

FOR SALE AND LEASE

4000-4024 PRECISION DRIVE

UNION TOWNSHIP, OH 45245



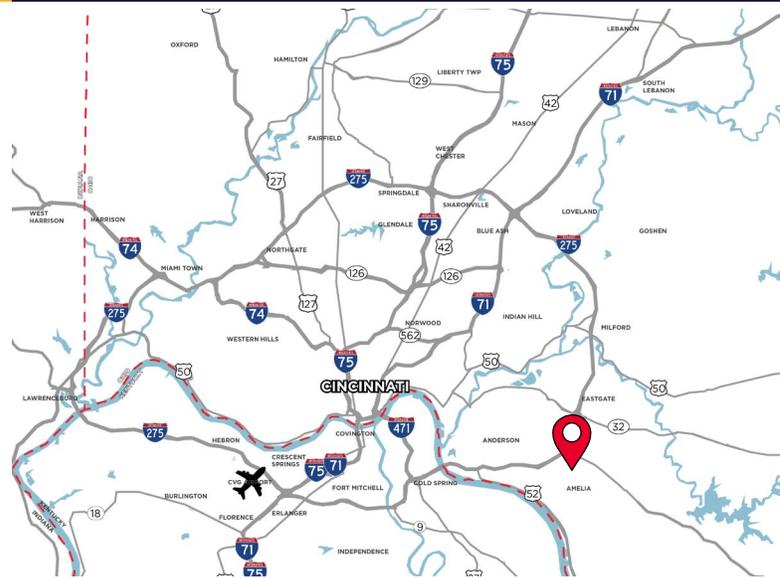
SHORT TERM LEASES CONSIDERED



LEASE RATE: \$5.00/SF NNN + \$1.60/SF OPEX

SALE PRICE: UNDISCLOSED

- 235,900 SF Total
- 75,000 SF Available for Lease
- Smallest Division 50,000 SF - 75,000 SF
- 556 SF Office
- 27' Clear Height
- (15) Dock Doors; Cross-Dock
- (1) 12'x14' Drive-in Door
- LED Lighting



For more information, contact:

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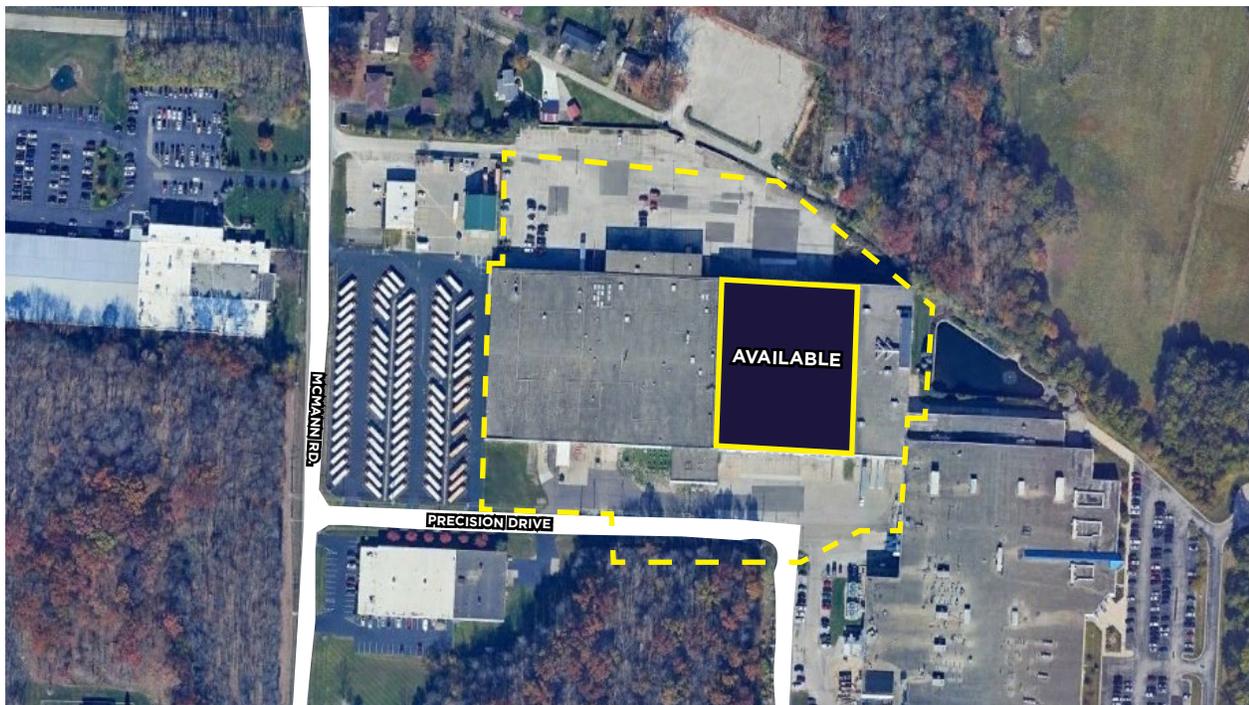
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JURISDICTION	Union Township	DOCK DOORS	(15) Dock Doors; Cross-Dock
BUILDING SIZE	235,900 SF	DRIVE-IN DOORS	(1) 12'x14' Drive-in Door
AVAILABLE SIZE	75,000 SF	HVAC	Natural Gas
OFFICE SIZE	556 SF	UTILITIES	
YEAR BUILT	1985, 1995	ELECTRIC	www.owenelectric.com
ACRES	10 Acres	GAS	www.duke-energy.com
ZONING	M-1 Union Township	WATER	www.sd1.org
CLEAR HEIGHT	27'	SEWER	www.sd1.org
PARKING	30+	TELEPHONE	www.altafiber.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com
ELECTRIC (VACANCY)	800-amp, 120/208-volt	OPEX	\$1.60/SF
LIGHTING	LED		

