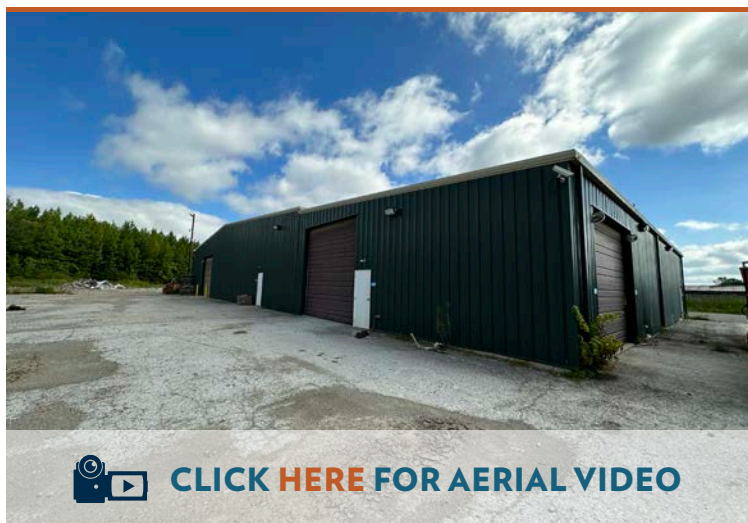




1318 & 1418 OAK LEAF RD. SARDINIA, OH 45171

AVAILABLE FOR SALE



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY HIGHLIGHTS



15,555 Total SqFt

- Former Cohen Recycling facility on 29+ acres multiple buildings with +/- 3-acre pond (former pay lake)
- Located in Sardinia with direct access to SR 32 with parcel located in Highland and Brown County
- Signage available at SR 32 and approximately 1,000' of frontage
- Equipment onsite negotiable items
- 25 miles from I-275 and 45 minutes from downtown Cincinnati CBD I-71/I-75
- Asking Price: \$895,000 – As is deal

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

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SARDINIA, OH

PROPERTY DETAILS

Total SqFt:	15,555
Warehouse Building SqFt:	13,080
Garage Building SqFt:	1,050
Office Trailer SqFt:	675
Office/Locker room Building:	750
Acreage:	29.642 acres
Clear Height:	12'-19' in warehouse building
Year Built:	Various years estimated 2000+
Type Construction:	Pre-engineering metal and/or pre-fab buildings
Lighting:	Fluorescent and LED's
Column Spacing:	25'x50'

Dock door:	None
Drive-in door:	Five (5) - 14'x14' in warehouse building and two (2) - 8'x8' in garage building
Sprinkler:	None
Electrical Service:	200+ amps & single phase
Heat:	None
Roof:	Metal
Truck court:	Concrete and asphalt
Restrooms:	Three (3) restrooms total in office/locker room building
Annual Taxes:	\$3,875

