



1888 SECTION RD.

CINCINNATI, OH 45237

AVAILABLE FOR SALE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

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PROPERTY HIGHLIGHTS



118,710 Total SqFt

- Centrally located within minutes to I-75, SR-126 (Ronald Reagan Highway), SR-562 (Norward Lateral), and I-71
- Heavy power, airlines, floor plan, and mfg. infrastructure. Building formerly 100% HVAC, but not operated in ~5-years
- 2020/2021 major bldg. CapEx: Roof, parking lot, docks, security/access control.
- Documentation available upon request.
- Prior to Peter Gaietto & Associates building was owned and operated by Medline (up to October 2016) for mfg. and mixing & blending facility.
- Bottom and top floor both have dock loading.
- Sale Price: \$5,500,000 (\$46/ SqFt)



[CLICK HERE FOR AERIAL VIDEO](#)



[CLICK HERE FOR THE 360° TOUR](#)

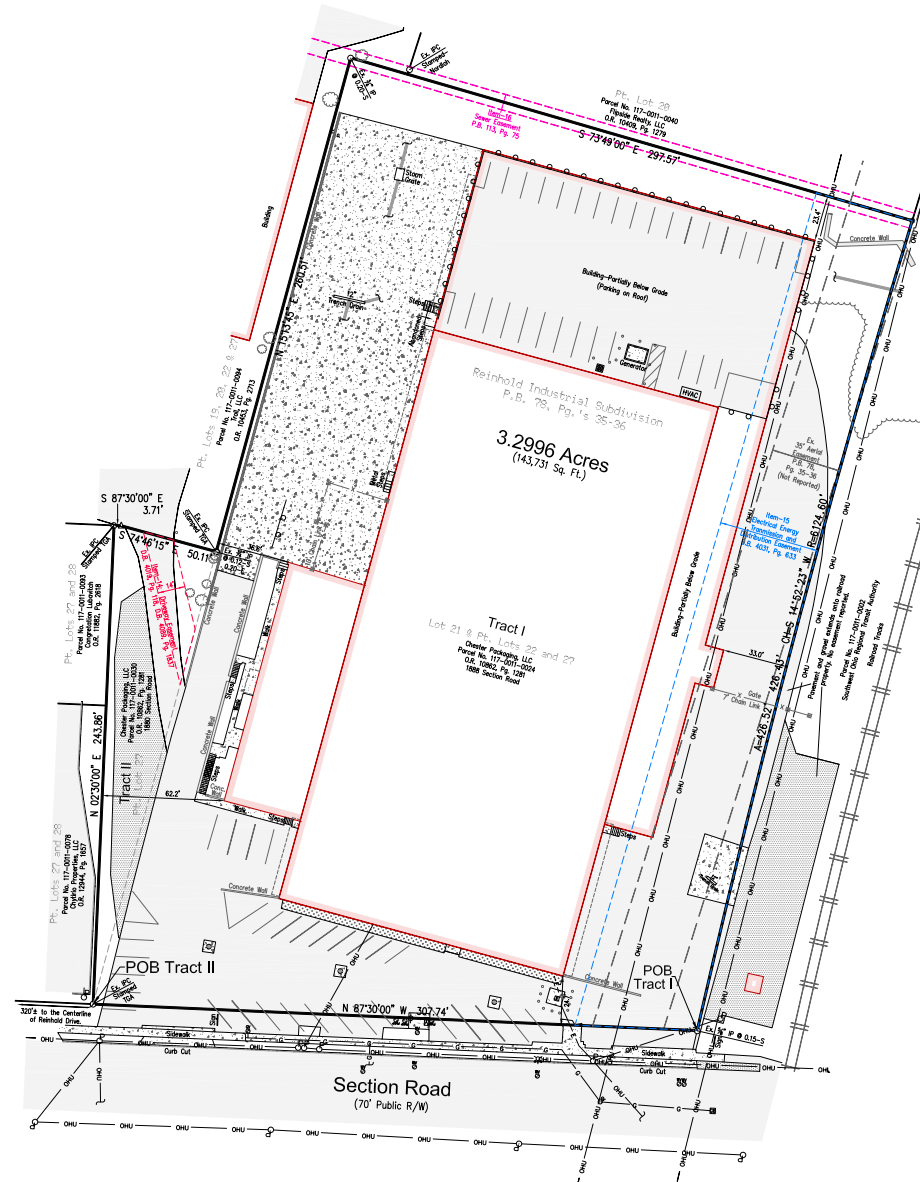
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PROPERTY DETAILS

