

600 Dalton Avenue
Cincinnati, Ohio 45203

New Listing!



**≈6,438 SF OFFICE / SHOWROOM / WAREHOUSE
FOR SALE**

PROPERTY FEATURES

- Approximately 6,438 SF for sale
- 2,226 SF office space
- 4,212 SF warehouse space
- One (1) drive-in door (9' x 14')
- One (1) dock door with leveler (13' x 14')
- 15' clear height
- Zoning: MG; Manufacturing General
- Year Built: 1960
- Parcel #140-0001-0098
- Sale Price: \$550,000 (\$85.43 PSF)



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**JEFF WOLF
& PARTNERS**
REAL ESTATE

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PROPERTY SPECIFICATIONS

Location	Dalton Avenue - Hamilton County, Ohio
Available SF	≈6,438 SF / Office – 2,226 SF / Warehouse – 4,212 SF
Construction	Masonry / Concrete Block
Drive-in Door	One (1) (9' x 14')
Dock Door	One (1) with leveler (13' x 14')
Parking	Fifteen (15)
Lighting	Fluorescent
Roof	Metal Roof
HVAC	Gas-Fired Unit Heaters
Electric	200 Amp / 240 Volt / 3-Phase and 400 Amp / 240 Volt / 3-Phase
Miscellaneous	Skylights, mezzanine, compressor, alarm system



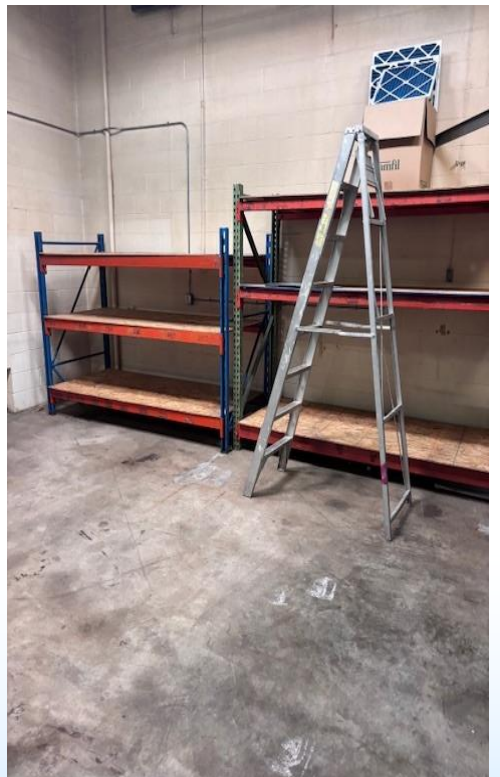
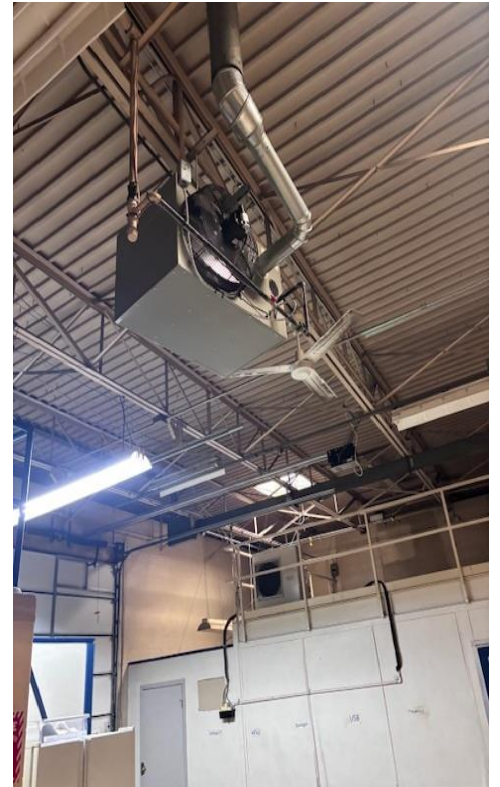
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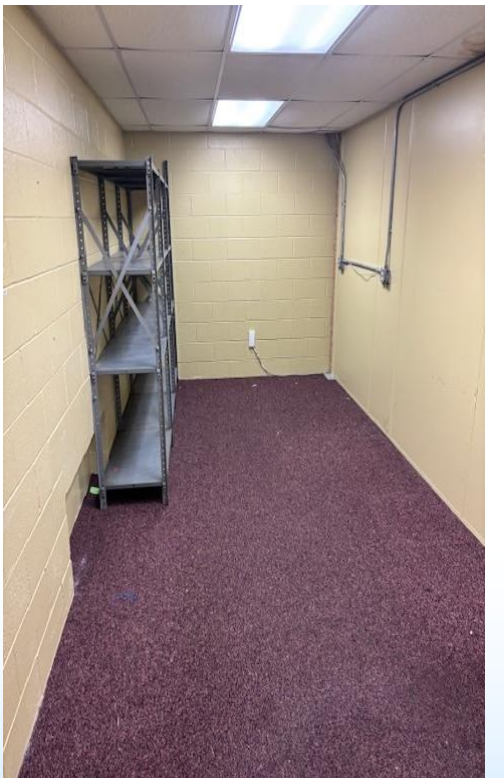
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FLOOR PLAN



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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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