

# Office/Warehouse Building For Lease

# Industrial

**LEASE RATE REDUCED!**



## FEATURES

- **9,800 Total SF**
- 2,500 SF office
- Outside storage
- Skylights
- One 5-ton crane
- One drive-in door
- One dock

## LOCATION

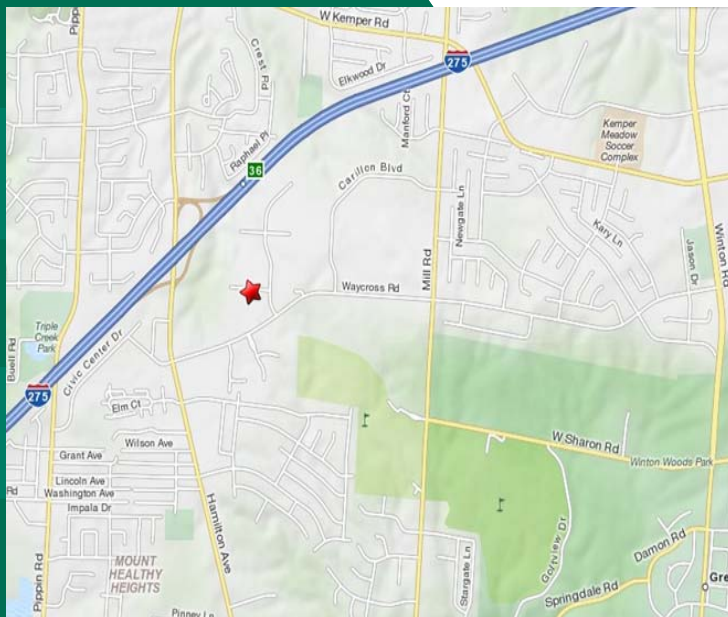
**2105 Schappelle Lane  
Forest Park, OH 45240**

## CONTACT

**Jeff Wolf, SIOR, CCIM**

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513/769-2519



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

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

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

# 2105 Schappelle Lane

<b>Address/City/County:</b>	2105 Schappelle Ln/Forest Park/Hamilton County
<b>Square Footage:</b>	9,800 SF
<b>Office Area:</b>	2,500 SF
<b>Land Size:</b>	2.08 acres
<b>Date of Construction:</b>	1983
<b>Type of Construction:</b>	Metal
<b>Zoning:</b>	Industrial
<b>Clearance Height:</b>	14' -18'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	One
<b>Truck Doors:</b>	Two
<b>Sprinkler:</b>	Wet
<b>Lighting:</b>	Fluorescent
<b>Parking:</b>	35 spaces
<b>Electric:</b>	240 v; 3 phase
<b>Roof:</b>	Membrane
<b>Heat &amp; A/C:</b>	HVAC in office/Radiant in warehouse
<b>Lease Rate:</b>	\$5.50/SF \$3.50/SF NNN



