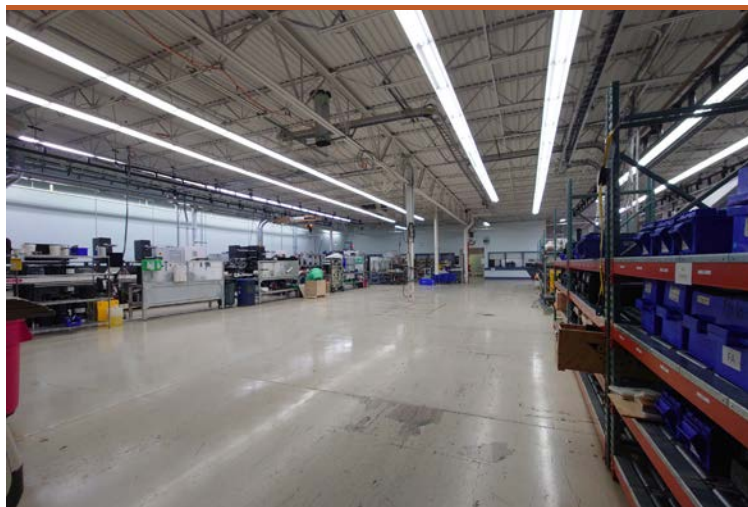




**5510 COURSEVIEW DR., MASON, OH 45040**  
AVAILABLE FOR SALE OR LEASE



**CLICK HERE FOR THE 360° TOUR**



**CLICK HERE FOR AERIAL VIDEO**

**PROPERTY HIGHLIGHTS**



**73,265 Total SqFt**

- Located in Mason, OH within 1 mile of I-71
- Corporate Campus Setting
- Heavy Power with busduct & compressed airlines throughout
- Employee amenities on site: gym, cafeteria, executive offices with restrooms & showers
- Site is over 7 acres with room for expansion
- 130 paved & striped car parks with room for expansion
- Link to zoning
- Asking price: \$5,000,000 (\$68/SF)
- Lease Rate: \$8.95/SF NNN

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# 5510 COURSEVIEW DR.

M A S O N , O H

## PROPERTY DETAILS

Total SqFt:	73,265
Plant Area SqFt:	62,665
Office SqFt:	10,600
Clear Height:	13'-15'
Type Construction:	Masonry/Block
Column Spacing:	30' x 35'
Acres:	7.84
Year Built:	1990
Lighting:	LED in Warehouse/Shop & Fluorescent in Office
Electrical Service:	480/277V, 3phase, 7,200amps
Dock doors:	Four (4) 9'x10' doors, two (2) with mechanical pit levelers
Drive-in door:	One (1) 8'x8' with ramp

Sprinkler:	Yes: wet system
Roof:	Rubber
HVAC:	100% HVAC throughout & chiller replaced in past 24 months
Parking Spaces:	130 striped spaces
Truck court:	130'+
Restrooms:	1 set (M & W) in office, 2 locker rooms in warehouse/shop
Assessed Value:	\$3,074,100 (\$43/SF)
Annual Taxes:	\$72,458.02 (\$1.02/SF)
Warren County Parcel ID:	1624480002
City of Mason Zoning:	HT-1: High Tech Light Industrial District

