

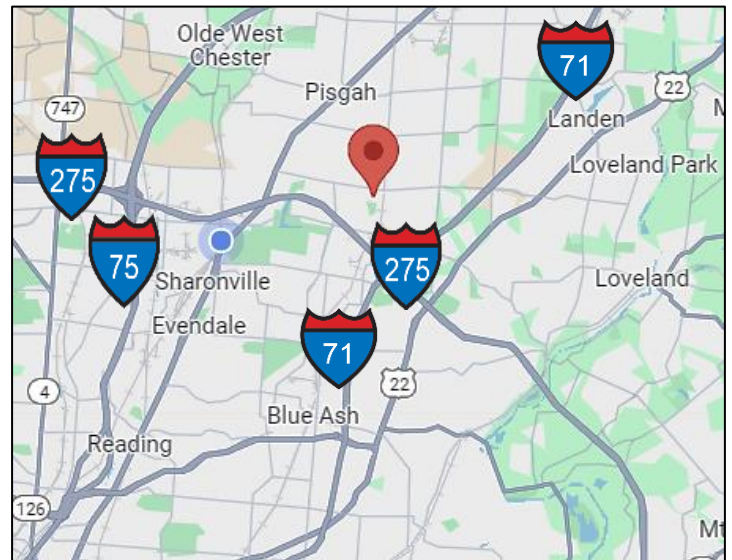
12125 Ellington Court
Cincinnati, Ohio 45249

NEW LISTING
Office/Warehouse
Space for Sale



PROPERTY FEATURES:

- ❖ Freestanding 10,483 SF for sale
- ❖ 4,776 SF office space
- ❖ 3,240 SF warehouse space
- ❖ 2,466 SF lab space
- ❖ Three (3) lab areas; conference room
- ❖ One (1) drive-in door (12' x 12')
- ❖ One (1) dock door (8' x 10')
- ❖ Situated on 2.04 acres in Sycamore Township
- ❖ Easy access to I-275, I-71 and I-75
- ❖ No local income tax
- ❖ **Sale Price: \$1,866,900 (\$180 PSF)**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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LOCATION:	Sycamore Township Hamilton County
TOTAL SQUARE FOOTAGE:	10,483 SF 4,776 SF Office Space 3,240 SF Warehouse Space 2,466 SF Lab Space
ZONING:	Industrial
LAND SIZE:	2.04 Acres
CONSTRUCTION:	Concrete and Pre-Engineered Metal
YEAR BUILT:	1992 / 2018
CLEAR HEIGHT:	17'
LOADING FACILITIES:	One (1) Drive-in Door (12' x 12') One (1) Dock Door (8' x 10')
LIGHTING:	Fluorescent
PARKING:	30 +/- parking spaces
SECURIT SYSTEM / FIRE ALARM:	Yes
ROOF:	New roof installed in 2018
ELECTRIC:	New in 2018; 800 amps; 208/200 v; 3-Phase / 200 amps, 208/120 v; 3-Phase / 200 amps; 208 volts; 3-Phase
HEATING & A/C:	New heater in 2018 / HVAC in office and warehouse; gas-fired unit heaters in warehouse
MISCELLANEOUS:	Three (3) lab areas and conference room. In 2018 a new heater; HVAC; roof; parking lot; water heater and gas- fired unit heaters were installed
SALE PRICE:	\$1,866,940 (\$180)