FOR MORE INFORMATION, CONTACT

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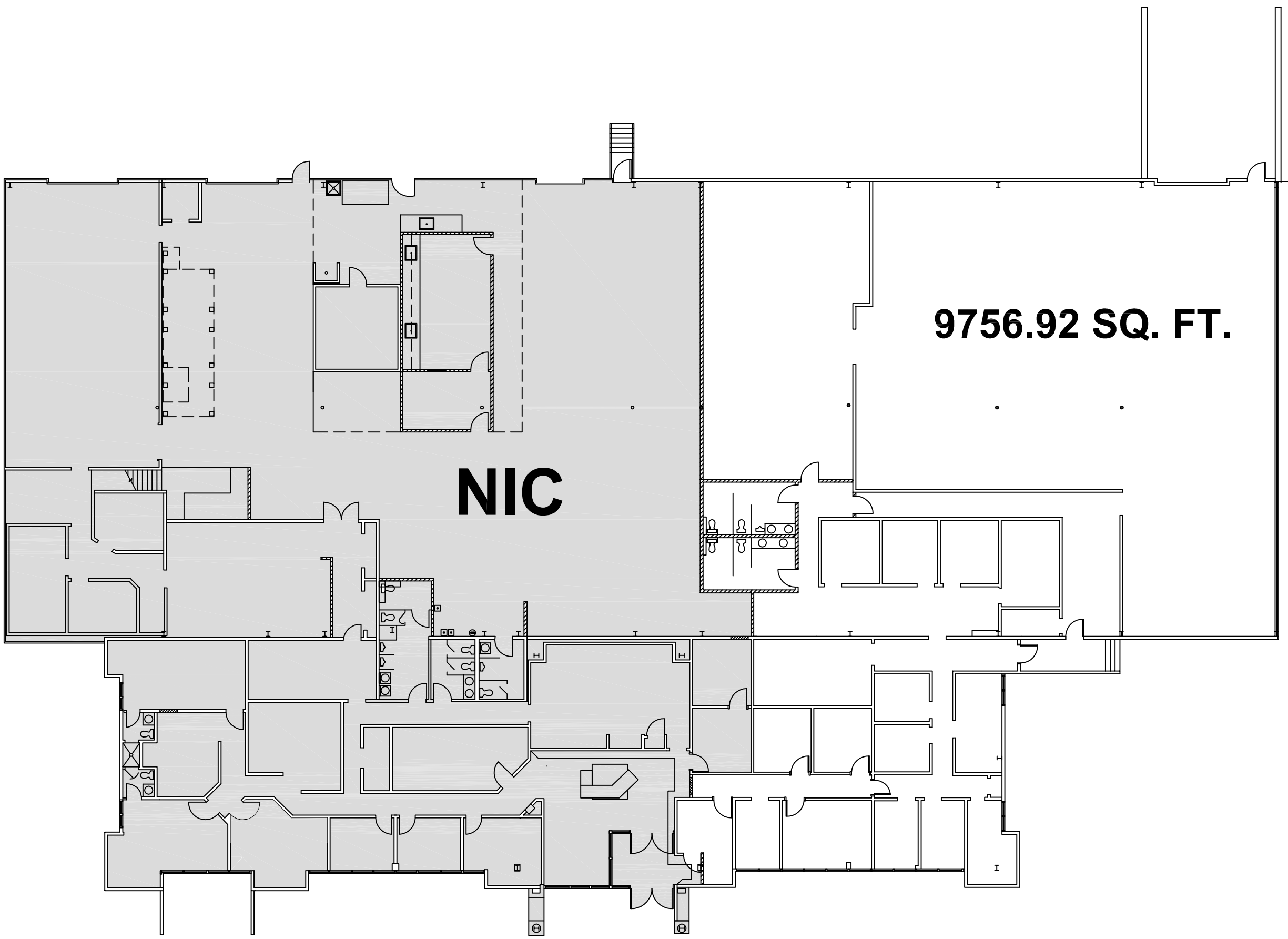
9912 Carver Road  
Sycamore Office Park  
Suite 100

Cincinnati, Ohio 45242



9756.92 SQ. FT.

NIC



LEASING PLAN:

