

INDUSTRIAL BUILDING FOR SALE

7234 BLUE ASH ROAD

Cincinnati, OH 45236



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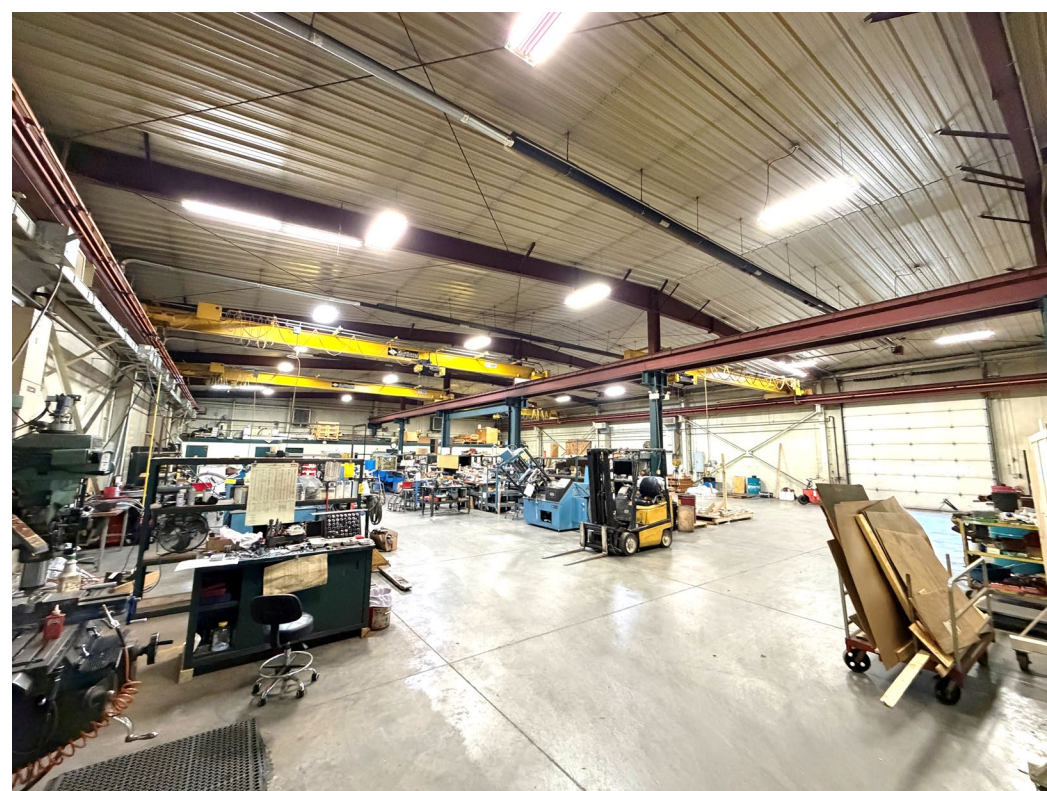
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AVAILABLE: ± 43,392 SF | 1.44 Acres

PRICING: \$2,150,000 (\$49/SF)

PROPERTY HIGHLIGHTS:

- Excellent manufacturing facility
- 10+ cranes, up to 5 tons
- 4 drive-in / grade level doors & 1 dock door
- Minutes from I-71 & SR-126

