

Industrial Building For Sale

1608 Elmore/
3814 Dooley-Bypass
Cincinnati, OH



FEATURES

- **12,964 Total SF on 1 Acre**
- 3,115 SF 1st floor office
- 964 SF 2nd floor office
- 7,390 SF warehouse
- 1,495 SF rest rooms/storage/miscellaneous
- Three drive-in doors
- Clearance Height 8'-14'
- Fenced in Lot
- New windows
- New offices
- 1/4 mile to I-75 and I-74

LOCATION

**1608 Elmore Court/3814 Dooley Bypass
Cincinnati, Ohio 45223**

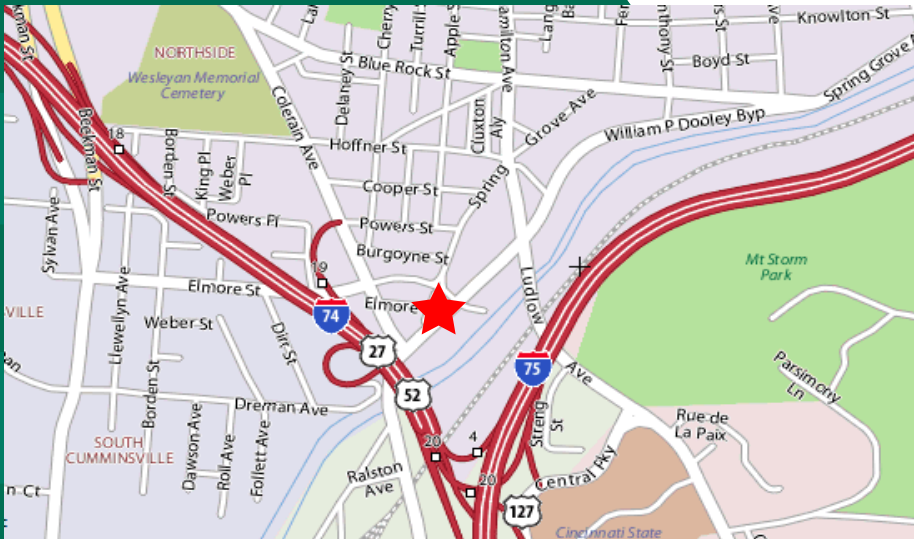
CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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

1608 Elmore/3814 Dooley Bypass

Address/City/County: 1608 Elmore/3814 Dooley Bypass
Cincinnati, Hamilton County

Parcel ID Numbers: 193-0002-0055
193-0002-0053
193-0002-0058
193-0002-0110
193-0002-0107

Square Footage: 12,964 SF

Office Area: 3,115 SF 1st floor
964 SF 2nd floor

Land Size: 1 Acre

Date of Construction: 1951

Zoning: Industrial

Clearance Height: 8'-14'

Drive In Doors: Three - 14'

Roof: EPDM - under warranty

Electric: 220 volts/3 phase

Heat & A/C: Gas heat

Sale Price: \$400,000



FOR MORE INFORMATION, CONTACT

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