

4111 Founders Blvd

Batavia, OH 45103

For Sale

100% Air Conditioned



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Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
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PROPERTY OVERVIEW

Total SF	42,801 SF
Office	8,393 SF
Acreage	7.646 Acres
Docks	3 docks
Drive-ins	2 (12' x 14') & (10' x 10')
Clear Height	20'
Floor Thickness	6" Estimated
Power	208/120 volt 3-phase 400amp +
Lighting	LED
Sprinkler	Wet
Construction Material	Tilt-up Concrete - Fully Insulated
HVAC	100% Air conditioned
Roof	Replaced in 2021 -TPO
Year Built	1998
Zoning	Union Township - M-1 (Industrial) & Batavia Township - I (Industrial)
Notes	Compressed Air

LOCATION DETAILS

- Parcel ID - 413112E226 & 032023B069
- Municipality - Union Township & Batavia Township
- Located in Clermont County
- Minutes to I-275 via Ohio Pike
- Minutes to OH-32 via Bach Buxton Rd
- Many nearby amenities



Sale Price: \$3,950,000 or \$92/SF +/-

EXTERIOR PHOTOS



OFFICE PHOTOS



WAREHOUSE PHOTOS



PROPERTY SURVEY

72⁰-30

Parcel No. 32-12E-11 Union Twp.
Parcel No. 20-23B-1 Batavia Twp.

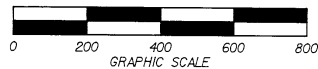
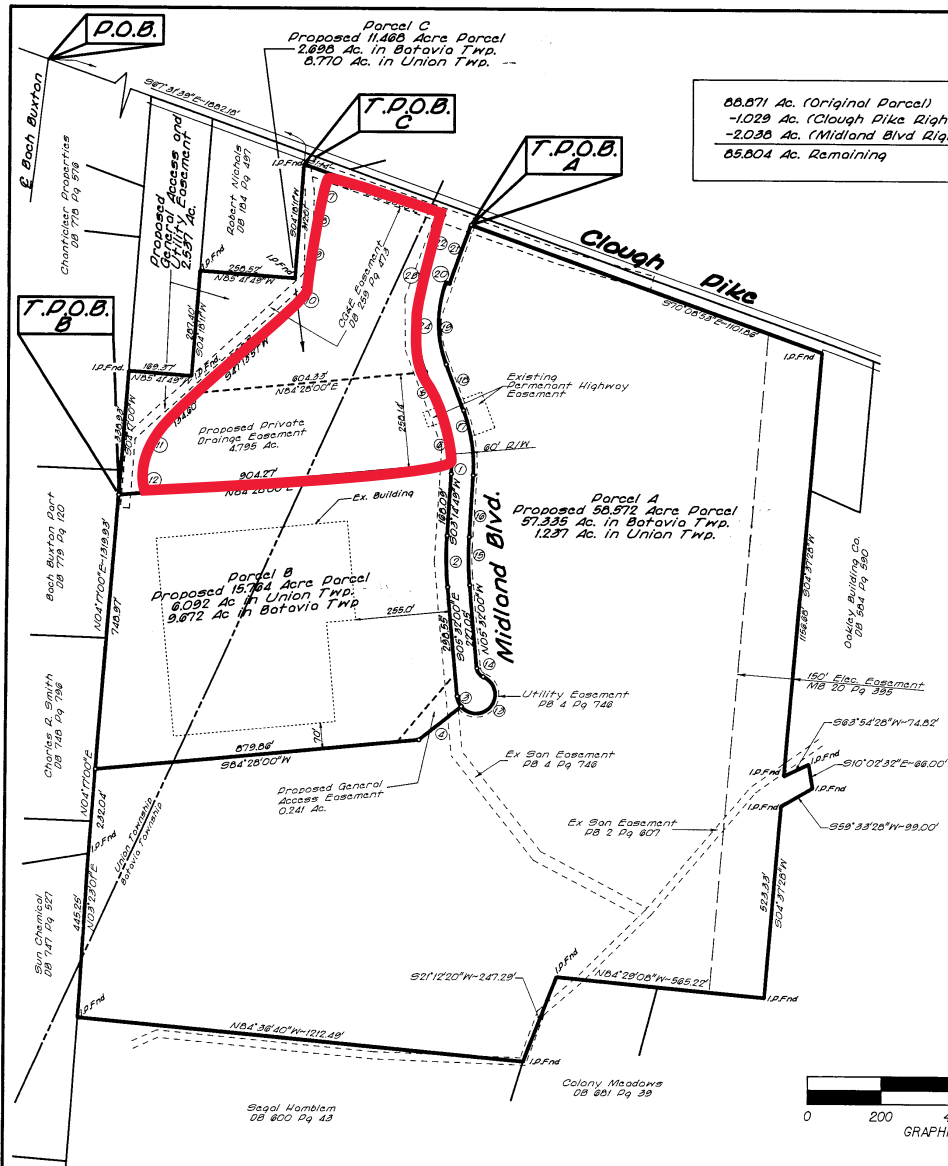
RECORD of SURVEY CS Crable Inc. 85.804 Acre Property