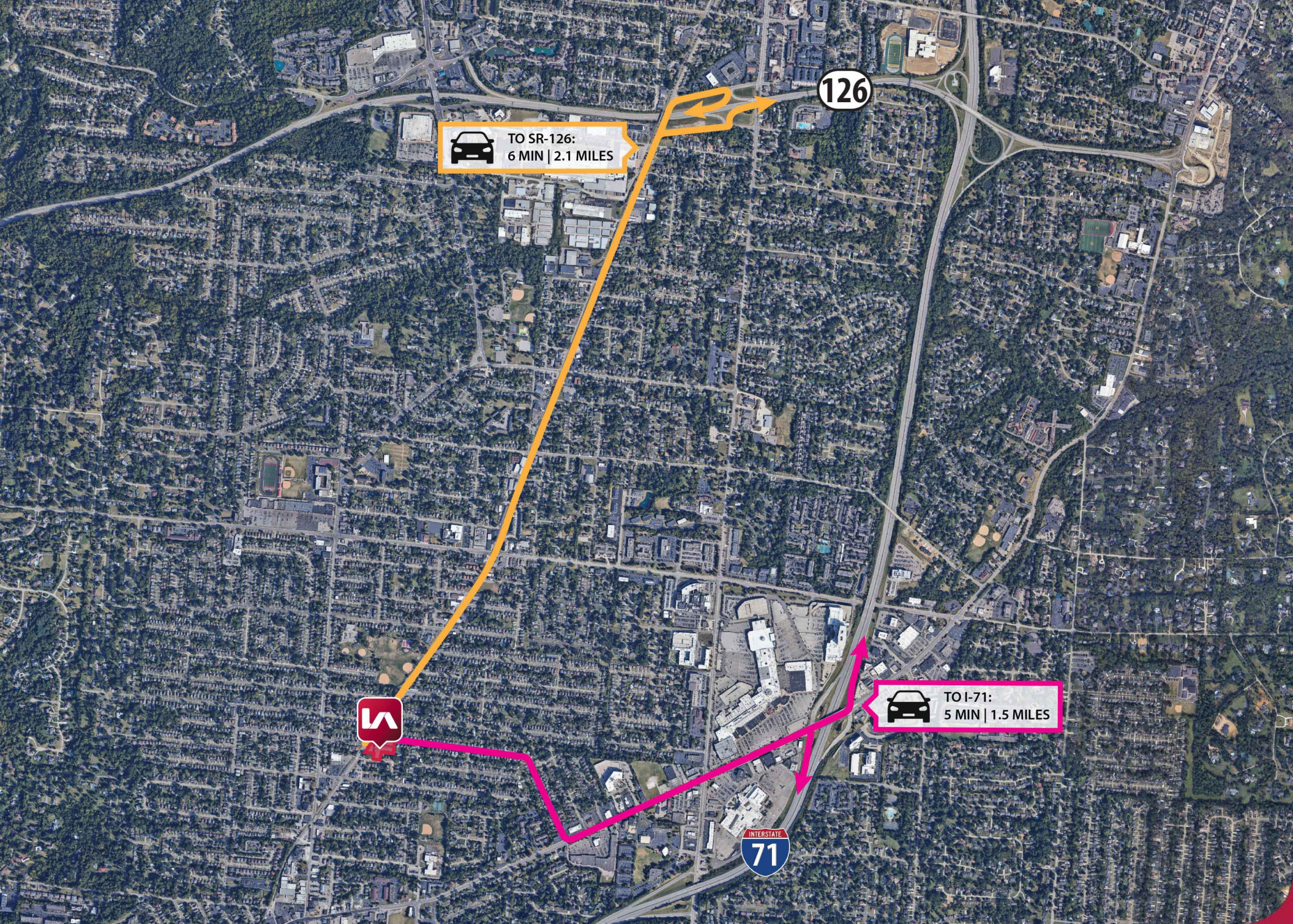


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FACT SHEET

Location:	Deer Park, Hamilton County	Compressed Airlines:	Throughout
Total Building Size:	± 43,392 SF (not including mezzanine)	Sprinklers:	None
Office Size:	± 8,000 SF - 2 floors (± 1,300 SF shop office not included)	Air Conditioning:	Office & partial warehouse
Mezzanine:	± 6,000 SF (11'9" clear under)	Heating:	Radiant heaters throughout
Land:	1.44 Acres	Restrooms:	Seven (7) total
Zoning:	MUB (Mixed Use Business)	Parking:	17 lined spaces Entire lot is concrete 40+ spaces on Blue Ash Road
Access to Expressways:	I-71: 1.5 miles, 5 minutes SR-126: 2.1 miles, 5 minutes	Lighting:	T-5, T-8
Year Built:	1903; additions in 1974, '92, '95, '97	Windows:	Office only
Construction:	Brick, insulated block, wood & steel	Outside Security Lighting:	Yes
Column Spacing:	Varies, mostly clearspan craneways Annex – 38.5' x 24'	Ventilation Fans:	Yes
Roof:	Multiple – galvanized metal & shingles, sloped & pitched	Electrical Service:	Heavy Power Buss ducts throughout
Floor:	Concrete (mostly 9+” thick)	Water & Sewer:	MSD
Clear Height:	Varies, 16'-22.5'	Auditor's Information:	609-0011-0001-00
Loading Facilities:	4 drive-ins (14'H x 16'W, 12'H x 10'W, 11.5'H x 10'W, 14'H x 14'W) 1 covered platform dock door w/ pit leveler	Available:	Immediately
Cranes:	10+ cranes (1 ton – 5 tons)	Sale Price:	\$2,150,000 (\$49/SF)



 TO SR-126:
6 MIN | 2.1 MILES

 TO I-71:
5 MIN | 1.5 MILES