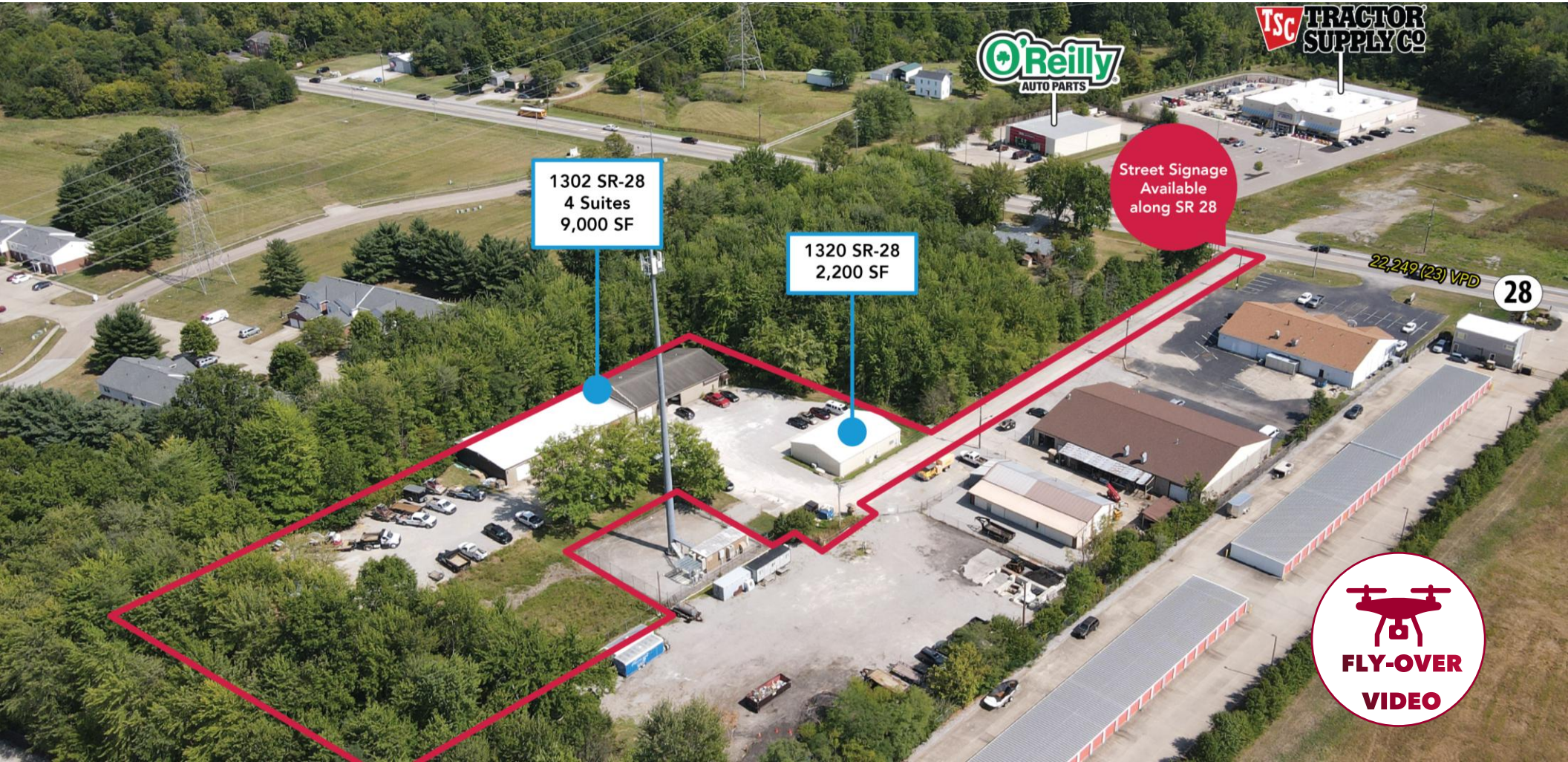


INDUSTRIAL PROPERTY FOR SALE OR LEASE

1302 & 1320 STATE ROUTE 28

Miami Township, OH 45140



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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
- Below market rents, leases expiring soon.
(Rent roll available after completion of the CA.)
- No inside tours initially. Outside and parking lot tours are permitted.

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FACT SHEET

1302 & 1320 STATE ROUTE 28

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

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