



# 125 CITY CENTRE DR.

CINCINNATI, OH 45216

AVAILABLE FOR SALE OR LEASE

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## PROPERTY HIGHLIGHTS



### 6,800 Total SqFt

- Located in City of Cincinnati / Springfield Township at I-75 / Paddock Rd. interchange
- I-75 frontage & visibility and signage (with permit)
- Approximately 1-acre of useable outdoor storage fully fenced and gated
- 15'x20' outdoor/covered wash bay with grease trap with permit
- +/- 250-gallon diesel fuel tank and two (2) 8'x40' containers available
- Current Highlift Equipment Facility
- Asking Price: \$1,550,000 (\$228/SqFt)
- Asking Lease Rate: \$12,000/month NNN (\$21.25/SqFt NNN) + all operating expenses



[CLICK HERE FOR AERIAL VIDEO](#)

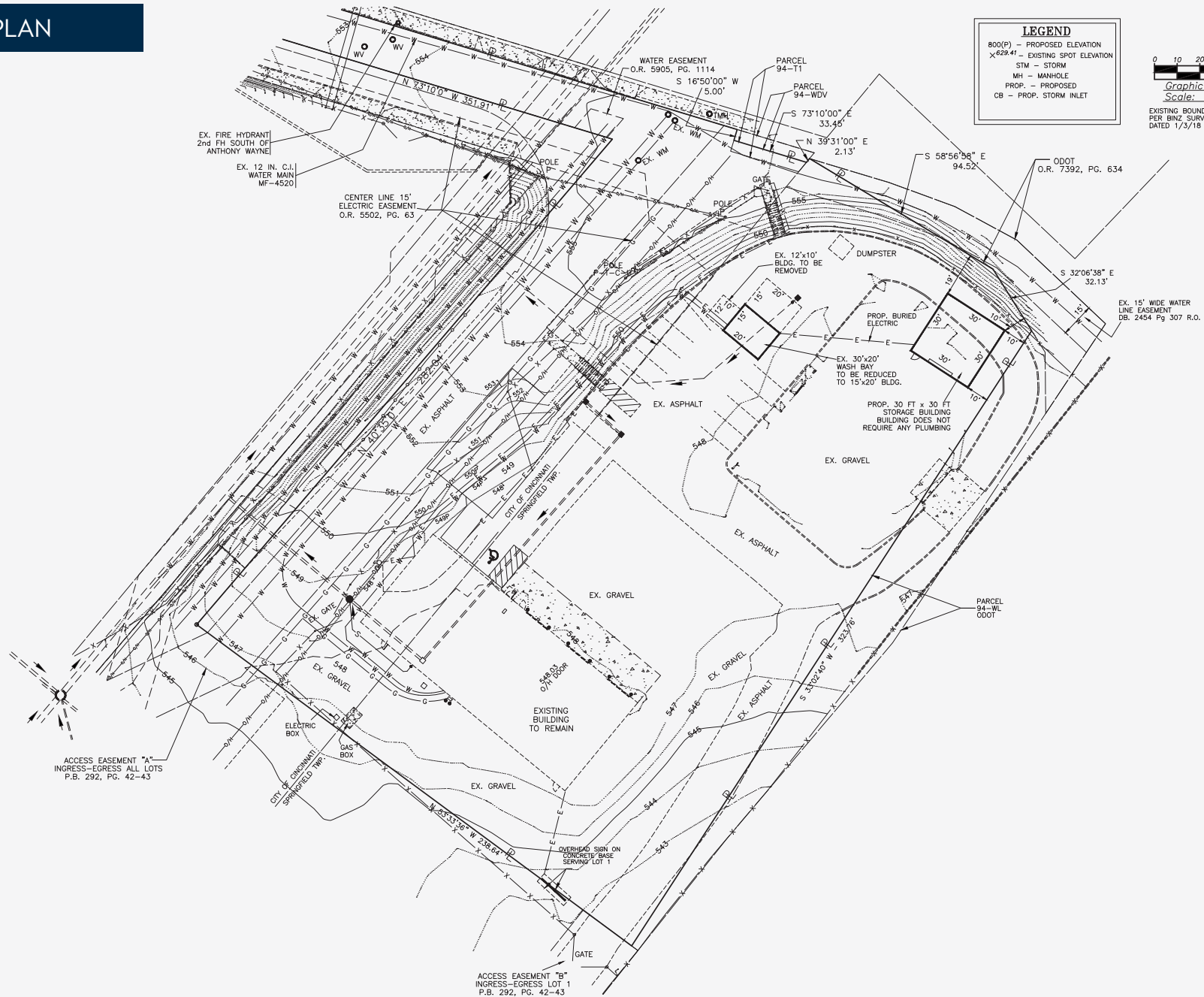
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## PROPERTY DETAILS