## AERIAL VIEW



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## DISTANCE MAP



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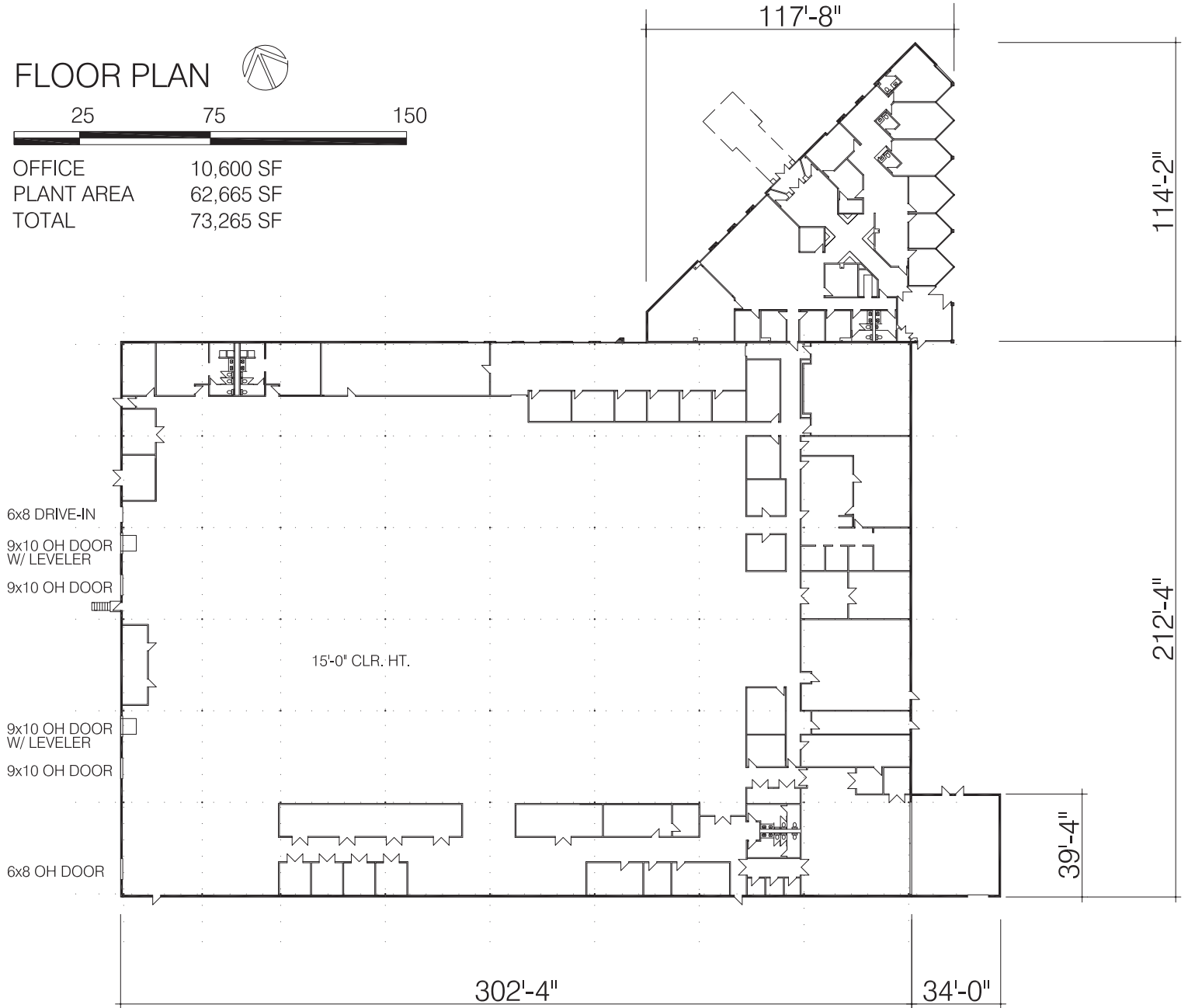
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## FLOOR PLAN

