

11310 Southland Road
Forest Park, Ohio 45240

Available

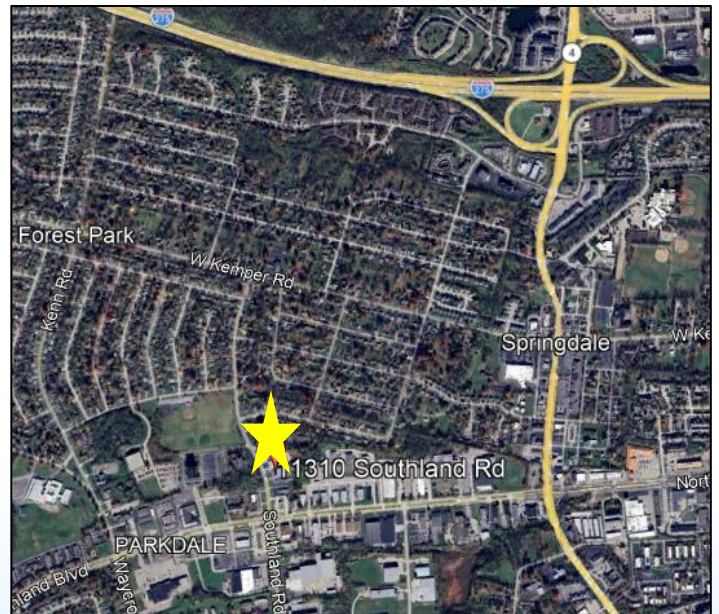


**≈8,100 SF OFFICE / WAREHOUSE
FOR SALE OR LEASE**

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PROPERTY FEATURES

- 8,100 SF for sale or lease
- 6,800 SF of warehouse; 1,300 SF of office
- Mezzanine area over the office (25' x 25')
- Five (5) finished offices
- Two (2) restrooms
- Eight (8) van level dock doors (8' x 12')
- One (1) large over-sized drive-in door (12' x 16')
- Situated on 1.027 acres (.5 acre rear fenced-in lot)
- **Lease Rate: \$7.50 PSF Gross**
- **Sale Price: Call Agent**



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PROPERTY SPECIFICATIONS

Location	11310 Southland Road, Forest Park, Ohio 45240 - Hamilton County, Ohio
Available SF	≈8,100 SF / 1,300 SF of office space
Warehouse Area	Bay #1: 2,840 SF - 6 garage doors; 2 doors are inoperable; LED lighting, heat only and 16' clear height Bay #2: 1,081 SF – 1 garage door (8' x 12'); heat only and 16' clear height Bay #3: 1,600 SF – 1 drive-In door (12' x 16'); heat only; 16' clear height; added 2012
Land	1.027 Acres (.5 acre rear fenced-in lot)
Year Built	1986 and addition 2012
Zoning:	M - Manufacturing
Construction	Concrete Block and Metal (fully insulated)
Drive-in Door	One (1) large over-sized (12' x 16') at rear of the building
Van Dock Doors	Eight (8) van level doors; 7 (8' x 12') and 1 (12' x 16')
Lighting	LED Lighting
Roof	GE silicone 20-year roof coating - 2026
Floors	Office – Laminate / Warehouse - Concrete
Heating	Natural Gas-Fired Units
Electric	200 Amps / 110/220 Volt / Single Phase 400 Amps / 220 Volt / 3-Phase
Miscellaneous	Five (5) finished offices; 380 transformer; alarm and camera systems and two (2) restrooms