AERIAL



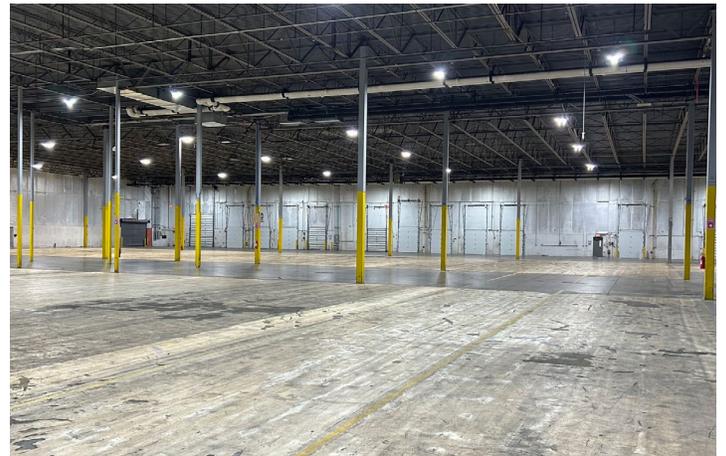
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PHOTOS



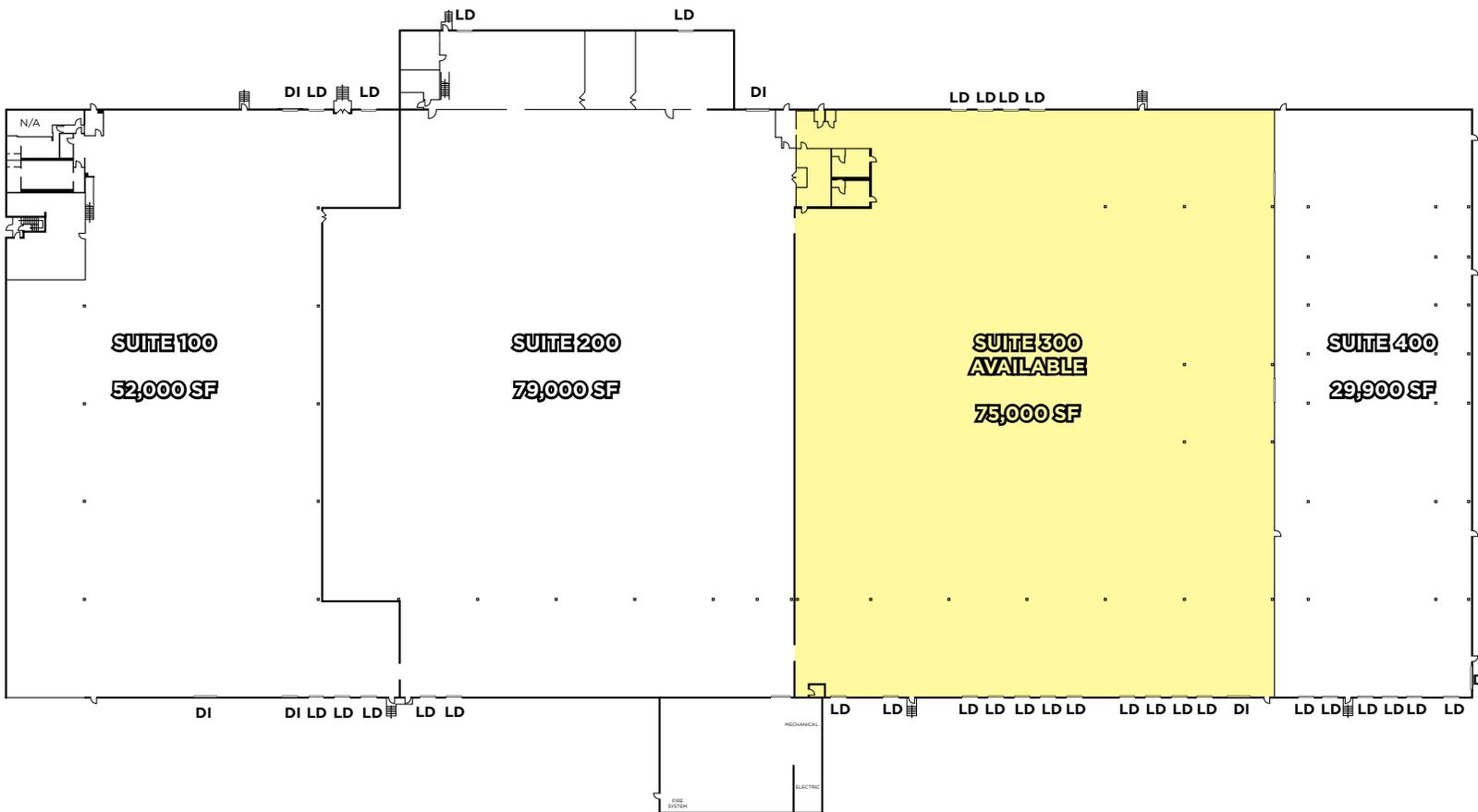
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FLOOR PLAN



