

# Office/Warehouse Bldg. For Sale or Lease

# Amelia, OH

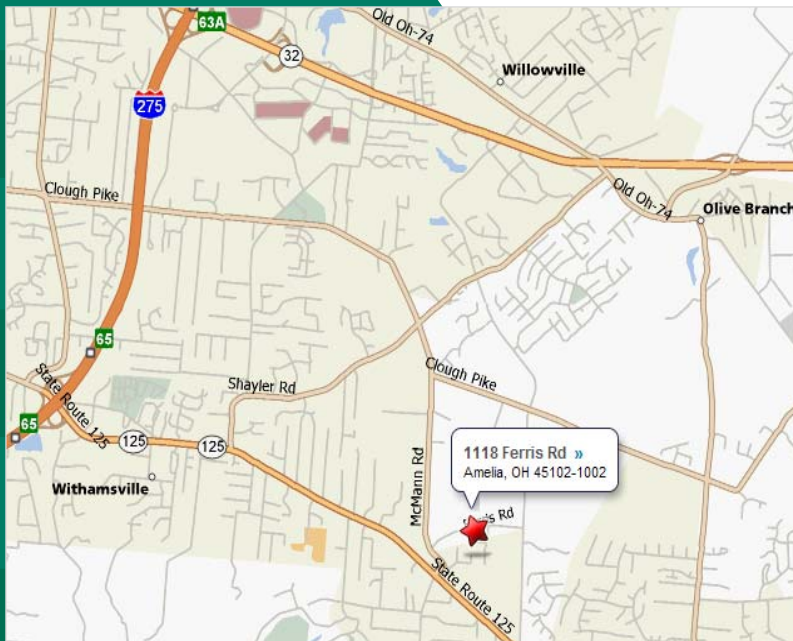


## FEATURES

- **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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COMMERCIAL REAL ESTATE SERVICES

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# 1118 Ferris Road

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



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FOR MORE INFORMATION, CONTACT:

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