NIC = NOT IN CONTRACT

NO.	DATE	DESCRIPTION
1	12/03/10	CONSTRUCTION DOCUMENTS
-	-	-
-	-	-

PREPARED FOR  
 ETI CORPORATION  
 SITE: CTL CINCINNATI OFFICE  
 2105 SCHAPPELLE ROAD; FOREST PARK, OHIO

PREPARED BY  
**CTL ENGINEERING**  
 CTL ENGINEERING OF OHIO, INC.  
 2860 FISHER ROAD, COLUMBUS, OHIO 43204

LEASING PLAN - A SHEET

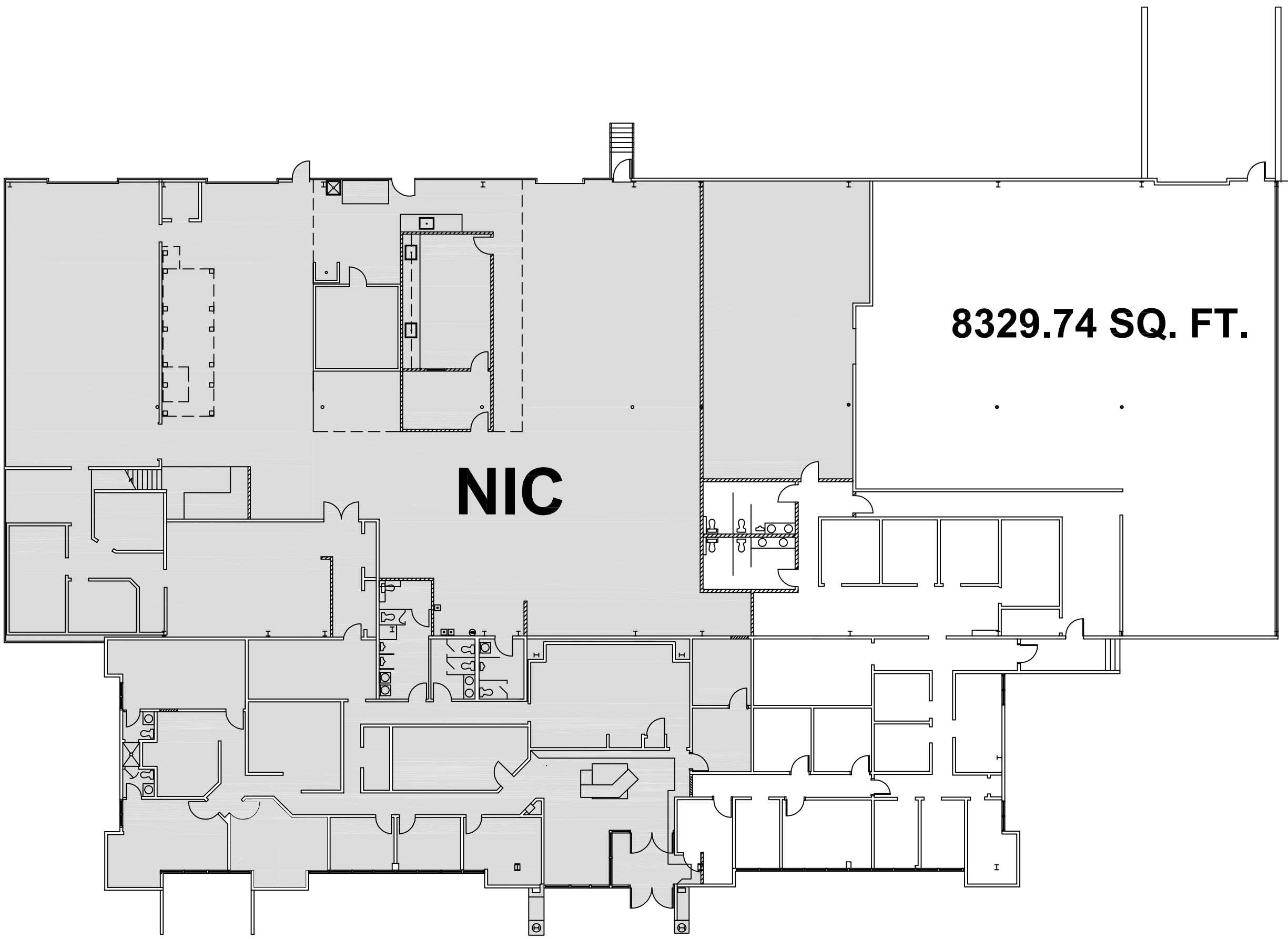
OHU/CTL PROJ. NO.	ISSUE DATE	DESIGNED BY	DRAWN BY	PRINT DATE	OF
10010001CIN		MDC	N.K.S.		

LEASING PLAN - A  
 1/8" = 1'-0"



8329.74 SQ. FT.

NIC



LEASING PLAN:

NIC = NOT IN CONTRACT

NO.	DATE	DESCRIPTION
1	12/03/10	CONSTRUCTION DOCUMENTS
-	-	-
-	-	-

PREPARED FOR  
 ETI CORPORATION  
 SITE: CTL CINCINNATI OFFICE  
 2105 SCHAPPELLE ROAD, FOREST PARK, OHIO

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 CTL ENGINEERING OF OHIO, INC.  
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LEASING PLAN - B

SHEET

LEASING PLAN - B  
1/8" = 1'-0"



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