Total SqFt:	6,800
Outbuilding SqFt:	900 (30'x30')
Warehouse SqFt:	3,543 - Mezzanine above 12'x15'
Office SqFt:	2,375 - Mezzanine above 12'x30'
Acreage:	2.33 acres (~1.00 acre is street/site access)
Clear Height:	14'-16'
Year Built:	2018
Type Construction:	Butler Mfg. - Pre-engineered metal, fully insulated
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	Exterior loading dock
Drive-in door:	One (1) 12'x12' in outbuilding + Three (3) in main warehouse; 2 - 12'x12' and 1 - 12'x14'
Sprinkler:	None
Electrical Service:	Approximately 400-amps, 208/120-volt, single phase/3-phase
Heat:	Natural gas-fired unit heaters. New HVAC in office
Roof:	Metal standing seam
Truck court:	Concrete, asphalt, and gravel
Parking Lot:	25+ spaces
Restrooms:	One (1) set in office and One (1) single in warehouse
Assessed Valuation:	\$613,800
Annual Property Taxes:	\$19,730/year
Hamilton County Parcel ID's:	242-0002-0101-00, 242-0002-0108-00, 590-0062-0270-00

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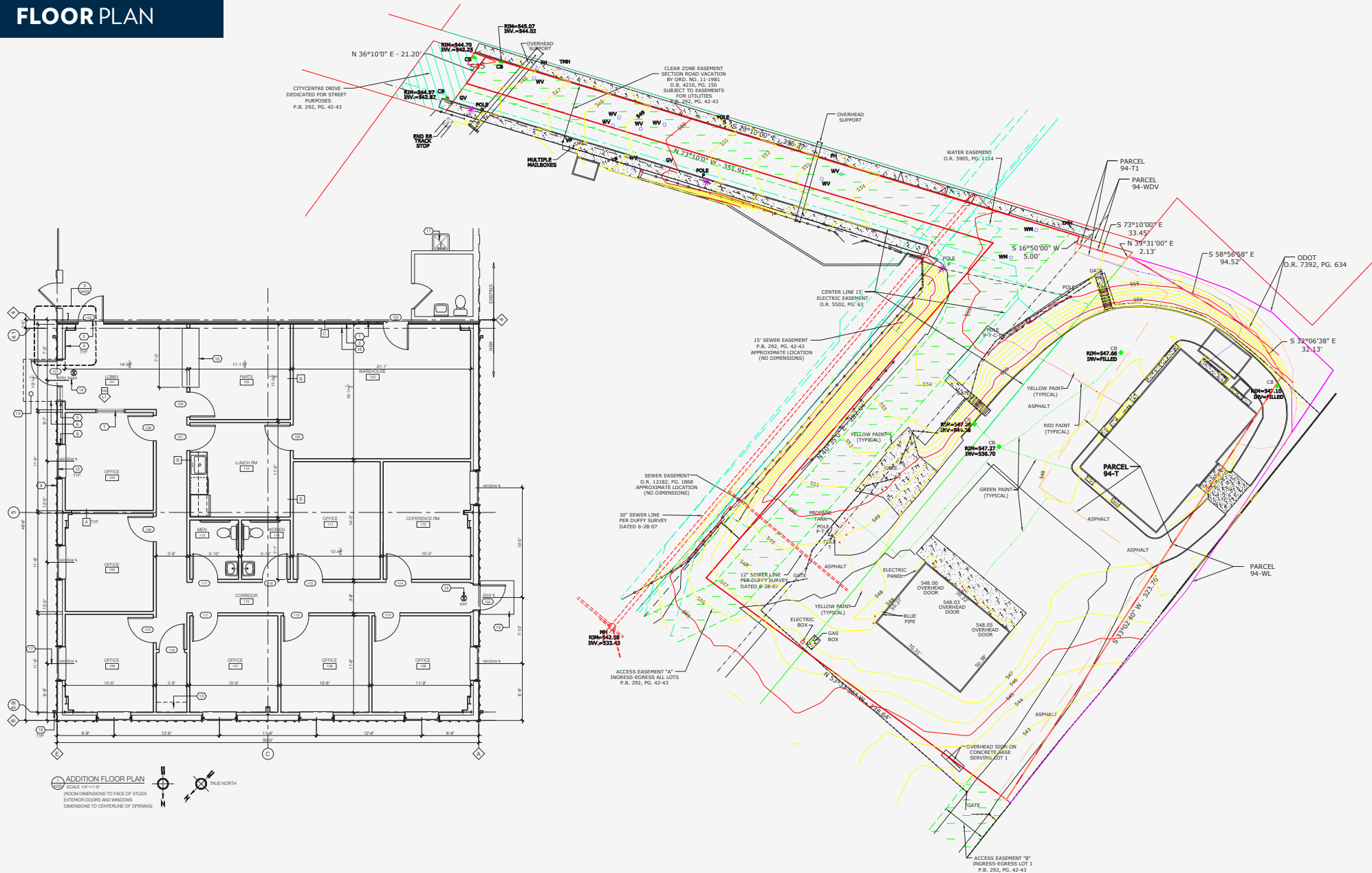
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## FLOOR PLAN