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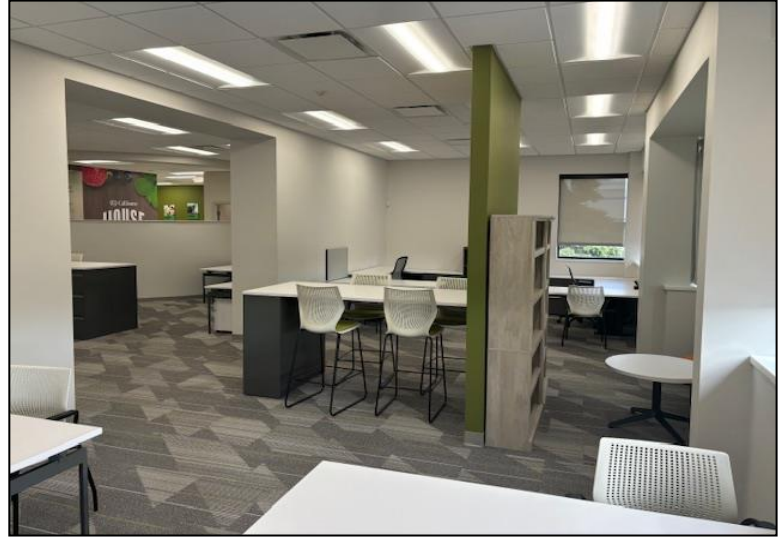
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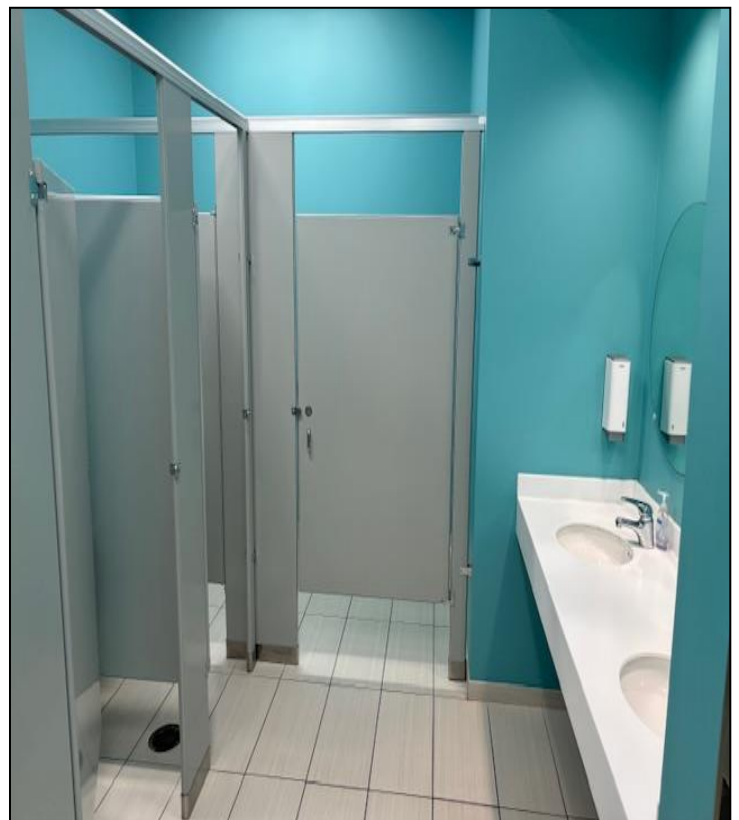
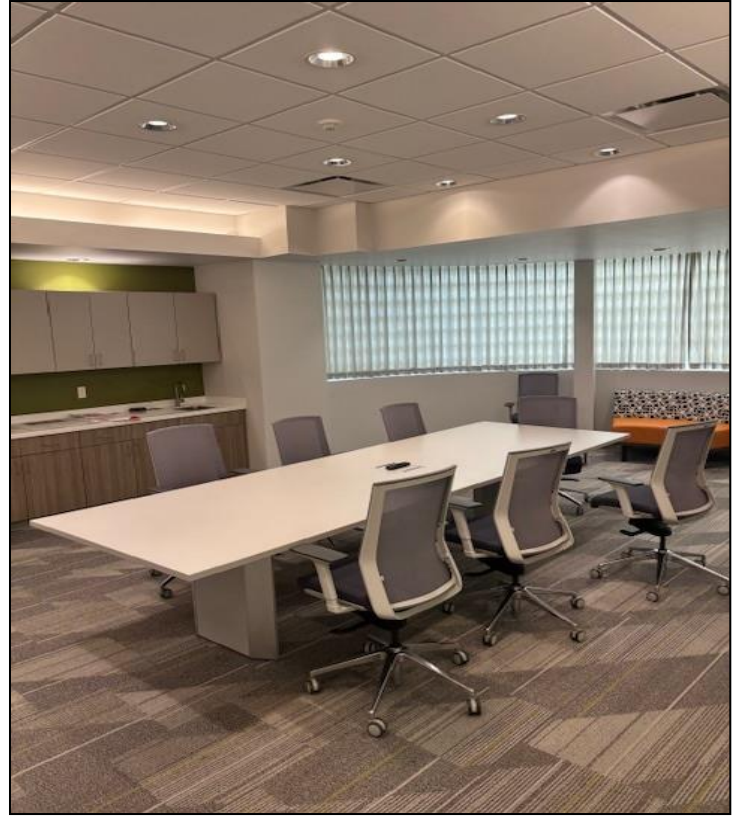
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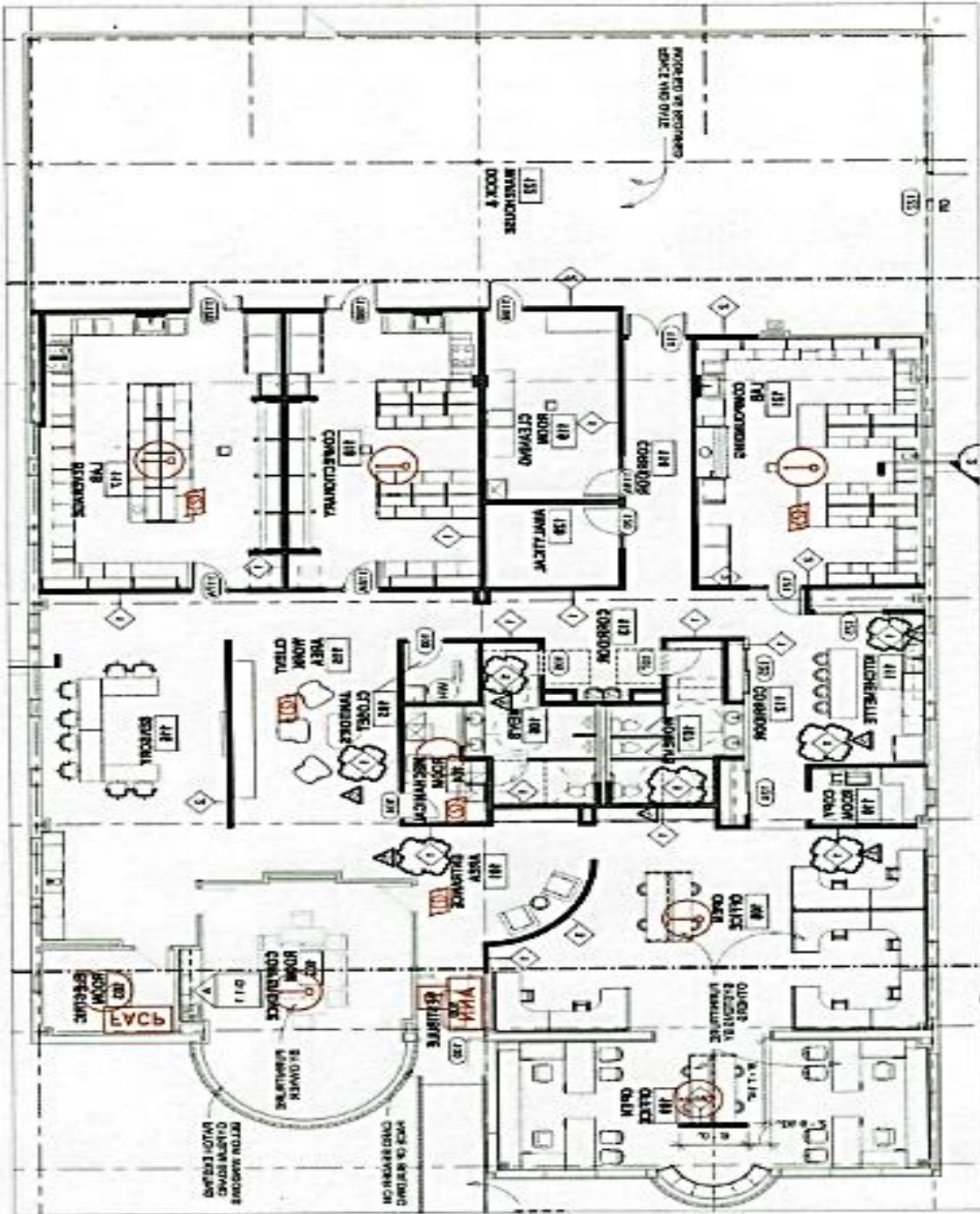
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- ZONE #1-PANEL SMOKE DETECTOR
- ZONE #5-HEAT DETECTORS
- ZONE #2-PULL STATION
- ZONE #4-DUCT DETECTORS

FIRE ALARM EQUIPMENT LEGEND

	DUCT DETECTOR
	DISTANT PANEL 280-71
	SMOKE DETECTOR
	HEAT DETECTOR
	PULL STATION
	HEAT SENSING PHOTO EYE DETECTOR
	WINDOW/DOOR VIEWPORT
	DISMAY USE ALARM CONTROL PANEL