AERIAL VIEW



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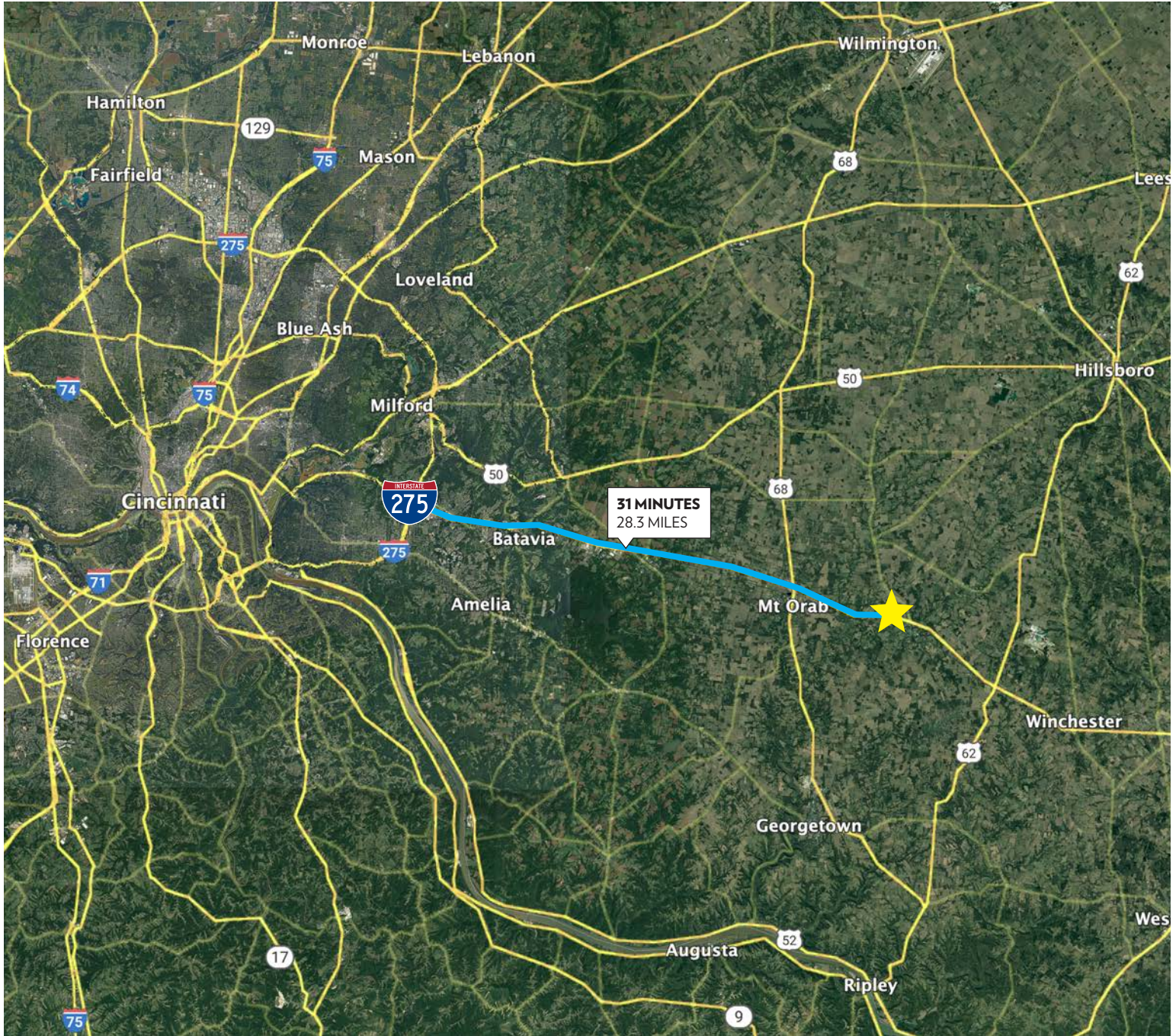
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DISTANCE MAP



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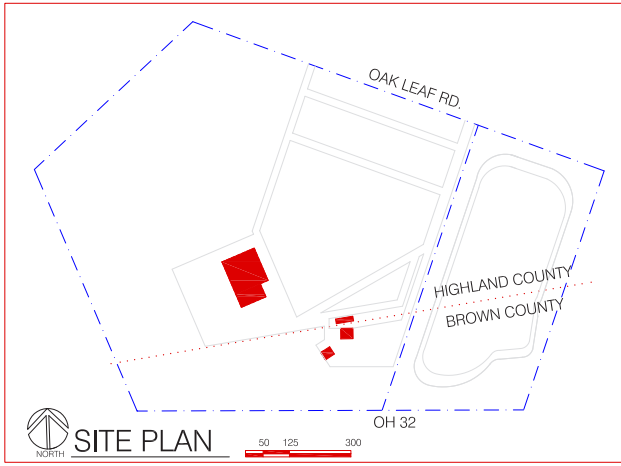
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FLOOR PLAN

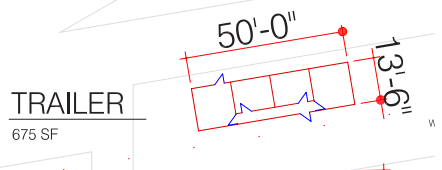


WAREHOUSE

13080 SF
12'-6" TO 19'-6" CLR. HT.
(5) 14X14 OH DOORS

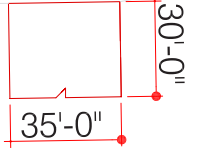


SITE PLAN



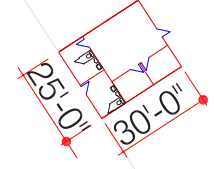
TRAILER

675 SF



SHED

1050 SF



RESTRM

750 SF

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ADDITIONAL PHOTOS



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