



4028 BINION WAY

MASON, OH 45036

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



14,000 Total SqFt

- Located in City of Mason within minutes to I-71/I-75 & I-275
- 100% HVAC throughout
- Floor drains in warehouse
- Building has expansion capabilities/potential outdoor storage/potential parking expansion
- Dock door and drive-in door loading
- Zoning: [City of Mason I-1](#)
- Lease rate: \$9.95/SF NNN + \$2.30/SqFt OpEx/CAM
- Sale price: \$2,450,000 (\$175/SqFt)



CLICK HERE FOR AERIAL VIDEO

INFO@SQFTCOMMERCIAL.COM
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PROPERTY DETAILS

Total SqFt:	14,000
Warehouse SqFt:	11,036
Office SqFt:	2,964
Acreage:	2.17 acres
Clear Height:	15'-16'
Year Built:	2001
Type Construction:	Masonry, concrete block, and steel
Lighting:	T-5's in warehouse, LED in office
Column Spacing:	30'x40'
Dock door:	One (1) - 8'x8' with mechanical pit leveler and dock seal
Drive-in door:	One (1) - 14'x14'
Sprinkler:	Wet system
Electrical Service:	480V/3phase with bus duct throughout
Heat:	100% HVAC throughout
Roof:	Ballasted rubber membrane
Truck court:	Concrete and asphalt - 100'
Parking Lot:	18 spaces
Restrooms:	Four (4) total; One (1) in warehouse
Assessed Valuation:	\$998,480 (\$71/SqFt)
Annual Property Taxes:	\$22,067 (\$1.58/SqFt)
Warren County Parcel ID:	1226400018

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PARCEL OUTLINE



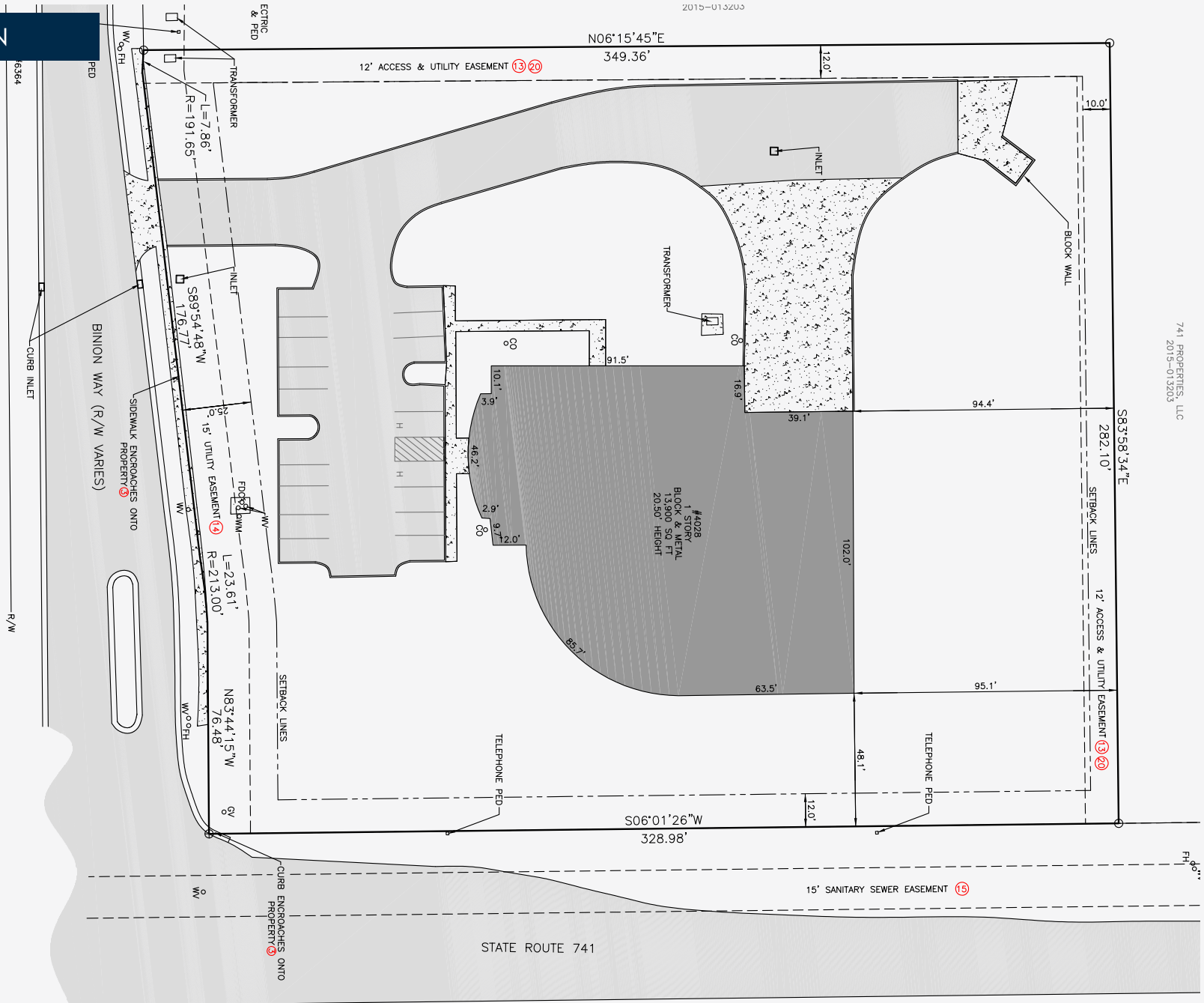
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SITE PLAN



