

# Office/Warehouse Building For Sale

# Milford, Ohio

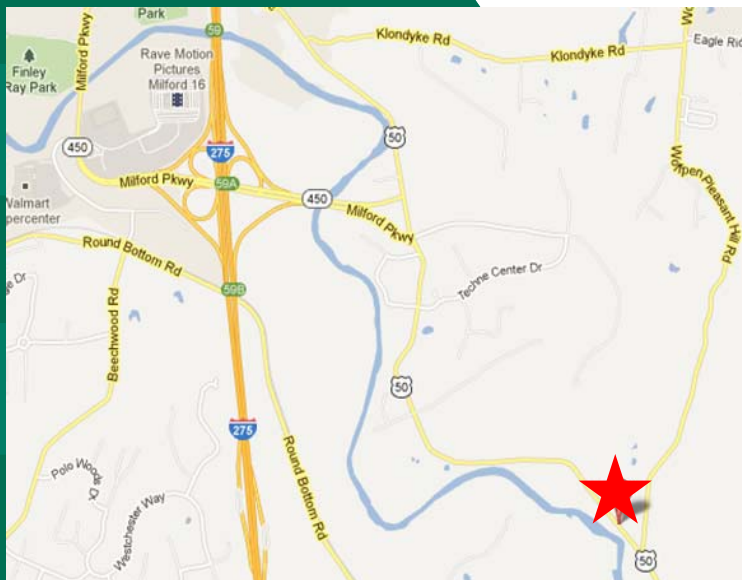


## FEATURES

- **16,371 Total SF**
- 2,083 SF Office
- 14,288 SF Warehouse
- 1.705 acres
- (3) Docks
- (1) Drive-in Door
- 12'-16' clearance height
- 50+ parking spaces
- 1/2 mile to I-275

## LOCATION

**1156 U.S. Route 50  
Milford, OH 45150**



## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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

# 1156 U.S. Route 50

<b>Address/City/County:</b>	1156 U.S. Route 50/Cincinnati (Milford) Clermont County/Miami Township
<b>Square Footage:</b>	16,371 total SF
<b>Office Area:</b>	2,083 SF
<b>Warehouse Area:</b>	14,288 SF
<b>Land Size:</b>	1.705 acres
<b>Date of Construction:</b>	1985 addition in 1993
<b>Type of Construction:</b>	Block and metal
<b>Zoning:</b>	"I" Planned Industrial Park District
<b>Clearance Height:</b>	12' - 16'
<b>Floor:</b>	Concrete
<b>Drive In Door:</b>	(1) 16' W x 12' H
<b>Truck Doors:</b>	(1) 10' x 10'; (2) 8' x 8'
<b>Lighting:</b>	Strip fluorescent
<b>Parking:</b>	50+
<b>Electric:</b>	480 Volts/3-phase
<b>Roof:</b>	Membrane and metal
<b>Heat &amp; A/C:</b>	Gas radiant in warehouse Central HVAC in office
<b>2011 Annual Taxes:</b>	\$10,218
<b>Sale Price:</b>	\$595,000 (\$36.34 PSF)



FOR MORE INFORMATION, CONTACT

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