EDWARD STEPHEN'S MILITARY SURVEY No. 1761, 1762, 1763
UNION AND BATAVIA TOWNSHIPS
CLERMONT COUNTY, OHIO

SCALE 1"=200' October 11, 1993

88.871 Ac. (Original Parcel)
-1.029 Ac. (Clough Pike Right of Way)
-2.036 Ac. (Midland Blvd Right of Way)
85.804 Ac. Remaining

Line No.	Bearing	Distance	Radius	I	Arc
1	S01°18'18"W	28.03'	370.00'	9°52'37"	28.04'
2	S01°08'35"E	140.00'	918.00'	8°24'48"	140.02'
3	S22°17'32"E	28.00'	92.00'	33°23'36"	30.31'
4	S51°00'39"W	145.46'			
5	S20°47'34"E	133.65'			
6	S10°42'44"E	129.54'	370.00'	20°09'48"	130.21'
7	S19°51'07"W	100.00'			
8	S15°04'39"W	45.16'	178.00'	15°32'58"	45.21'
9	S04°10'11"W	136.42'			
10	S25°46'04"W	89.23'	122.00'	42°55'48"	91.41'
11	S25°30'59"W	130.23'	178.00'	42°58'57"	133.43'
12	S04°17'00"W	66.25'			
13	N48°09'39"E	100.50'	92.00'	208°40'02"	190.41'
14	N37°09'42"W	28.27'	28.00'	48°12'23"	30.31'
15	N01°06'36"E	180.90'	855.00'	06°46'48"	181.02'
16	N03°14'48"E	160.09'			
17	N06°48'22"W	179.10'	430.00'	24°02'23"	180.42'
18	N20°47'34"W	139.85'			
19	N00°28'19"W	222.77'			
20	S70°05'34"E	10.00'	920.00'	40°38'41"	227.00'
21	N19°51'07"E	170.36'			
22	S18°51'07"W	170.36'			
23	S70°05'34"E	10.00'			
24	S00°28'14"E	269.95'	300.00'	40°38'41"	269.57'



I hereby certify that this plot is a true and complete survey made under my direct supervision.

John D. Haley
John D. Haley, P.S. 6269

Documents Used:

Report of Midland Boulevard Plat Cabinet 4 Pg 746
(Basis Of Bearings)

