

INDUSTRIAL PROPERTY FOR SALE

1302 & 1320 STATE ROUTE 28

Miami Township, OH 45140

1302 SR-28
4 Suites
9,000 SF

1320 SR-28
2,200 SF

Street Signage
Available
along SR 28

22,249 (23) VPD

28



Paul Schmerge
pschmerge@lee-associates.com
D. 513.588.1107
C. 513.305.5690

Chas Cook
chas.cook@lee-associates.com
D. 513.588.1132
C. 513.884.2665

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL PROPERTY FOR SALE

1302 & 1320 STATE ROUTE 28

Miami Township, OH 45140



PROPERTY HIGHLIGHTS:

FOR SALE: ± 11,200 SF of industrial flex space

SALE PRICE: \$775,000

HIGHLIGHTS:

- Owner/user space or 100% leased
- Close access to I-275
- Extra land: Ability to expand building or yard space
- Gravel storage yard (partially leased)
- No local earnings tax
- No inside tours initially. Outside and parking lot tours are permitted.
- Rent roll available after completion of the CA

INDUSTRIAL PROPERTY FOR SALE

1302 & 1320 STATE ROUTE 28

Miami Township, OH 45140

FACT SHEET

Location: Miami Township, Clermont County	Parking: Gravel
1302 Building Size: ±9,000 SF (Suites A, B, C & D)	Restrooms: 9 Restrooms Total
1320 Building Size: ±2,200 SF	Heating: Gas Unit Heaters Throughout
Total Size: ±11,200 SF	Air Conditioning: Offices Only
Land: ±2.38 AC	Columns: None, Clearspan
Zoning: B-2 General Business	Lighting: Fluorescent, LED
Access to Expressways: 3 miles to I-275 (Exit 57)	Electrical Service: 220V
Year Built: 1981 (1320 SR-28) 1984 (1302 SR-28) 1988 (1302 SR-28 Expansion)	Floor Drains: Yes, in Suites A, B and D
Construction: 1302: Block 1320: Metal	Outside Security Lighting: Yes, owned & operated by tenants. Some with Cameras
Floor: Concrete	Gas & Electric: Duke Energy
Roof: 1302: Shingles and Metal, Pitched 1320: Metal, Pitched	Water & Sewer: Clermont County Water Works
Ceiling Height: Varies, 8'-12'	Parcel ID: 182403E379
Loading Facilities: 5 Drive-In Doors (1 per unit/sizes vary)	Annual Taxes: \$20,956 (\$1.86/SF)
	Sale Price: \$775,000

INDUSTRIAL PROPERTY FOR SALE

1302 & 1320 STATE ROUTE 28

Miami Township, OH 45140

