

4111 Founders Blvd

Batavia, OH 45103

For Sale

Colliers



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Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
Cincinnati, Ohio 45202
+1 513 562 2213

PROPERTY OVERVIEW

Total SF	42,801 SF
Office	8,393 SF
Acreage	7.646 Acres
Docks	3 docks
Drive-ins	2 drive-ins
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
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 1-275 via Ohio Pike
- Minutes to OH-32 via Bach Buxton Rd
- Many nearby amenities



Sale Price: \$4,500,000 or \$105/SF +/-

EXTERIOR PHOTOS



OFFICE PHOTOS



WAREHOUSE PHOTOS



PROPERTY SURVEY

TL 20-30

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

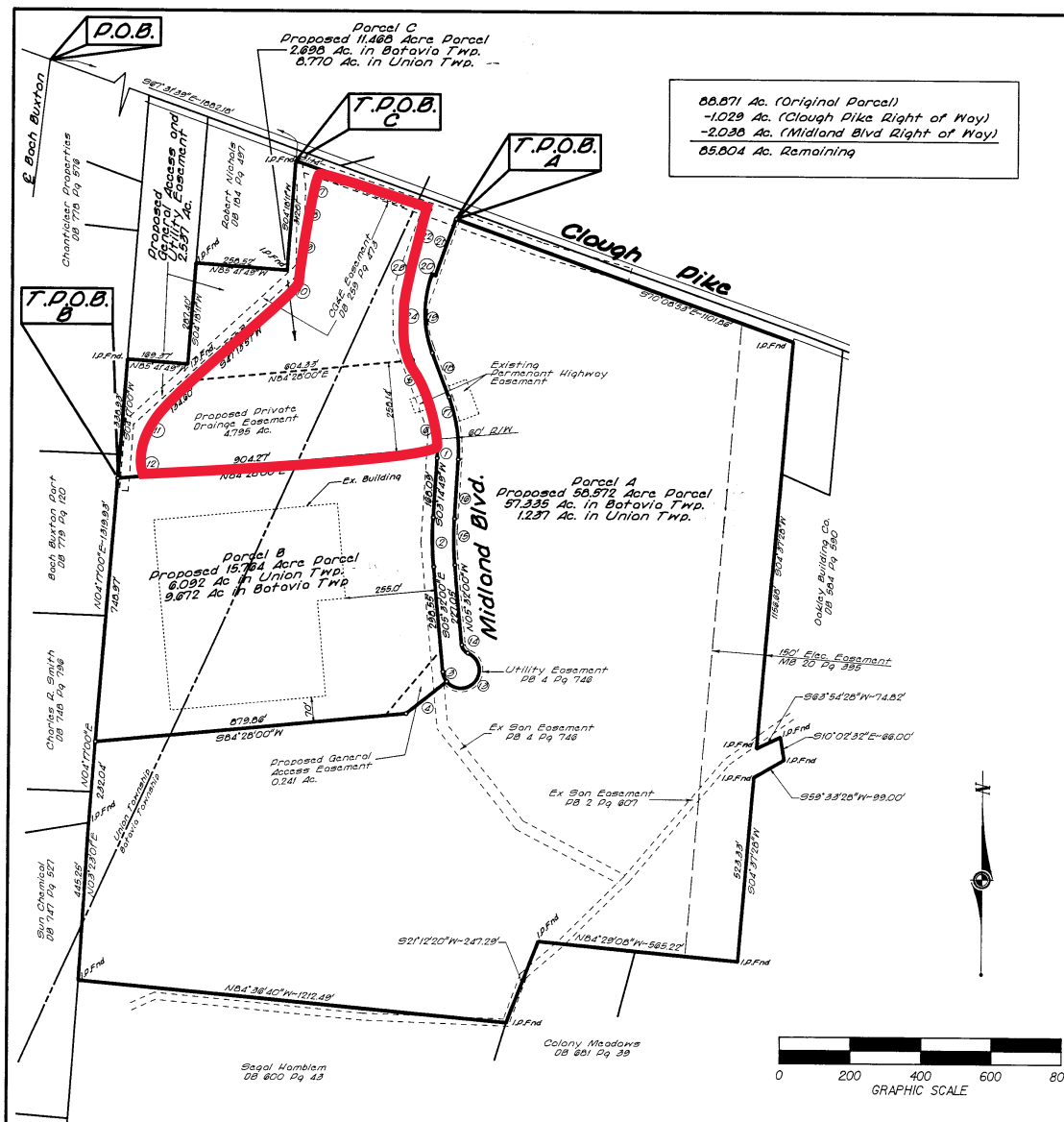
Line No.	Bearing	Distance	Radius	I	Arc
1	S01°18'18"N	28.03'	370.00'	9°52'37"	28.04'
2	S01°08'45"E	140.08'	918.00'	8°24'18"	140.32'
3	S22°17'32"E	28.00'	52.00'	33°13'36"	30.31'
4	S81°00'38"N	145.48'			
5	S20°47'34"E	133.68'			
6	S10°42'44"E	129.54'	370.00'	20°08'48"	130.21'
7	S19°51'07"N	100.08'			
8	S15°04'28"N	45.16'	178.00'	15°32'58"	45.31'
9	S04°10'11"N	136.42'			
10	S25°46'04"N	89.23'	122.00'	42°55'48"	91.41'
11	S25°30'59"N	130.23'	178.00'	42°58'57"	133.43'
12	S04°17'00"N	66.25'			
13	N34°06'36"E	100.50'	52.00'	20°48'02"	190.41'
14	N37°09'42"N	29.27'	28.00'	48°12'23"	30.31'
15	N01°06'36"N	130.80'	855.00'	06°46'48"	131.02'
16	N03°14'48"E	180.08'			
17	N06°48'22"N	179.10'	430.00'	24°02'28"	180.42'
18	N20°47'34"N	133.65'			
19	N00°28'19"N	222.27'			
20	S70°06'53"E	10.00'	330.00'	40°36'44"	227.00'
21	N18°51'07"E	170.36'			
22	S18°51'07"N	170.36'			
23	S70°06'53"E	10.00'			
24	S00°28'14"E	263.95'	360.00'	40°36'44"	269.57'

