

# Industrial Building Available

# Cincinnati, Ohio

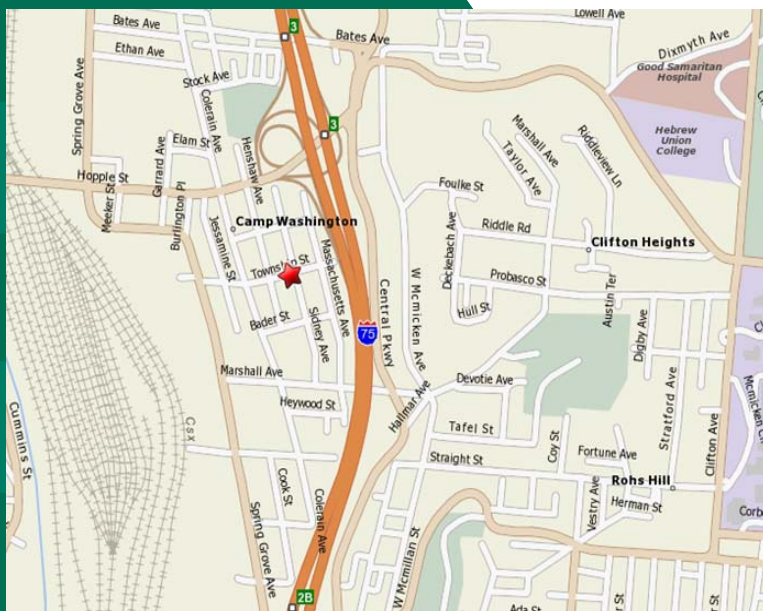


## FEATURES

- **20,162 Total SF**
- 3,000 SF office on two floors
- Freeze space - 2,600 SF
- Cooler space
- Processing area
- Smoke house
- Cutting room
- Locker room
- Transferable Federal Establishment number
- Price includes equipment

## LOCATION

**1045 Township Street  
Cincinnati, OH 45225**



## CONTACT

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

# 1045 Township Street

<b>Address/City/County:</b>	1045 Township Street/2872 Henshaw Ave. Cincinnati/Hamilton County
<b>Square Footage:</b>	20,162 SF (16,298 SF on ground level; 3,864 SF basement/2nd floor)
<b>Office Area:</b>	3,000 SF on two floors (1,555 SF on 1st floor)
<b>Land Size:</b>	Less than one acre
<b>Date of Construction:</b>	1964, 1988 (addition)
<b>Zoning:</b>	Light Industrial
<b>Clearance Height:</b>	15' - 20'
<b>Floor:</b>	Concrete
<b>Truck Doors:</b>	Five
<b>Locker rooms:</b>	Yes (52 lockers)
<b>Lighting:</b>	Fluorescent
<b>Parking:</b>	Paved (50+)
<b>Electric:</b>	400 Amp 480 Volt 3 Phase 1200 Amp 240 Volt 3 Phase 200 Amp 120 Volt Single Phase Ammonia refrigeration runs on 480 Volt 3 Phase. Most economical.
<b>Roof:</b>	New 2009
<b>Heat &amp; A/C:</b>	Boiler (9 years old)
<b>Miscellaneous:</b>	Federal Establishment number is transferable. Price includes equipment. Equipment list available upon request.
<b>Lease Rate:</b>	\$3.00/SF NNN
<b>Sale Price:</b>	\$795,000



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FOR MORE INFORMATION, CONTACT

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