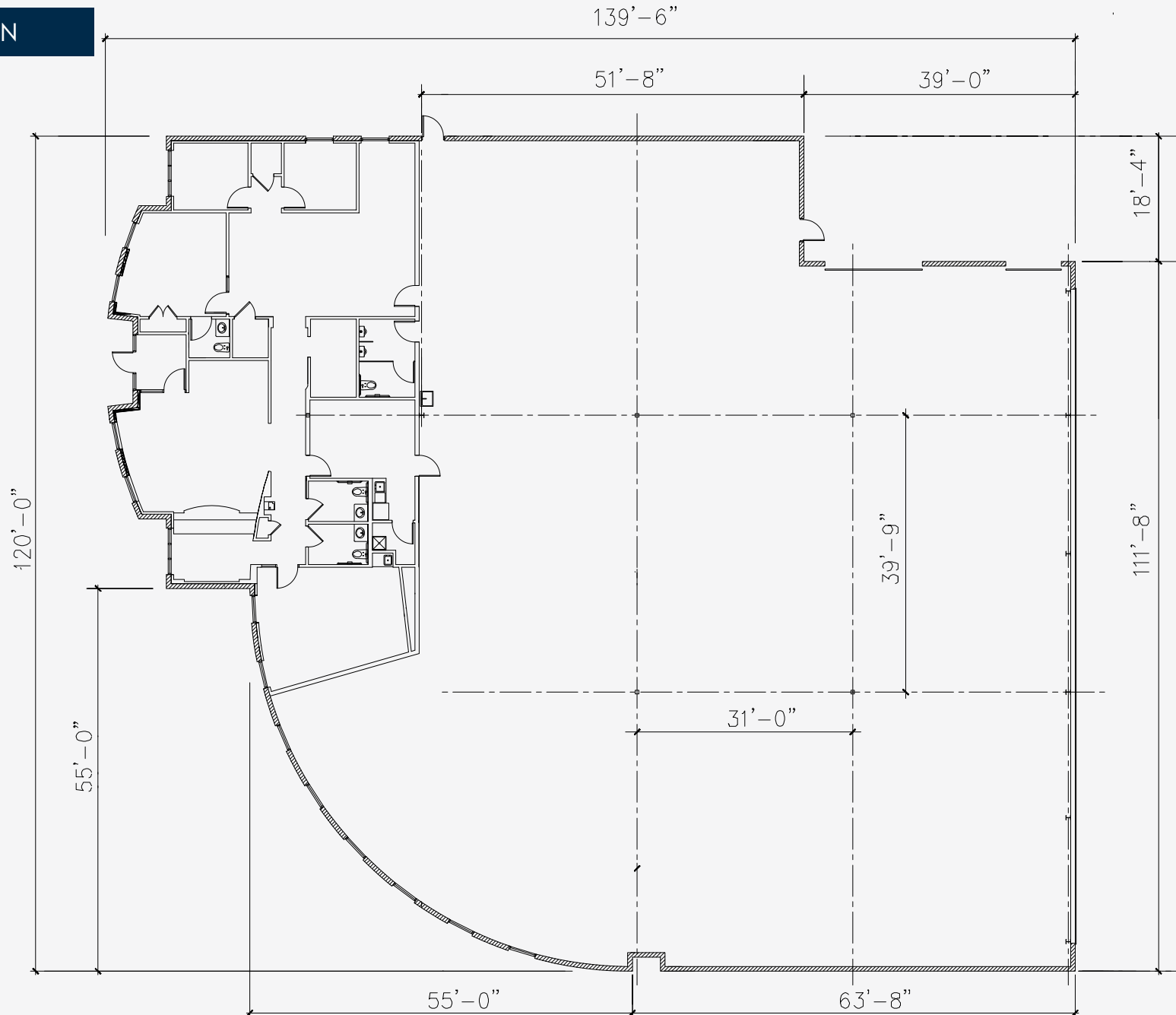
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FLOOR PLAN



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DISTANCE MAP

les Station Rd

13

21

2

Princeton Rd

Bethany Rd

11 MINUTES
6 MILES

129

INTERSTATE 75

Cincinnati Dayton Rd

Tylersville Rd

Cox Rd

Butler Warren Rd

Reading Rd

Western Row Rd

42

71

Fairway Dr

INTERSTATE 71

9 MINUTES
4.3 MILES

15

38

4

150

King Ave

Turtlecreek Rd

Cincinnati Ave

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