

# Industrial Building For Sale

# Amelia, OH

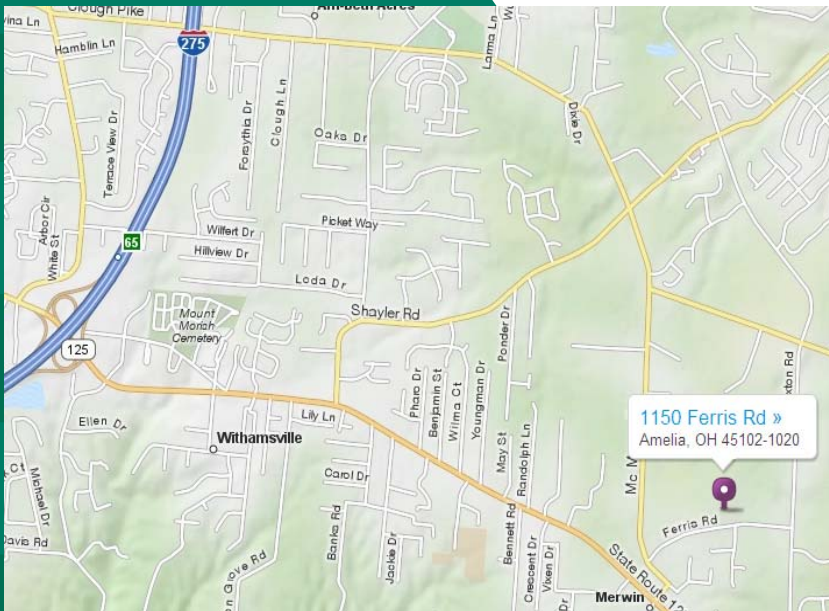


## FEATURES

- **17,500 Total SF**
- 1,500 SF office (50' x 30')
- 16,000 SF warehouse (80' x 200')
- 3.06 acres
- (1) drive-in door
- (1) truck dock
- 2.9 miles from I-275

## LOCATION

**1150 Ferris Road  
Cincinnati (Amelia), OH 45102**



## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 1150 Ferris Road

<b>Address/City/County:</b>	1150 Ferris Road Cincinnati - Amelia/Clermont County
<b>Square Footage:</b>	17,500 total SF
<b>Office Area:</b>	1,500 SF (50' x 30')
<b>Warehouse Area:</b>	16,000 SF (80' x 200')
<b>Land Size:</b>	3.06 acres
<b>Date of Construction:</b>	1979
<b>Type of Construction:</b>	Pre-engineered metal
<b>Zoning:</b>	M-1 Industrial
<b>Clearance Height:</b>	20'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	(1) 12' x 15'
<b>Truck Docks:</b>	(1) 8' x 10'
<b>Lighting:</b>	Metal halide
<b>Parking:</b>	Asphalt
<b>Electric:</b>	240 volts / 3-phase bus duct throughout
<b>Roof:</b>	Pitched metal
<b>Heat &amp; A/C:</b>	Warehouse - Gas unit heat Office - central HVAC
<b>Sale Price:</b>	\$625,000 (\$35.71/SF)



FOR MORE INFORMATION, CONTACT

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