

Multipurpose Building For Sale

On US 27 in Northern Pendleton County
13,833 square feet, 53% office



This building is offered for sale by the current owners who also own the building's current tenant, Medialog Inc. Medialog produces library cataloging supplies for electronic and print books. Changes in the business have eliminated the need for the warehouse and some office areas, so the owners of Medialog are planning to move to a facility better matched to its current operation.

The location, structure, and features of this facility can support many industrial, commercial, or institutional operations.

Location

- On US 27 in Northern Pendleton County
- 28 miles (34 minutes) from Cincinnati
- Excellent visibility from main thoroughfare
- No city payroll tax, low county payroll tax, 0.5%
- Built in 2000 by [CM/GC](#)
- Entire facility wheelchair accessible

Finished Offices



7,373 square feet of office space

- Building access controlled via "buzz in" system from vestibule
- Four management and support offices
- Customer service area adjacent to vestibule
- Meeting room and kitchen with seating for 50
- Two large "bull-pen" style rooms with private supervisor offices
- Large office with outside door and plumbing rough-in for day care
- Recessed LED tube lighting and carpeted throughout
- Heated and air conditioned with programmable thermostats
- Men's and women's handicapped accessible restrooms
- Separate janitorial and storage rooms
- Central computer rooms with independent HVAC system

Warehouse/Shop Area



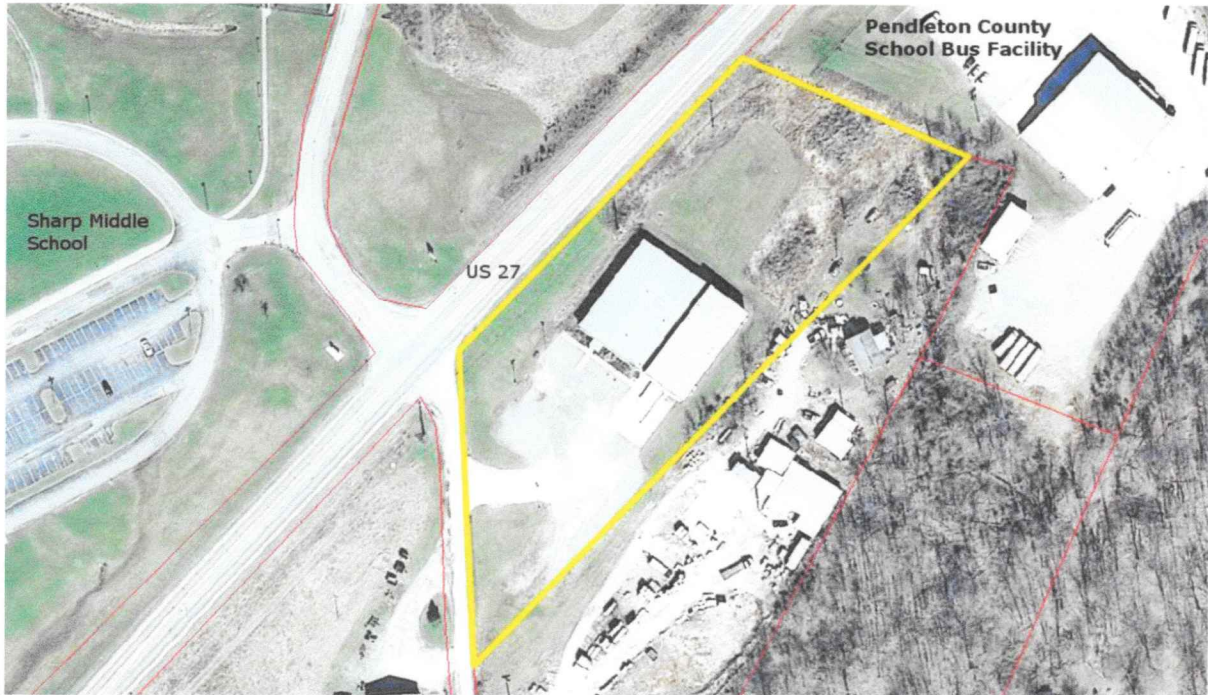
6,460 square feet of warehouse space

- Pallet racking in place for 30 pallets, easily expandable
- Heated and air conditioned
- Efficient, LED lighting
- Three-dock shipping and receiving area
 - Truck height (48") dock with power leveler
 - UPS/FedEx truck height (24") dock
 - Drive-in dock with power door and keyless entry
- Two shop offices in warehouse, enclosed with glass windows
- Air compressor with air lines throughout warehouse
- Electric fork lift and charger available
- Three utility sinks



Utilities, voice, and network systems

- Computer network structure
 - Cat 5+ network wiring throughout
 - 100+ labeled drops to central computer via network switches
 - Broadband voice and Internet from Time Warner Cable
 - T1 voice and Internet service from Cincinnati Bell
- Inter-tel phone system included
 - Voice mail
 - 25 extensions
 - 12 incoming lines
- Natural gas heat
- Three phase power entrance
- Self-contained, low maintenance septic system
- On county water system



Property and site enhancements

- 3.21 acre lot, room to double building size
- Lighted parking for 71 vehicles
- Concrete entrance and dock apron
- Efficient truck entrance, easy positioning to dock and exit
- Easy and safe access from side road and to highway
- Lighted flag pole with internal halyard
- Electrical wiring in place for roadside signage

Contact

- For more information, contact Sean "Boomer" Bradley, 859-640-5512,
- Building address: 29 Menzie Bottoms Road, Butler, KY 41006