

For lease or sale

18,152 SF office building

5163 Wolfpen Pleasant Hill Road
Milford, OH 45150



Highlights



Office Building - 18,152 SF



Parking - can accommodate +/-100 vehicles



High Quality Finishes - Must See!



Perfect warehousing/ industrial re-development opportunity



Open floor plan with private offices, conference rooms, large meeting room, cafe, and more



Located in Milford/ Miami Township



Sits on 2.382 acres



Lease for 4,434 SF in place on a year-to-year basis at \$8.00/SF/year + CAM

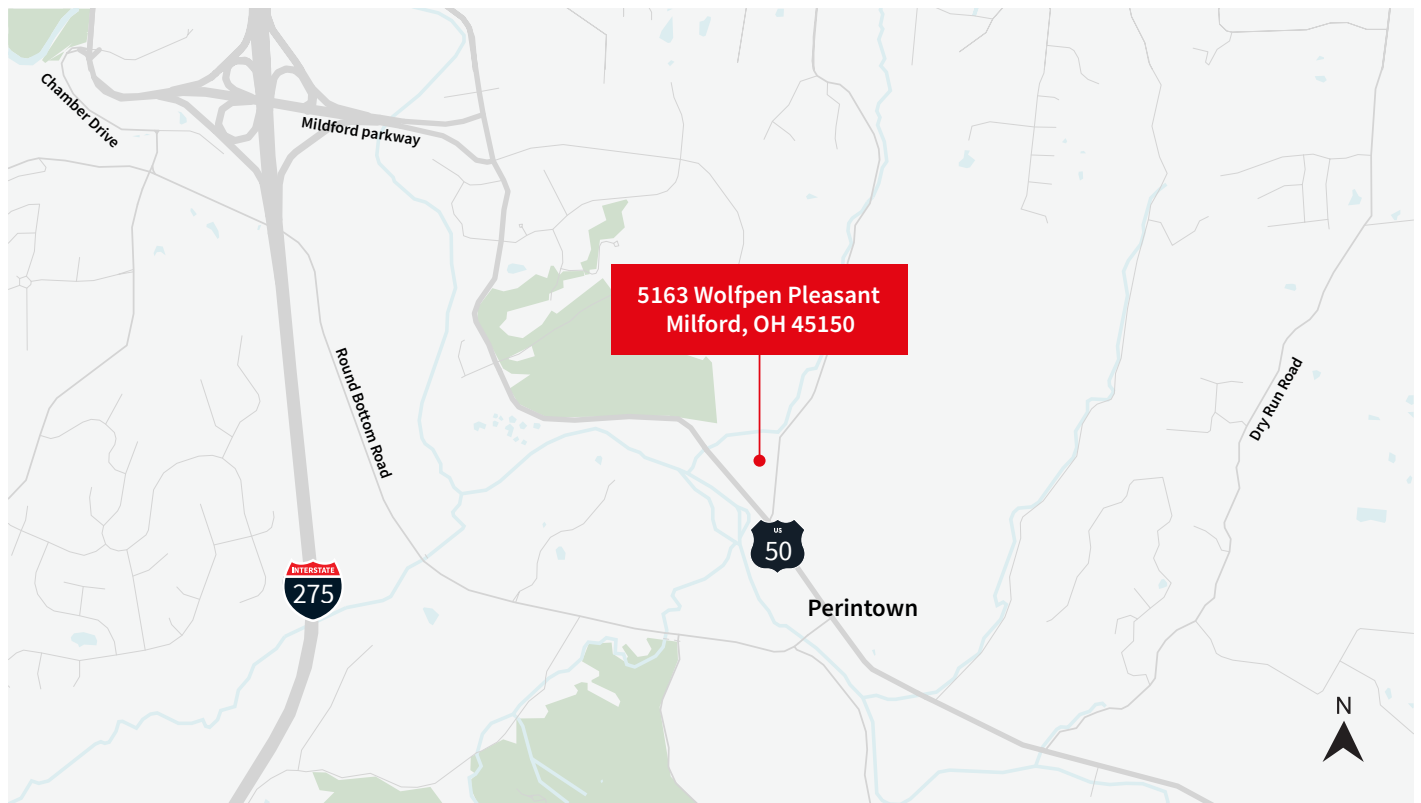


Built 1999 with addition in 2016



Asking price: \$1,200,000 (\$66 PSF)

