

Warehouse Building For Sale or Lease

Woodland Tech Center

1004 Seabrook Way
Cincinnati, OH

PRICE REDUCED!



FEATURES

- 18,921 Total SF
- 1,990 SF Office
- 16,931 SF Warehouse
- 7.2 Acres
- (5) Docks
- (2) Drive-in Doors
- 18' Clear

LOCATION

Woodland Tech Center
1004 Seabrook Way
Cincinnati (Amelia), OH 45245



CONTACT

Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/769-2505

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

Everest is the Greater Cincinnati/
Northern Kentucky affiliate for:



A world of real estate expertise
with over 200 offices
in Canada, U.S., Europe,
Asia, South America,
and Australia.



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

1004 Seabrook Way

Address/City/County:	1004 Seabrook Way Amelia/Clermont County
Square Footage:	18,921 SF
Office Area:	1,990 SF
Warehouse Area:	16,931 SF
Land Size:	7.2 acres
Date of Construction:	2000
Type of Construction:	Pre-engineered metal
Zoning:	M-1 Industrial
Clearance Height:	18'
Floor:	Concrete
Drive In Doors:	(1) 12' x 14'; (1) 14' x 10'
Truck Doors:	(5) 8' x 10' (two with levelers)
Sprinkler:	Yes
Lighting:	Warehouse - Metal Halide
Parking:	50+
Electric:	480V 3 phase
Roof:	Pitched metal
Heat:	Gas unit in warehouse
Miscellaneous:	Skylights in warehouse
2008 Annual Taxes:	\$17,855.68
Lease Rate:	\$6.00/SF NNN
Sale Price:	\$1,100,000 \$950,000



www.everestrealstate.com

TEL 513-769-2500

FAX 513-769-2512

9912 Carver Road
Sycamore Office Park

Suite 100

Cincinnati, Ohio 45242



FOR MORE INFORMATION, CONTACT

Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/769-2505

Everest is the Greater Cincinnati/
Northern Kentucky affiliate for:



A world of real estate expertise
with over 200 offices
in Canada, U.S., Europe,
Asia, South America,
and Australia.