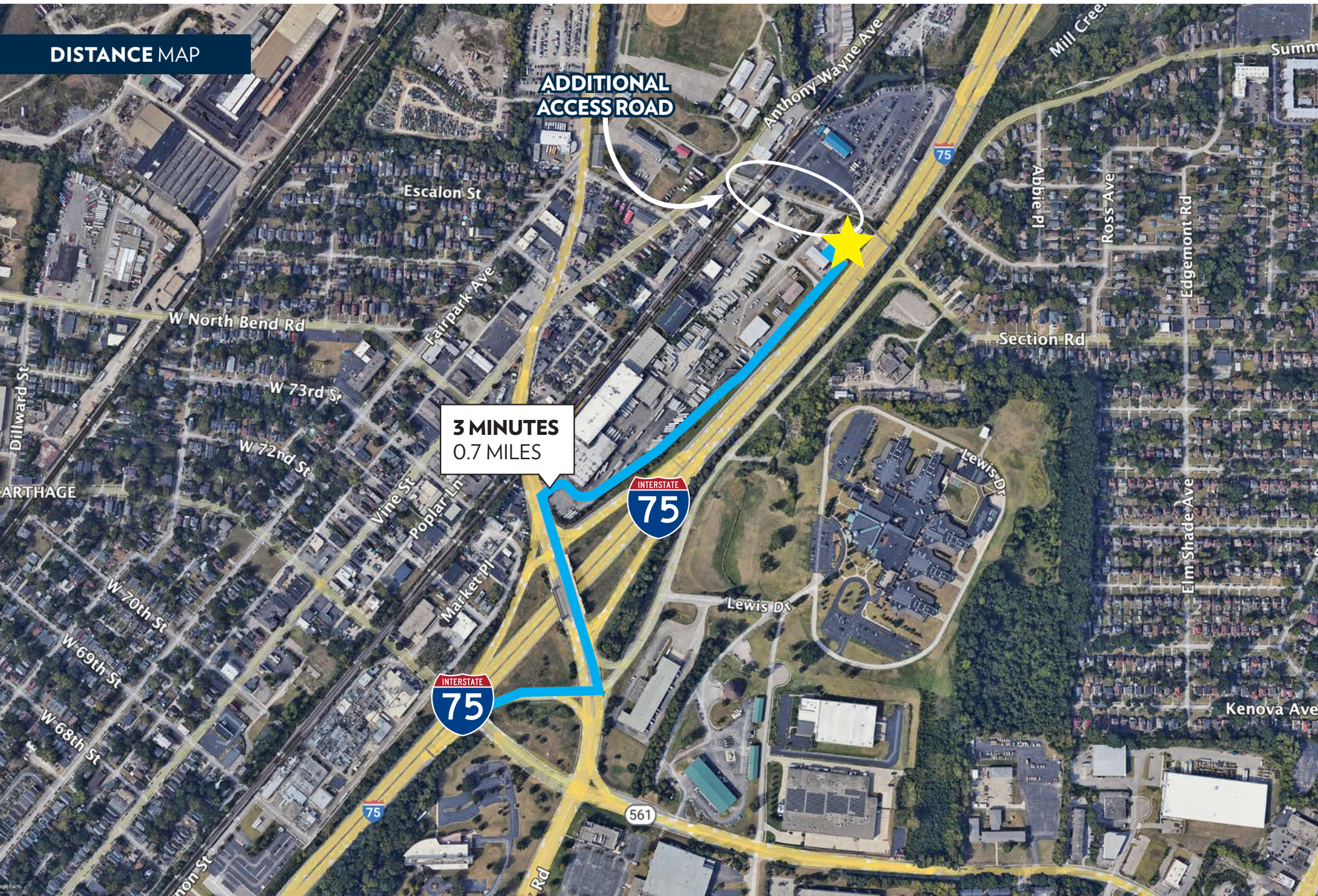
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## DISTANCE MAP