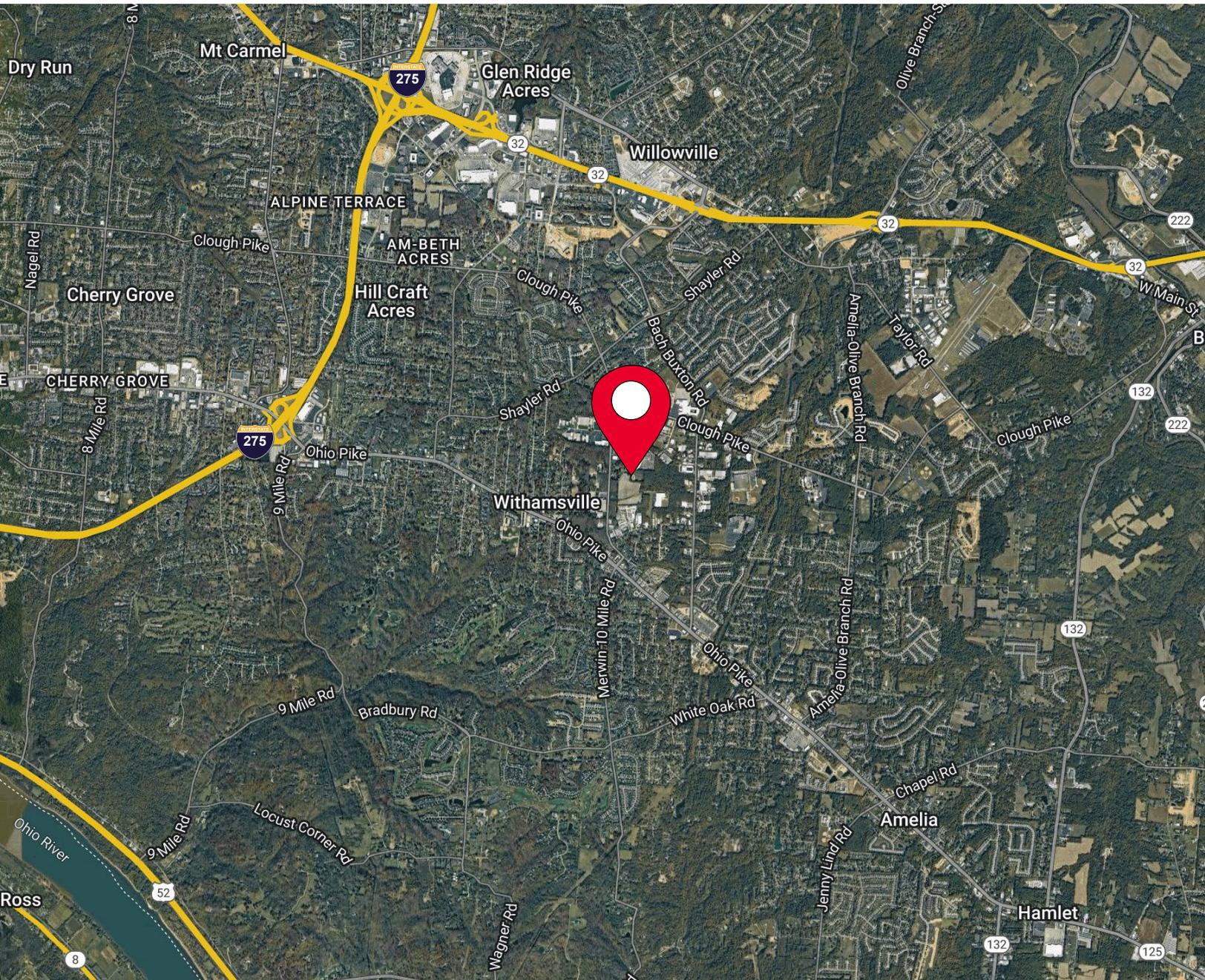
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AERIAL LOCATION



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