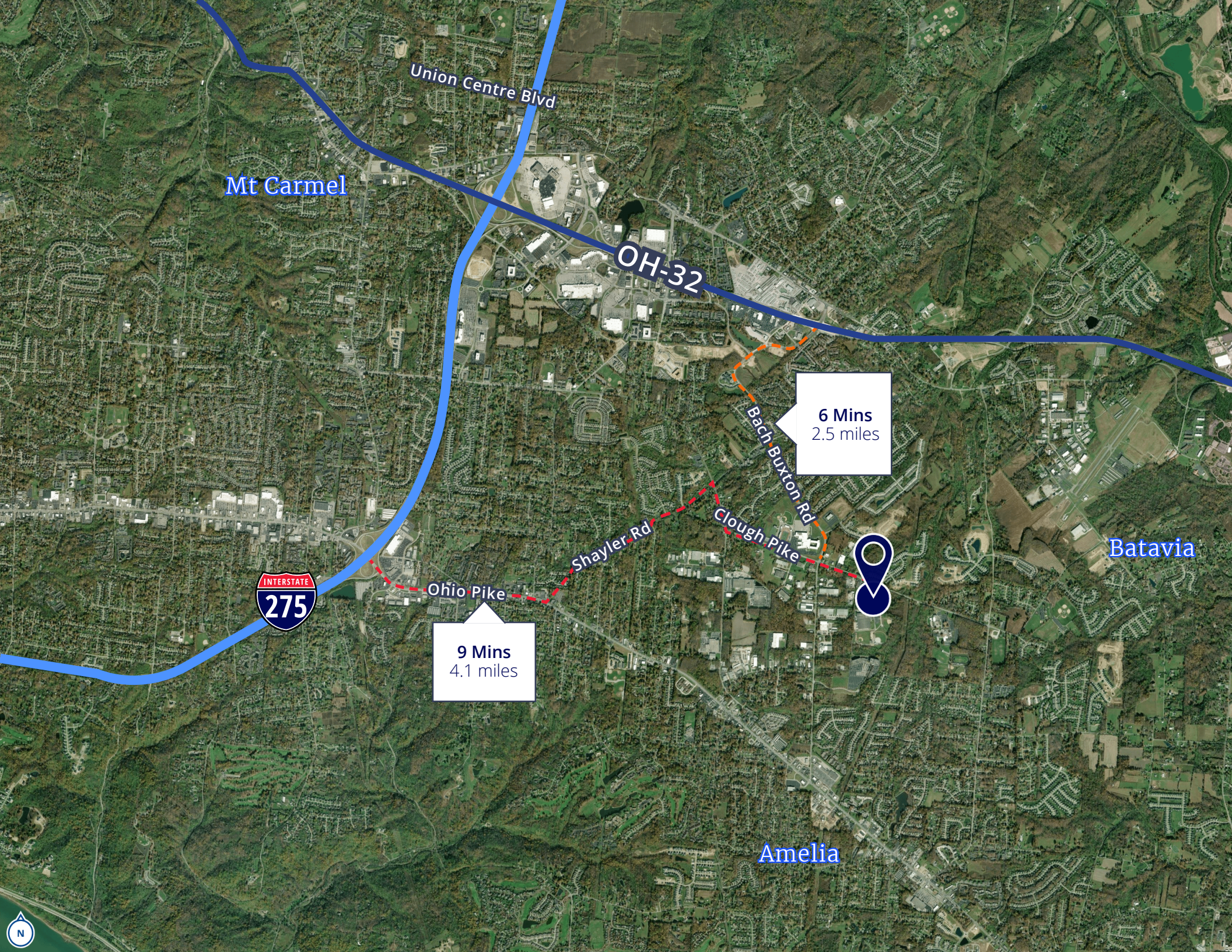
I hereby certify that this plot is a true and complete survey made under my direct supervision.

John D. Haley, P.S. 6269

LJB LOCKWOOD, JONES AND BEALS INC.
1 CRYSTAL POINT COURT SUITE 200
SHAWNEE, OHIO 43041 TEL: 513-772-7758 FAX: 513-772-7741

Job No.
949440
Sheet No.
1 of 1





Union Centre Blvd

Mt Carmel

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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