



**SqFt**  
COMMERCIAL

# 1800 CLAYTON AVE. MIDDLETOWN, OH 45042

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS



### 35,000 Total SqFt

- Located in City of Middletown with minutes to I-75
- Lease Rate: \$3.95/SqFt NNN + \$0.50/SqFt taxes/insurance
- Available for immediate occupancy
- Short term leases considered

[CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

**Total SqFt:** 35,000

**Warehouse SqFt:** 34,500

**Office SqFt:** 500

**Acreage:** Approximately 2.0 acres

**Clear Height:** 12'-14'

**Year Built:** 1950's

**Type Construction:** Masonry, concrete, and steel

**Lighting:** LED's

**Column Spacing:** 20'x20'

**Dock door:** One (1) - 10'x8'

**Drive-in door:** Four (4) - 7'x8', 2-10'x10', 10'x12'

**Sprinkler:** None

**Electrical Service:** 3-phase

**Heat:** Natural gas fired unit heaters

**Roof:** Rubber membrane

**Parking Lot:** 25+ spaces and surplus trailer parking

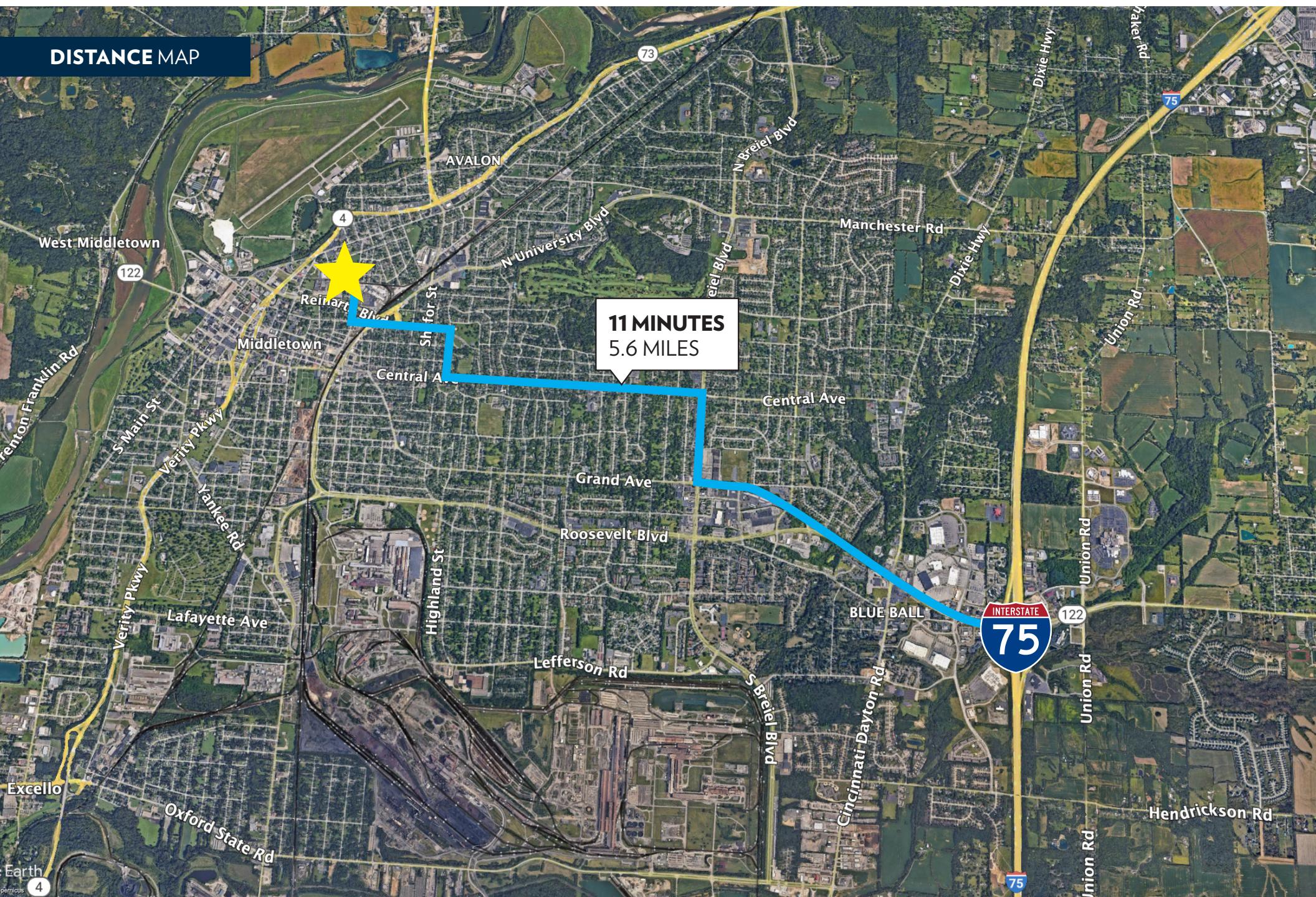
**Restrooms:** One (1)

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## DISTANCE MAP



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PARCEL OUTLINE



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