

Office/Warehouse Bldg. Available

Amelia, OH

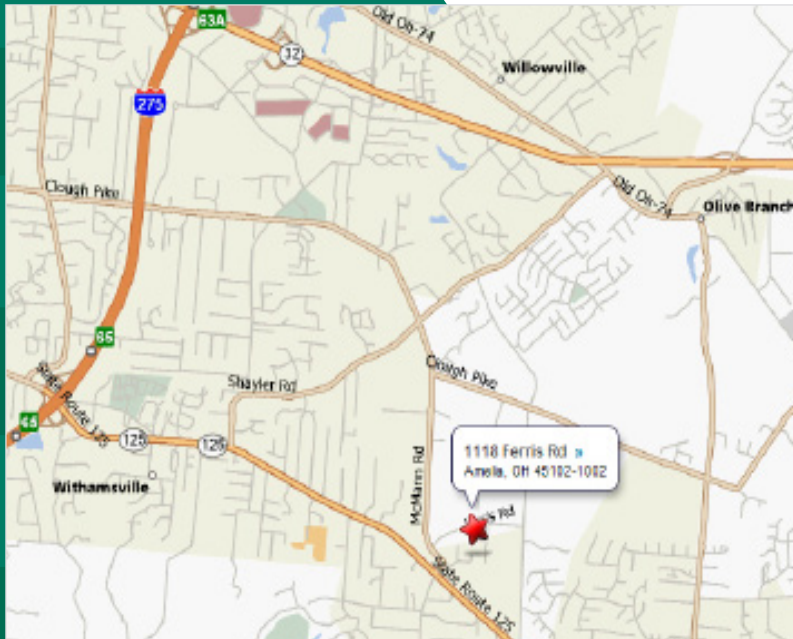


FEATURES

- **1,700 SF Office for Lease/Master Suite**
- **1,000 SF Office for Lease/Suite 200**
- 14'-16' clearance height
- 2.6 miles from I-275
- **Located in Union Township - No Earnings Tax!**

LOCATION

**1118 Ferris Road
Amelia, Ohio 45102**



CONTACT

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513/769-2505

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



EVEREST
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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

1118 Ferris Road

Square Footage:	9,800 Total SF 1,700 SF Office Available for Lease/Master Suite - Four private offices - Very large area for light production, assembly, or general office 1,000 SF Office Available for Lease/Suite 200
Office Area:	7,250 SF
Warehouse Area:	2,550 SF
Land Size:	2.1 Acres
Date of Construction:	1988
Type of Construction:	Pre-engineered metal
Zoning:	M-1 Industrial
Clearance Height:	14'-16'
Floor:	Concrete
Drive In Doors:	(2) 12'x12' with (2) platforms and (1) with dock
Roof System:	Pre-engineered metal
Restroom:	(1) Men; (1) Women; (1) Unisex with shower
Heat & A/C:	Office: Newer Central HVAC - Dual fuel gas pump Warehouse: Gas unit heaters
Parking:	59 spaces plus large gravel area in the side yard
Electric:	208 volt (3) phase 400 amps 100% LED Lights Converted inside and out
Miscellaneous:	Classroom, Kitchen, Shower, Fenced Graveled and Gated Rear Lot, Sliding Gate 20' + Opening
2021 Annual Taxes:	\$14,500 (estimated)
Annual Insurance:	\$2,500 (estimated)
Lease Rate:	\$12.75 PSF (NNN)



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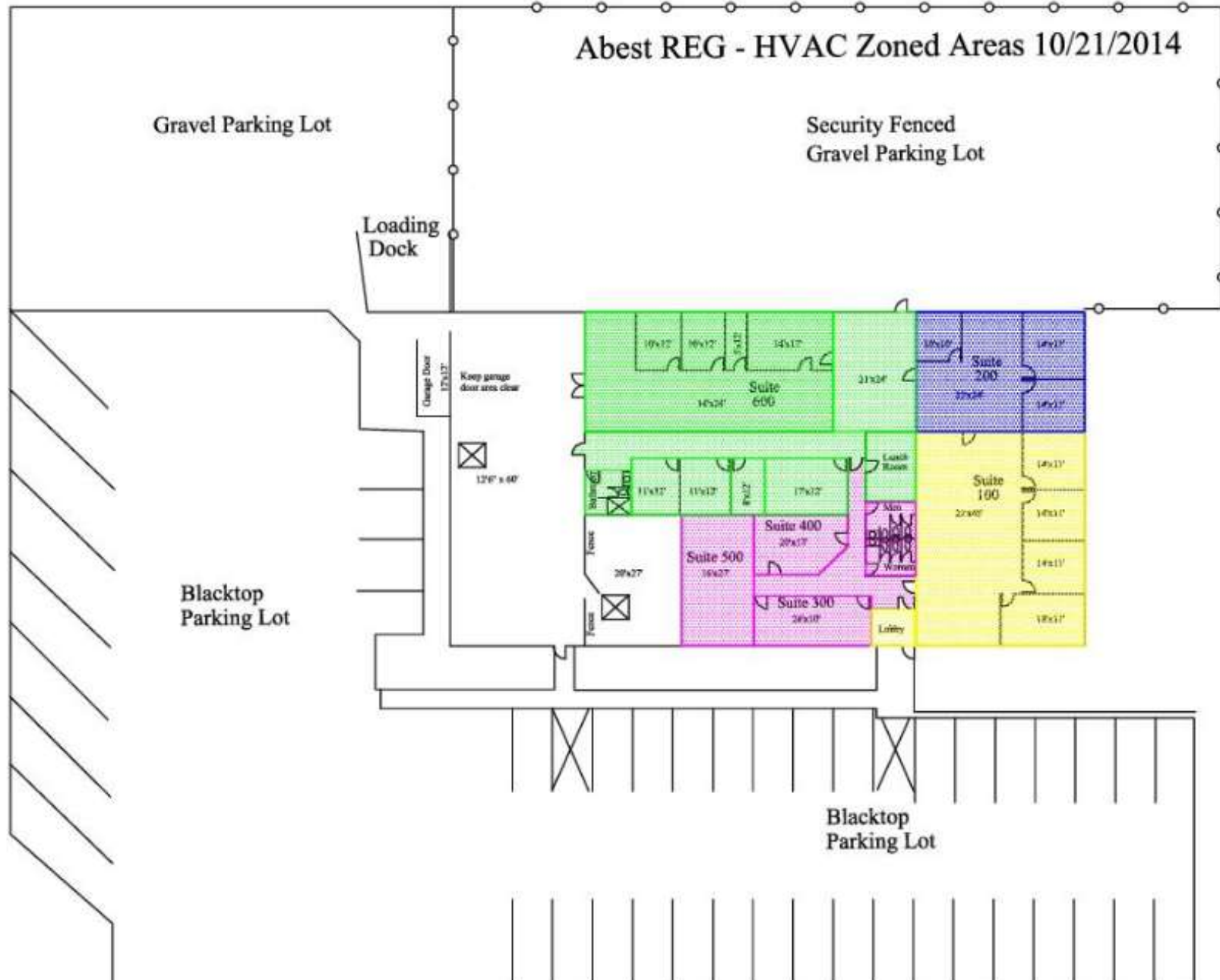
FOR MORE INFORMATION, CONTACT:

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Abest REG - HVAC Zoned Areas 10/21/2014



Abest REG, 1118 Ferris Road, Amelia (Cincinnati), Ohio 45102-1002
Zoned M-1 Restricted Industrial - 2.176 Acre Lot #5
(Not to scale)