### FLOOR PLAN



OFFICE	10,600 SF
PLANT AREA	62,665 SF
TOTAL	73,265 SF



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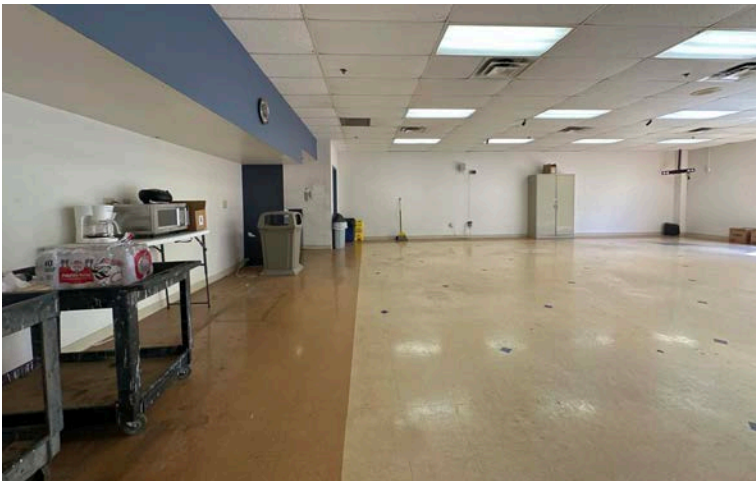
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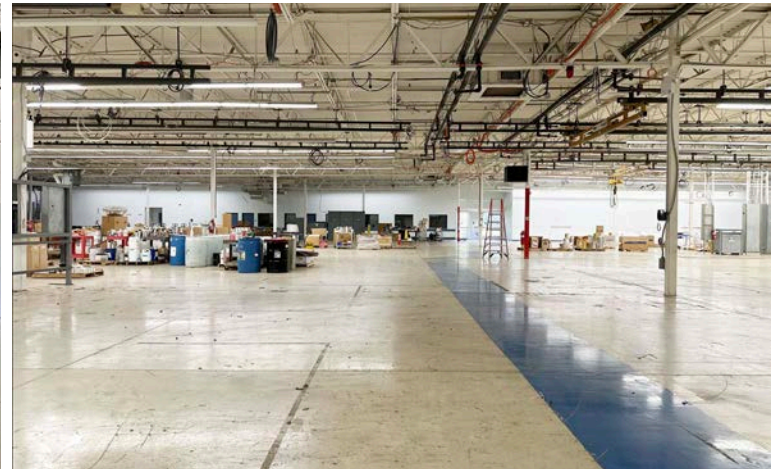
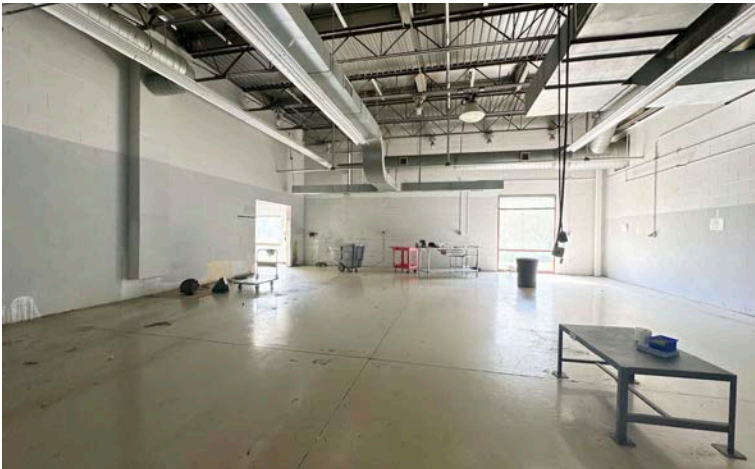
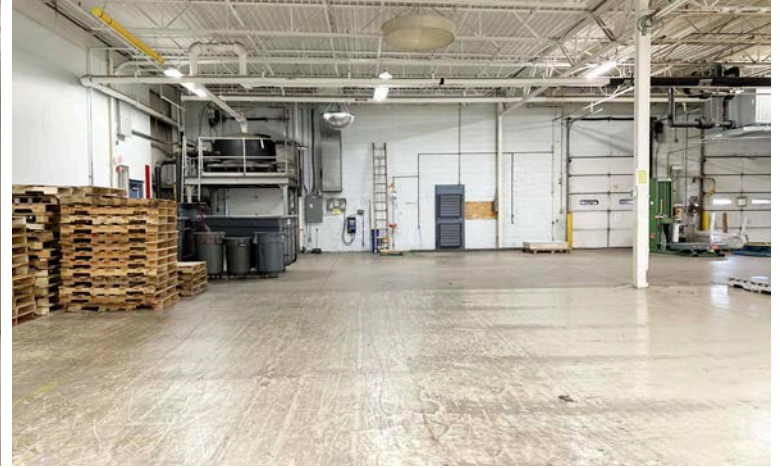
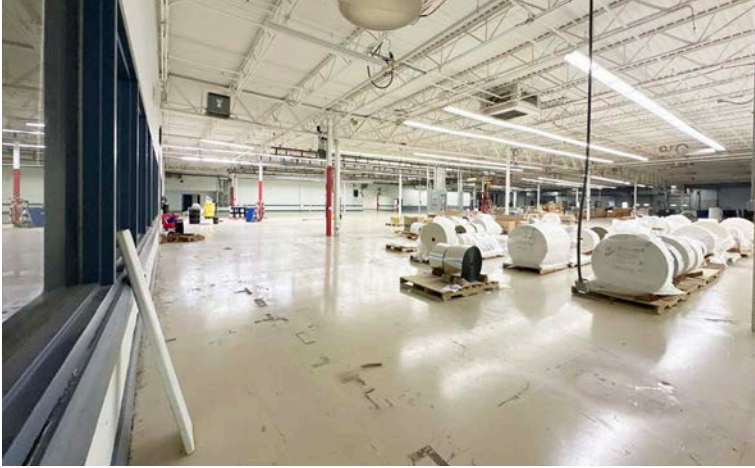
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