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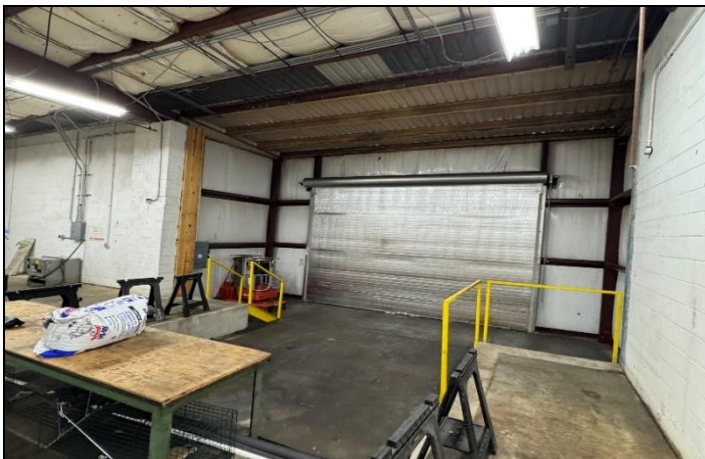
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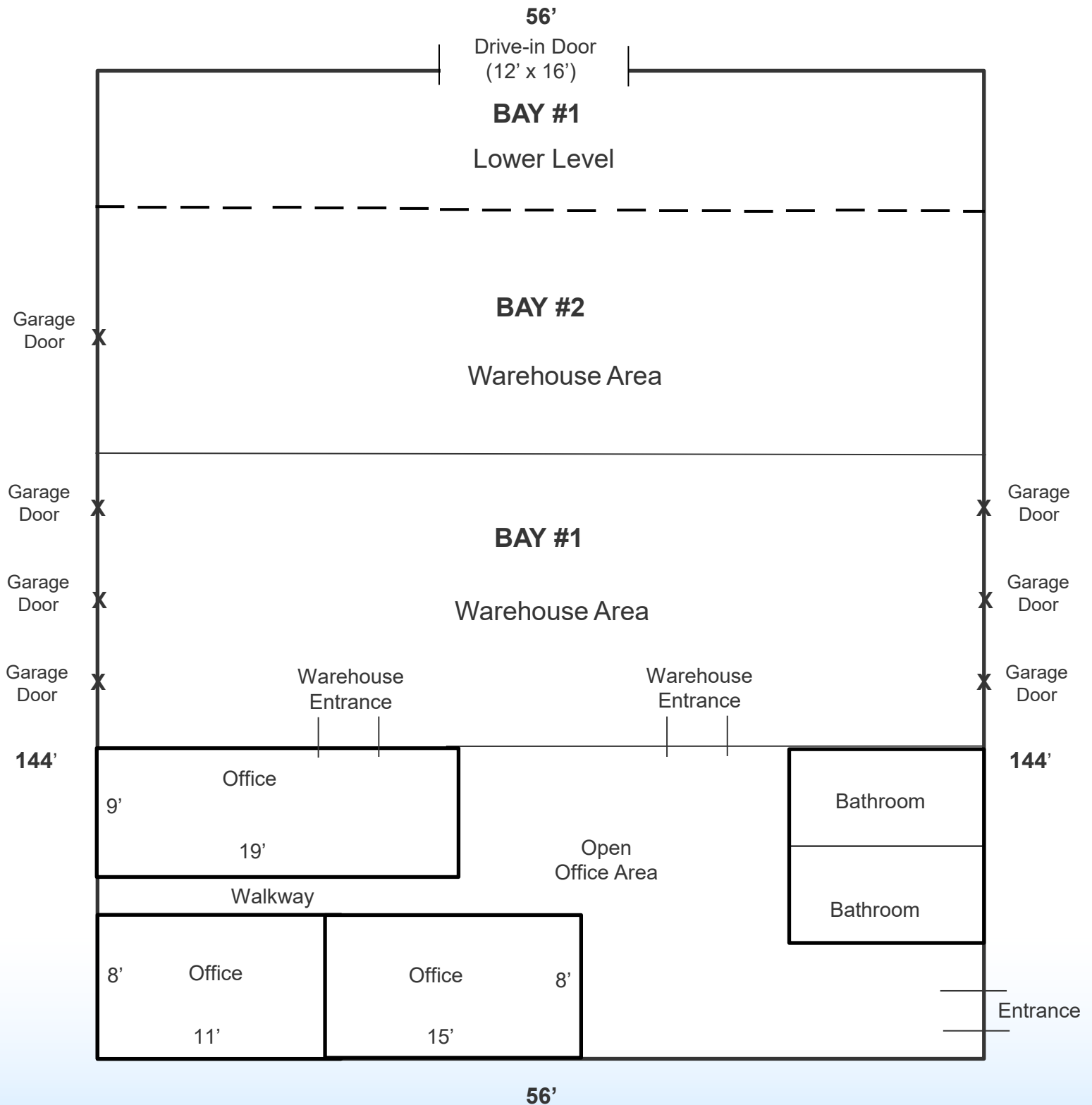
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Complete Architectural Drawings Available



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The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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