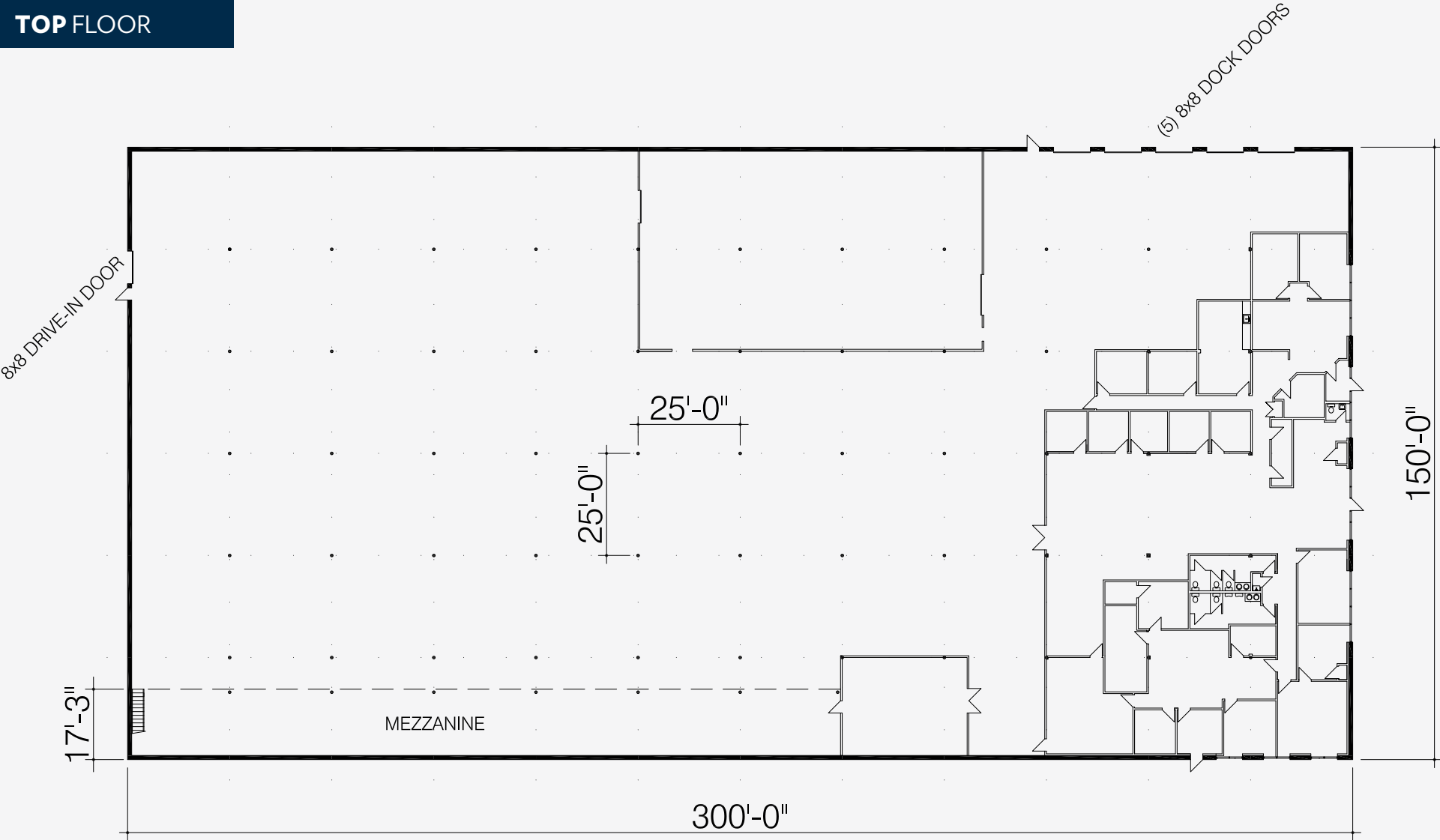
Total SqFt:	118,710	Office SqFt:	9,275
UPPER LEVEL		LOWER LEVEL	
Total SqFt:	45,000 (300'x150')	Total SqFt:	73,710
Warehouse SqFt:	36,725	Warehouse SqFt:	72,710
Office SqFt:	8,275	Office SqFt:	Approximately 1,000
Clear Height:	18'		
Year Built:	1965 and 1999		
Type Construction:	Concrete block, masonry brick, and steel		
Lighting:	Flourscent		
Column Spacing:	25'x25'		
Dock door:	Six (6) - 8'x8' and 8'x10' with edge of dock levelers	Dock door:	Thirteen (13) - (11) 8'x8' and 8'x10'. (5) with edge of dock levelers
Drive-in door:	One (1) - 8'x8'	Drive-in door:	None; To Suit
Sprinkler:	Yes; Wet System		
Electrical Service:	240-480 volt, 3-phase , 3,000+ amps with multiple services and meters		
Heat:	Natural gas-fired unit heaters. Previously 100% HVAC, not active		
Roof:	TPO mechanically fastened; replaced in 2020 with 20-year transferable warranty with CentiMark		
Truck court:	85'	Truck court:	75'
Parking Lot:	Approximately 60 spaces		
Restrooms:	One (1) set in office and one (1) single in office	Restrooms:	One (1) set
Hamilton County Parcel ID's:	117-0011-0030-00 and 117-0011-0024-00		
Hamilton County Assessed Valuation:	\$2,137,410		
Hamilton County Property Taxes:	\$61,498		

