

Office/Warehouse Bldg. For Sale or Lease

Amelia, OH

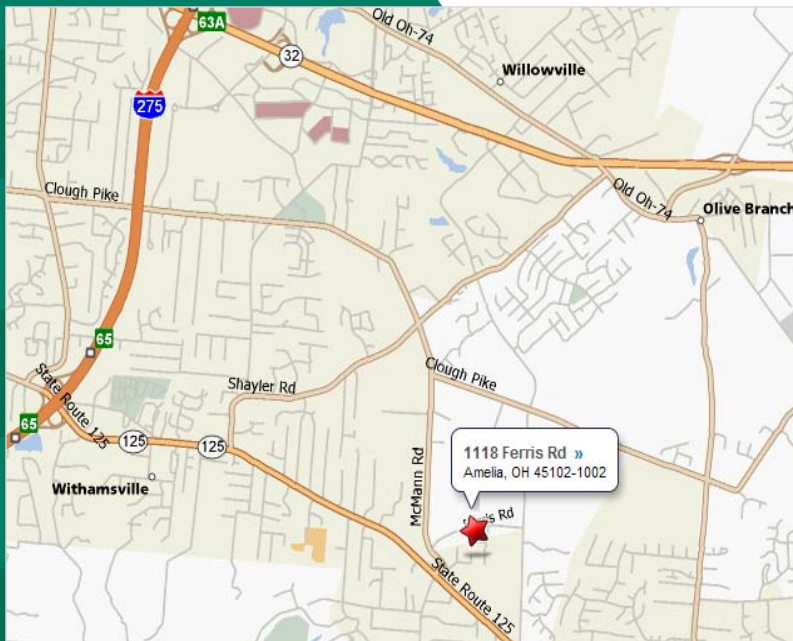


FEATURES

- **9,800 Total SF (Will Divide)**
- 7,250 SF office area
- 2,559 SF warehouse area
- Dock or drive-in truck access
- 1+ acre
- 14'-16' clearance height
- 2.6 miles from I-275

LOCATION

**1118 Ferris Road
Amelia, Ohio 45102**



CONTACT

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513/769-2505

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COMMERCIAL REAL ESTATE SERVICES

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1118 Ferris Road

Square Footage:	9,800 SF
Office Area:	7,250 SF
Warehouse Area:	2,550 SF
Land Size:	1+ Acre
Date of Construction:	1988
Type of Construction:	Pre-engineered metal
Zoning:	M-1 Industrial
Clearance Height:	14'-16'
Floor:	Concrete
Drive In Doors:	(1) 12'x12' with platform dock
Roof System:	Pre-engineered metal
Restroom:	(1) Men; (1) Women; (1) Unisex with shower
Heat & A/C:	Central HVAC-Office; Gas unit heaters in warehouse
Parking:	59 spaces plus large gravel area
Electric:	208 volt (3) phase 400 amps
Miscellaneous:	Classroom, Kitchen, Shower, Fenced and Gated Rear Lot
2008 Annual Taxes:	\$10,844.52
Annual Insurance:	\$2,400
Lease Rate:	\$9.00/ SF (NNN) Office Area \$4.00/ SF (NNN) Warehouse Area Yard Space: To be negotiated Landlord is responsible for roof and exterior walls
Sale Price:	\$688,000



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FOR MORE INFORMATION, CONTACT:

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