

Industrial Building For Sale or Lease

1630 Sherman Avenue Cincinnati, OH

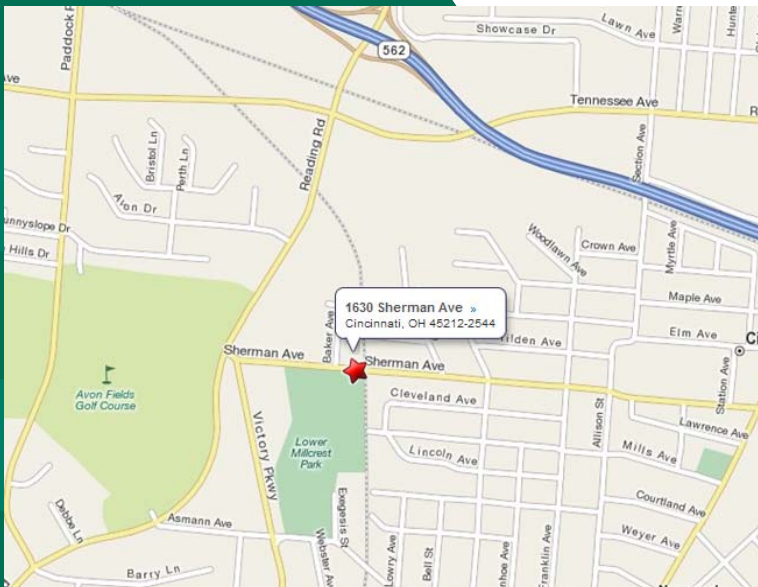


FEATURES

- **32,427 Total SF**
- 1,200 SF Renovated Office
- (5) Docks
- (1) Drive-in Door
- New Electrical System
- Minutes to I-71, I-75, Norwood Lateral

LOCATION

**1630 Sherman Avenue
Cincinnati, OH 45212**



CONTACT

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The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

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

1630 Sherman Ave.

Address/City/County:	1630 Sherman Ave./Cincinnati/Hamilton
Property ID:	651-0049-0064 & 0067
Square Footage:	32,427 SF
Office Area:	1,200 SF
Land Size:	1.12 acres (2 parcels)
Date of Construction:	1957
Type of Construction:	Brick & insulated metal
Zoning:	Light. Mfg.
Clearance Height:	14' clear
Column Spacing:	35' x 26'
Floor:	Concrete
Drive In Doors:	(1) 14' x 14'
Truck Docks:	(1) 9' x 10'; (4) 10' x 10'
Sprinkler:	Wet system
Lighting:	Fluorescent
Parking:	35 spaces
Electric:	400 amps, 480 volts, 3 phase 600 amps, 120/240 volts, single phase
Roof:	Built-up
Heat & A/C:	Gas fired unit heaters; Offices - central air
Real Estate Taxes:	\$11,263 annually
Lease Rate:	\$2.50/SF Gross - Landlord responsible for base year real estate taxes, exterior maintenance, fire and extended coverage.
Sale Price:	\$750,000



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FOR MORE INFORMATION, CONTACT

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