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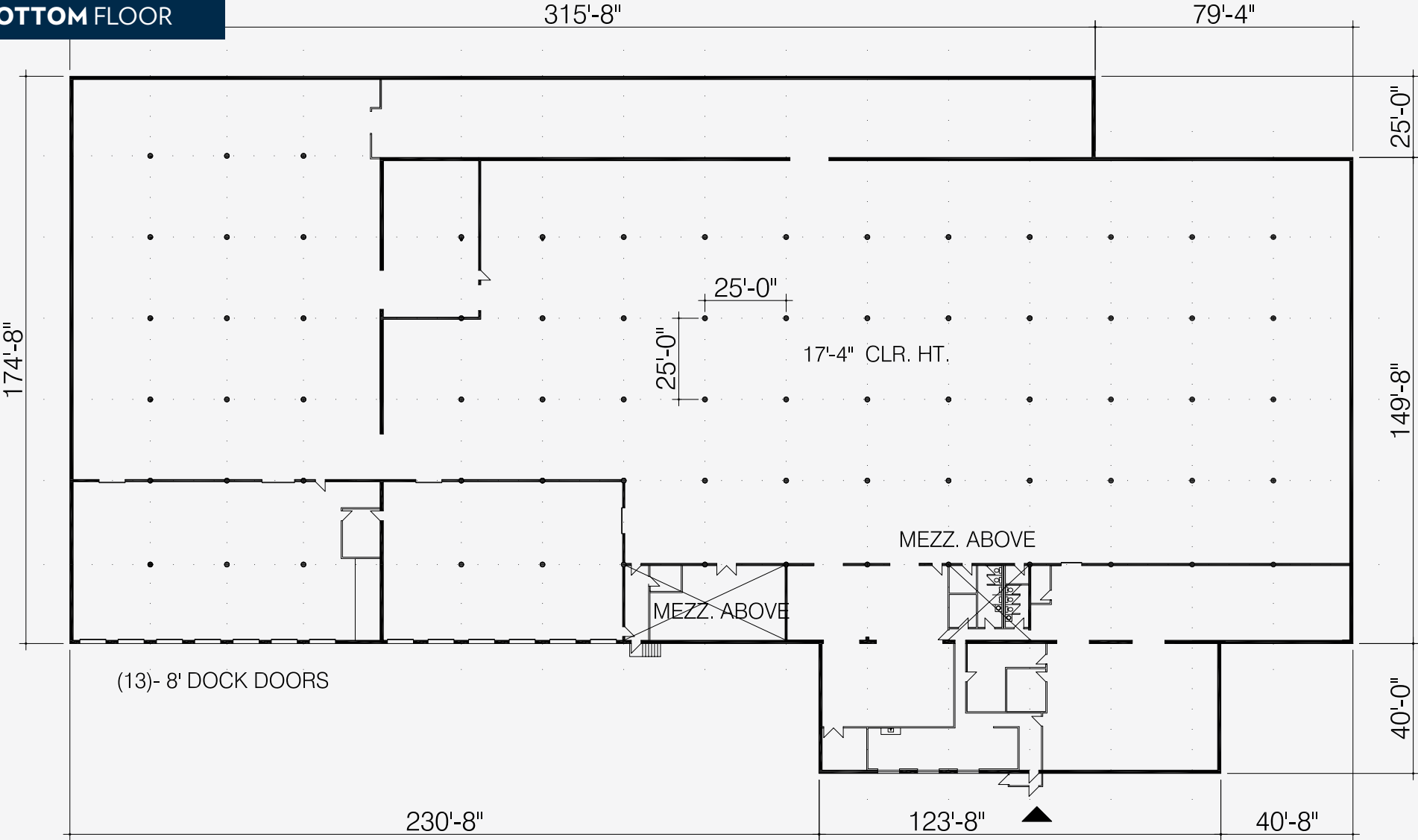
TOP FLOOR



