price:	\$4,000,000 (\$46.97/ SF)
Clear height:	13'-21'	Lease Rate:	\$4.50 PSF NNN
Columns:	Varies	Est. Op Ex. :	\$1.15 PSF
Power:	1200A/480V/3 Phase		
HVAC:	Gas heat		
Docks:	4		
Drive In:	1		

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Advantages and amenities

- 5.3 mi to I-75
- Next door to Middletown Regional Airport



Floorplan