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## PARCEL OUTLINE

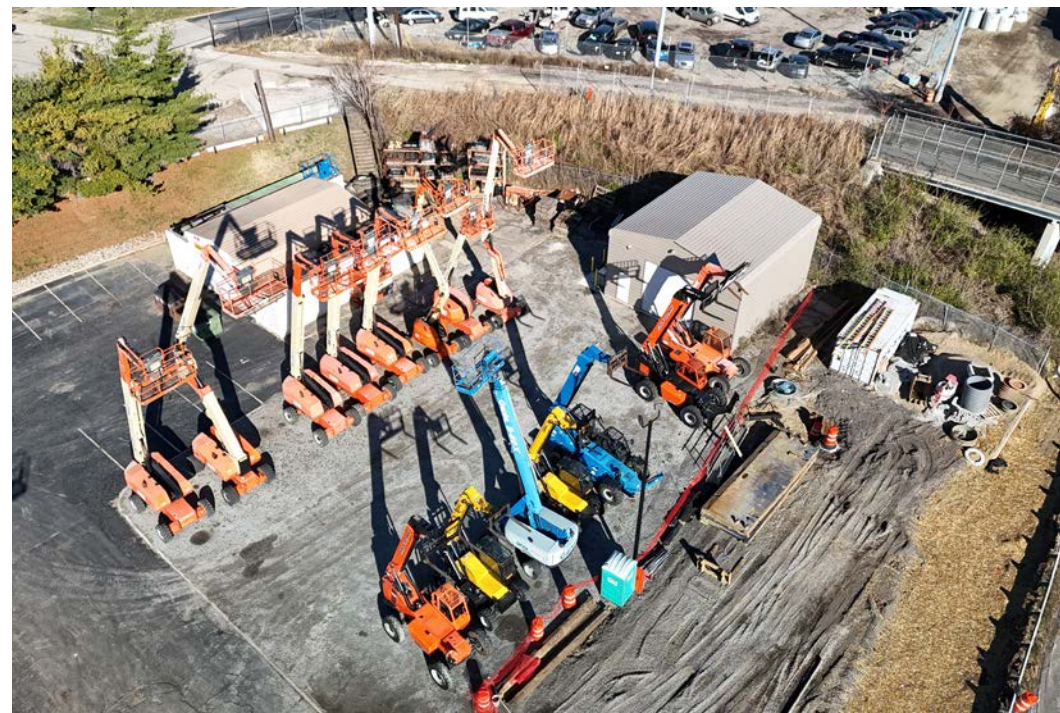




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