

# Office/Warehouse Building For Sale or Lease

# Evendale

**PRICE REDUCED!**



## FEATURES

- **32,336 Total SF**
- 5,040 SF office
- (1) drive in door
- (4) dock doors (3 with levelers)
- 1.6 acres
- Two 3-ton cranes
- 1/4 mile from I-75
- For sale at ~~\$775,000~~ \$675,000

## LOCATION

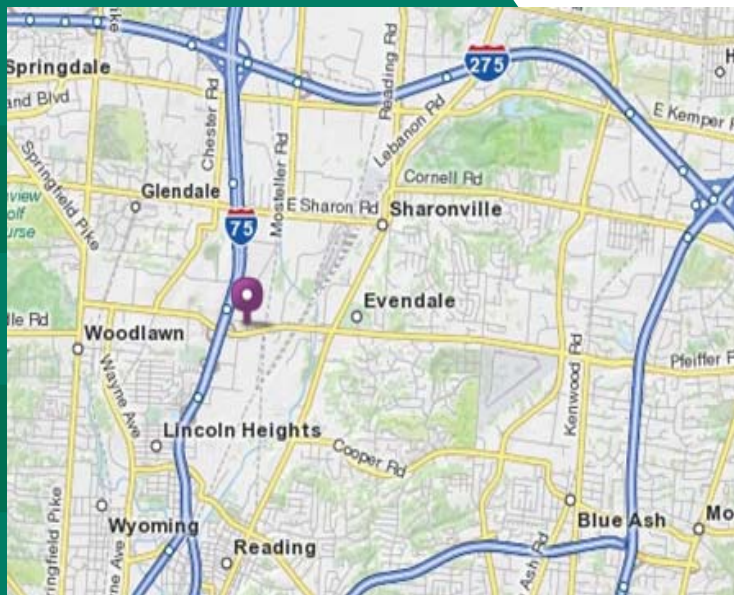
**10346 Evendale Drive  
Evendale, OH 45241**

## CONTACT

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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**  
COMMERCIAL REAL ESTATE SERVICES

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

# 10346 Evendale Drive

<b>Address/City/County:</b>	10346 Evendale Drive/Evendale/Hamilton County
<b>Square Footage:</b>	32,336 SF
<b>Office Area:</b>	5,040 SF
<b>Restrooms in Office Area:</b>	Three
<b>Restrooms in Whse Area:</b>	One
<b>Land Size:</b>	1.6 acres
<b>Date of Construction:</b>	1955
<b>Type of Construction:</b>	Metal and concrete block
<b>Zoning:</b>	ITC (Industrial Truck Center District)
<b>Clearance Height:</b>	16'
<b>Floor:</b>	Concrete (6")
<b>Drive In Doors:</b>	(1) 18' x 18'
<b>Truck Doors:</b>	(4) interior with (3) load levelers
<b>Sprinkler:</b>	Wet system
<b>Lighting:</b>	Incandescent/sodium
<b>Parking:</b>	20 spaces
<b>Electric:</b>	3 phase/240 volt/800 amp
<b>Heat &amp; A/C:</b>	Radiant/gas fired unit heaters
<b>Miscellaneous:</b>	Skylight, 3-ton cranes, breakroom, conference room, security system, airlines
<b>Lease Rate:</b>	\$3.00/SF Gross
<b>Sale Price:</b>	<del>\$775,000</del> \$675,000



FOR MORE INFORMATION, CONTACT

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