FLOOR PLAN	
NO SCALE	
OFFICE	8,275 SF
MEZZANINE	3,020 SF
WAREHOUSE	36,725 SF
TOTAL	48,020 SF

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BOTTOM FLOOR



LOWER LEVEL FLOOR PLAN



MEZZANINE	1,750 SF
WAREHOUSE	71,960 SF
TOTAL	73,710 SF

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DISTANCE MAP



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PARCEL OUTLINE



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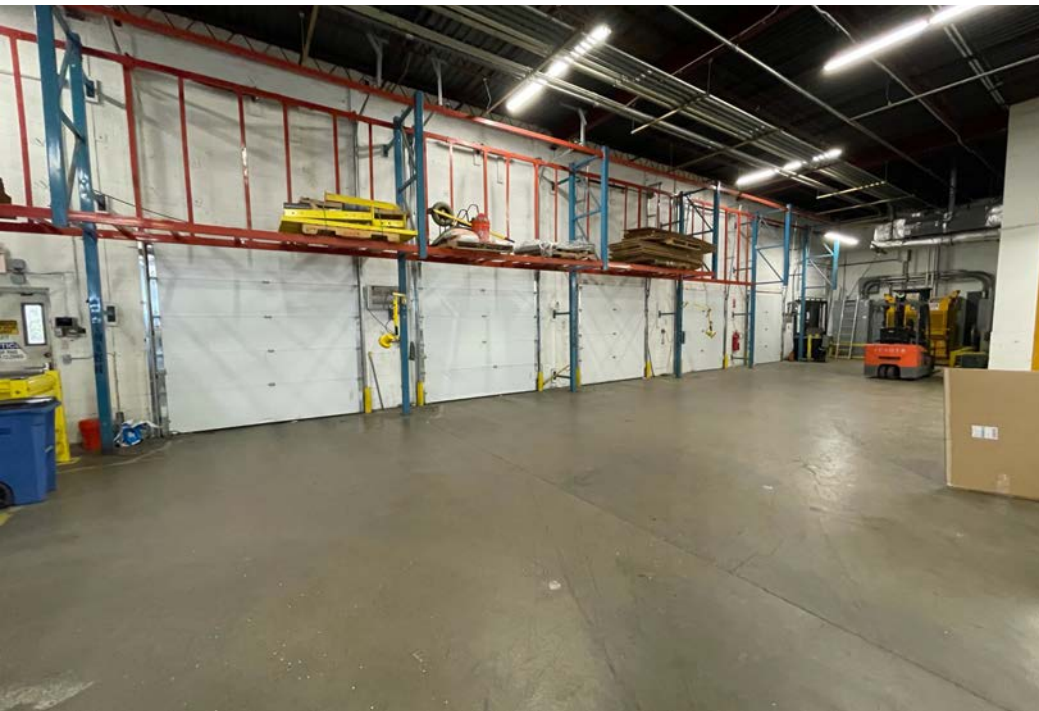
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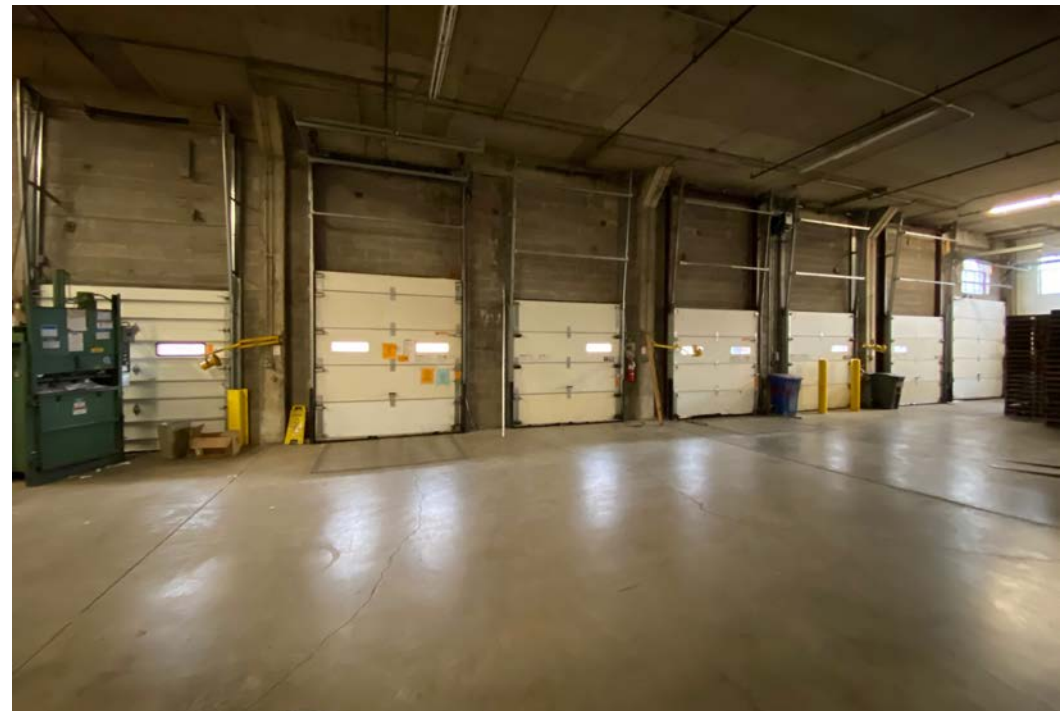
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