

INDUSTRIAL OFFICE/WAREHOUSE FOR SALE

7501 JACKS LANE

7501 JACKS LANE, CLAYTON, OH 45315



FOR SALE

KELLER WILLIAMS ADVISORS

5250 Far Hills Avenue Suite 100
Kettering, OH 45429



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

7501 JACKS LANE



OFFERING SUMMARY

PRICE:	\$1,200,000
BUILDING SF:	15,251
PRICE / SF:	\$91.14
OCCUPANCY:	Negotiated
LOT SIZE:	1.35 Acres
POWER:	480 Amp 3 Phase
RAIL ACCESS:	No
WAREHOUSE SF:	12,221

Property Description

Welcome to this versatile office/warehouse building located in Clayton, Ohio, situated on a spacious 1.35-acre lot. The property boasts ample parking with 30+ off-street parking spaces, providing convenience and accessibility for employees and visitors alike.

Spanning 15,251 square feet, the building includes 3,030 square feet of well-appointed office space and 12,221 square feet of heated warehouse space. Two 14' overhead doors offer drive-thru access to the warehouse area, optimizing workflow and logistics efficiency.

One of the standout features of this property is its 22-foot clear height ceilings at the center point of the building, offering generous vertical space for storage, equipment, and operations. This height advantage enhances the building's versatility and functionality for various business needs.

PROPERTY HIGHLIGHTS

- .75 mile to Interstate 70
- Utilities: Well, Septic, natural gas, electric
- 480 amp 3 phase electric
- (2) 14' Overhead Doors
- (3) 12' Overhead doors
- Ample off-street paved parking
- Metal Roof rated at 110 mph wind speed

PROPERTY SUMMARY

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Property Summary

Building SF:	15,251
Office Space	3,030
Warehouse Space	12,221
Lot Size:	1.35 Acres
Parking:	Paved
Price:	\$1,390,000
Year Built:	2003
Zoning:	Commercial Warehouse

Property Overview

One of the standout features of this property is its solid construction, featuring masonry block and metal siding. This construction type ensures durability and longevity, providing a reliable and secure environment for business operations. Metal Roof designed to with stand wind speeds of 110 mph.

Location Overview

Conveniently located just 0.75 miles away from Interstate 70, this property combines accessibility, functionality, and specialized capabilities to meet a wide range of business requirements.

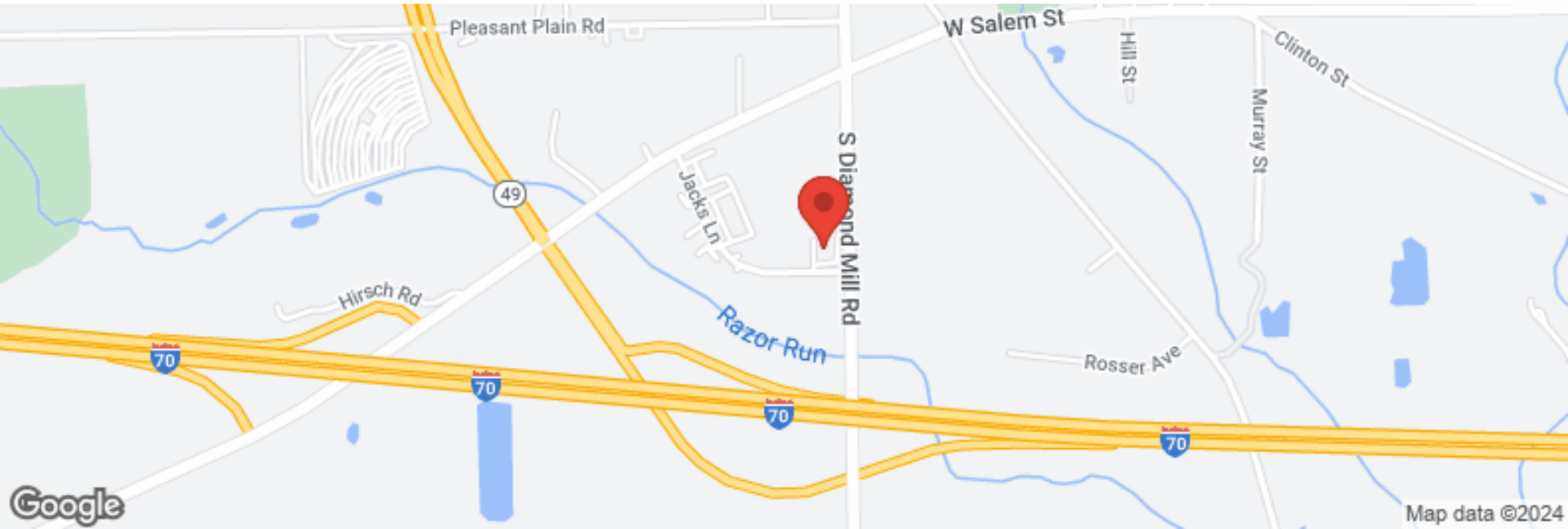
AERIAL MAP

7501 JACKS LANE



LOCATION MAPS

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DISCLAIMER

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