

1767 Elmore Street For Sale or Lease

Manufacturing/ Crane Building

Price Reduced



FEATURES

- **29,469 Total SF**
- Tilt-up concrete
- Three cranes (3, 5 and 10 tons)
- 50 ft. spans
- Drive-thru capacity
- Fenced, gravel paved yard

LOCATION

**1767 Elmore Street
Cincinnati, Ohio 45223**

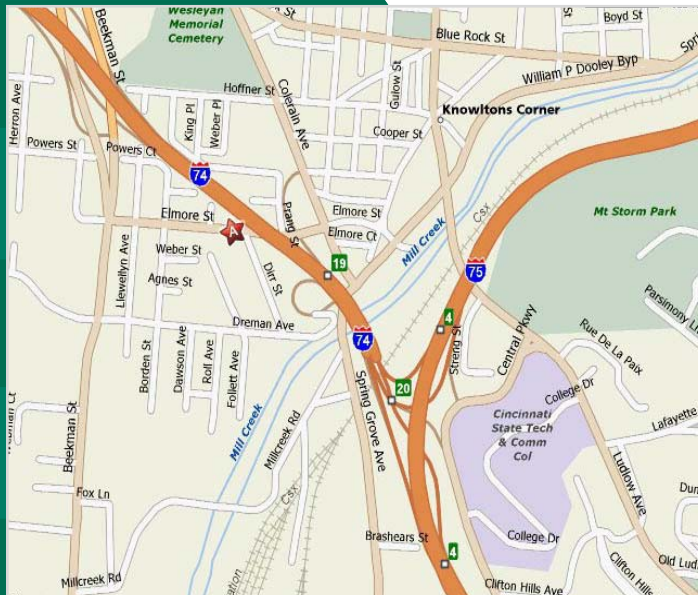
CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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1767 Elmore Street

Address/City/County:	1767 Elmore Street/Cincinnati/Hamilton
Square Footage:	29,469 (includes mezzanine)
Office Area:	5,553 SF 2nd floor mezzanine ready for office finish
Land Size:	2.3 acres
Date of Construction:	1962
Type of Construction:	Tilt-up concrete, metal frame, steel roof, deck covered with rubber membrane
Zoning:	MG - Manufacturing General
Clearance Height:	20' ft. 18,363 SF; 5,553 SF under mezzanine 10'6" clear
Floor:	23,916 SF on ground level; 5,553 SF on front 2nd level mezzanine
Drive In Doors:	Three electrically operated 12' wide by 14' high doors (two permit drive-thru), one manual 14' wide by 14' high rear door
Truck Docks:	None (room to add well docks)
Sprinkler:	None (sprinkler standpipe service into building)
Lighting:	Mercury vapor lighting
Parking:	20+ cars north, west & east of building. 1+ acre fenced gravel paved yard south of building
Electric:	Suitable for manufacturing. 800 amp, 3 phase, 208 volt power
Roof:	Steel roof deck with insulation and rubber membrane
Heat:	Electric coil blower heaters in future office areas. Gas radiant heaters in shop.
Miscellaneous:	One shop restroom, roughed in plumbing for office restroom. Three cranes (3,5 and 10 tons) cover 18,000 SF; 50' x 20' column spacing. Most of building and all of yard rented month to month.
Sale Price:	\$875,000 \$795,000
Lease Rate:	\$8,595/month NNN (\$3.50/SF/year)



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FOR MORE INFORMATION, CONTACT

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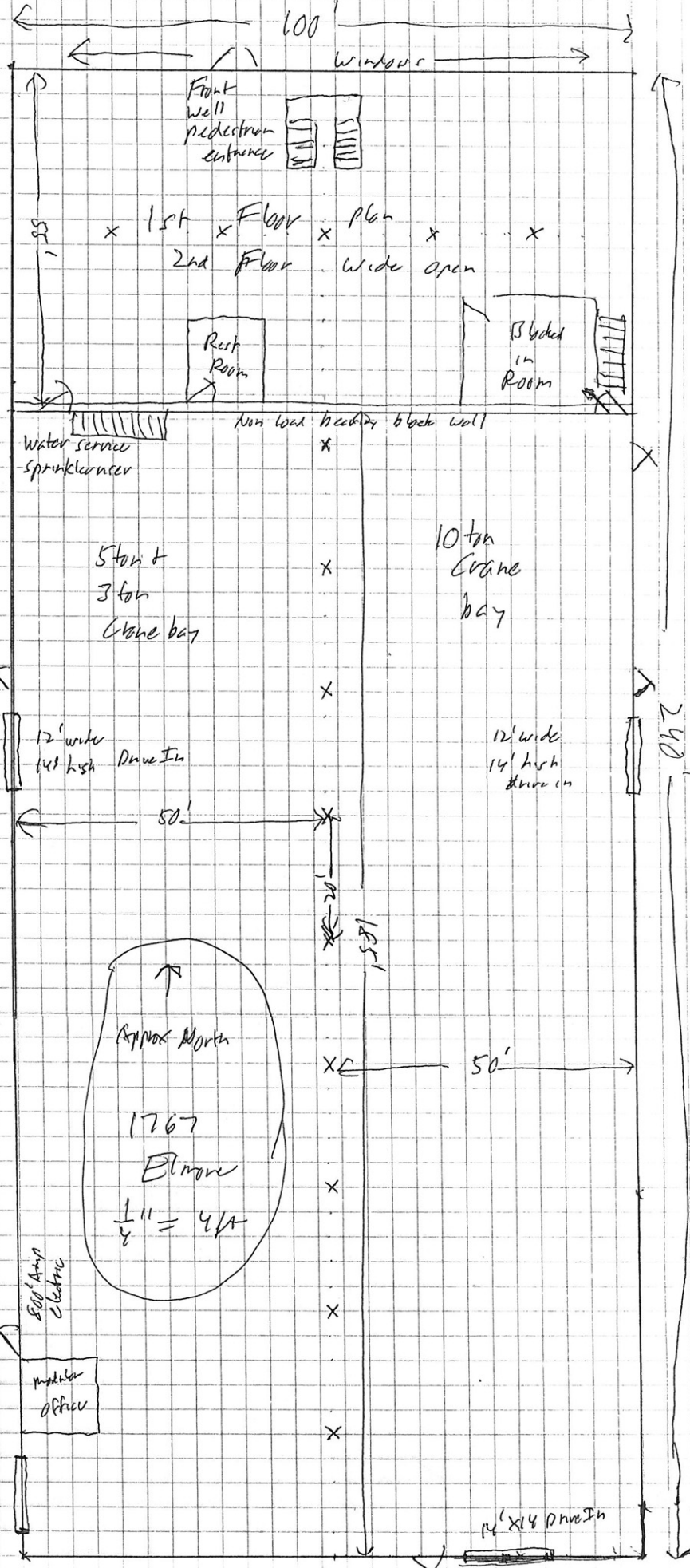
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Front well pedestrian entrance

1st Floor Plan

2nd Floor Wide open

Rest Room

Blocked in Room

Water service sprinkler

Non load bearing block wall

5 ton + 3 ton Crane bay

10 ton Crane bay

12' wide 14' high Drive In

12' wide 14' high Drive in

Approx North

1767 Elmore

$\frac{1}{8}'' = 4'ft$

500 Amp Electric

Master Office

12' wide 14' high

12' x 14 Drive In