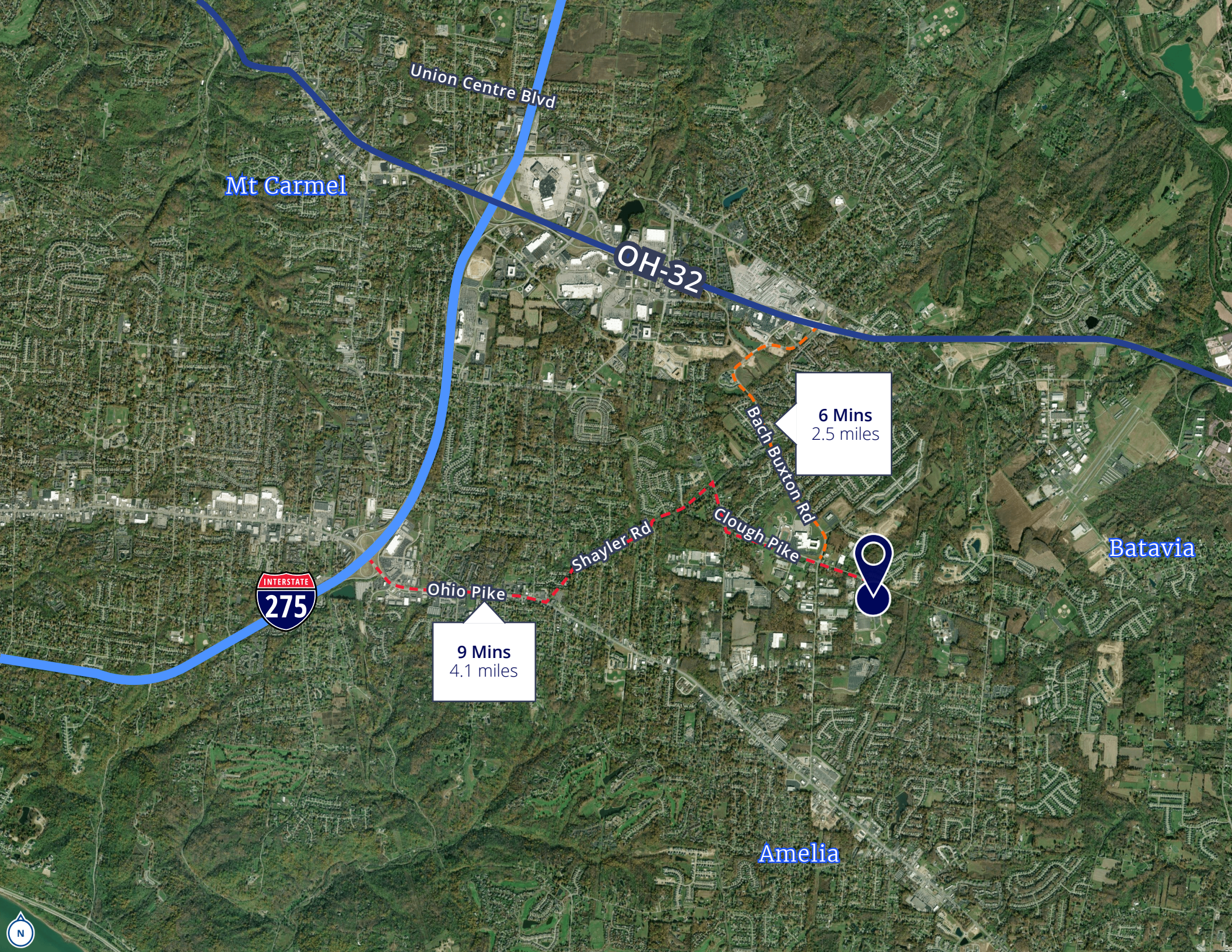
Legend:

• Indicates 5/8" Iron Pin Set

Note:

There is no evidence of occupation that conflicts with the boundary, unless otherwise noted.

	LOCKWOOD, JONES AND BEALS INC.	Job No. 949440
	1 CRENE POINT COURT SUITE 200 SHAWNEE, OHIO 43141 TEL: 513-772-7758 FAX: 513-772-7741	Sheet No. 1 of 1



Mt Carmel

Union Centre Blvd

OH-32



Ohio Pike

9 Mins
4.1 miles

Shayler Rd

Clough Pike

Bach Buxton Rd

6 Mins
2.5 miles



Batavia

Amelia





At Colliers, we are enterprising.

We maximize the potential of property to accelerate
the success of our clients and our people.

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