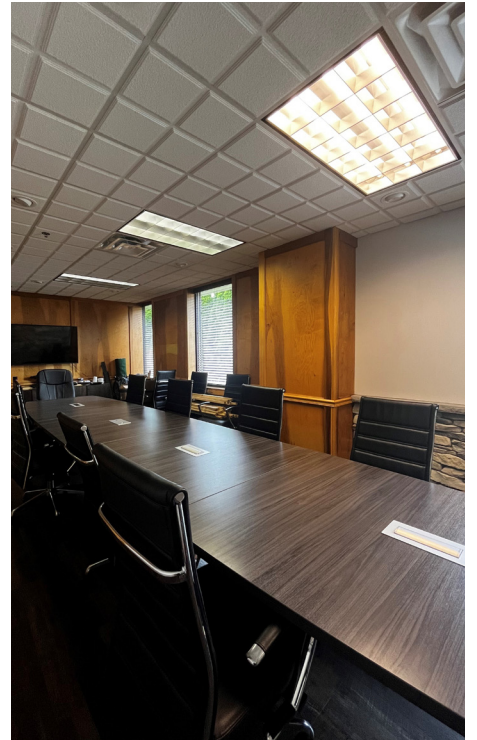
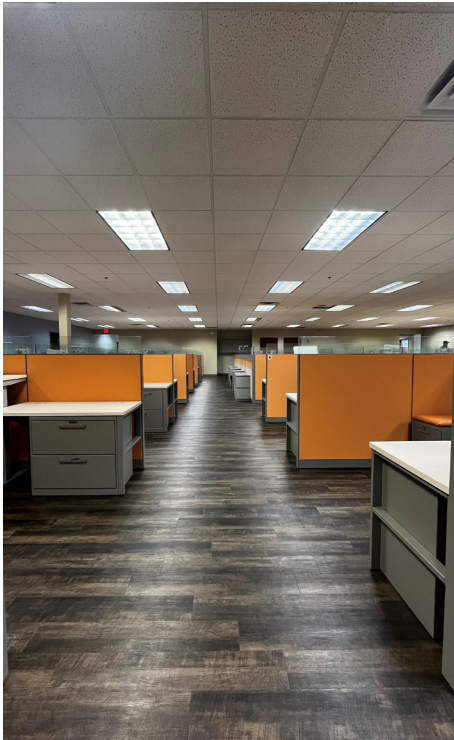
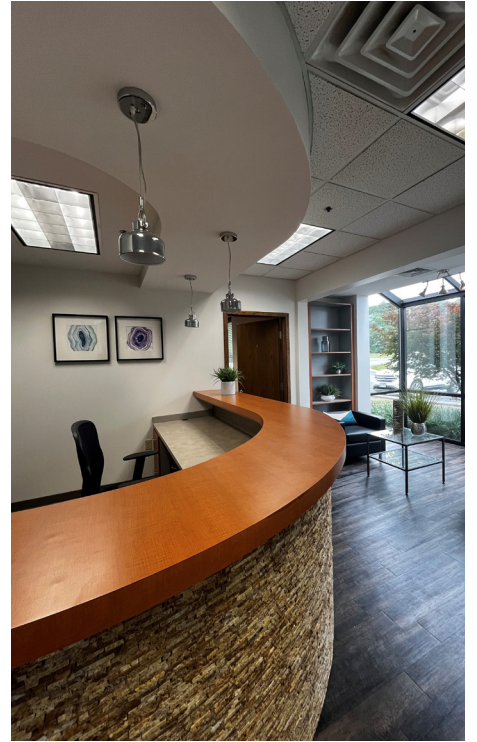
Lease rate: \$8.00/SF/year + operating expenses



5163 Wolfpen Pleasant Hill Road Milford, OH 45150



Building Images



Building information

Property data	
Total square footage	18,152 SF
Acreage	2.382 AC
Zoning	I – industrial to include office use
Availability	
Sale price	\$1,200,000 (\$66.00 PSF)
Lease rate	\$8.00 PSF plus operating expenses
Building data	
HVAC – age & size	Maintenance information on file
Roof – age and type	Original roof – ballasted rubber membrane Addition – same
Year built	1999 – 12,272 SF; addition of 5,880 SF in 2016
Construction type	Commercial steel frame, metal interior studs, polished concrete/tile/laminate Flooring, eifs construction for exterior walls
Ceiling height	9 Foot drop ceilings in original front section Open/exposed ceiling in addition area in rear of building
Sprinkler system	Yes
Dimensions of building	151.3'X 120'
Available power (Amps/voltage/3-phase)	120/208 Volt / 800 amp /3-phase
Building layout / amenities	
# Of private offices	12 Currently
# Of conference/ meeting Rooms	6
Training room with Additional seating	One large training room with sliding wall dividers/additional chairs/tables
# Of cubicles	75
Fully equipped kitchen / Cafe area	1 with separate commercial grade fridge and freezer, stand alone water purifier, ice marker, keurig and vending machines.
Number of restrooms	6 ADA compliant – 2 with showers

Site Data	
Lot Size – Total Acreage	2.382 Acres
Nearest Cross Street	US Route 50
Paved Parking Spaces	86 plus paved area (with unlined parks for additional 15 spaces) with parking lot lighting and exterior lighting
Additional Acreage for Parking	Yes
Signage	Monument sign and on-building signage
Real Estate Taxes \$13,424.69/Half	
County Parcel ID	192410D079
Utility Info	
Sewer/Water	Clermont County
Gas	No: Heat with Oil and propane.
Electric	Duke Energy
Dumpster/Trash Removal	Rumpke
Backup Generator	Full building operation Cummins diesel generator
Security	
Alarm/Building Monitoring System	Yes – Cincinnati Alarm Systems
Key Card Access System	Yes – Cincinnati Alarm Systems
DATA	Data Rooms with Additional Bandwidth 100 mb

Sale price: \$1,200,000 (\$66 PSF)

Lease rate: \$8.00 PSF plus operating expenses

Listing agents: Rusty Myers & Britney Aviles

Contact name**Rusty Myers**

Managing Director
rusty.myers@jll.com

Britney Aviles

Analyst
britney.aviles@jll.com