

# Industrial Building For Sale or Lease

# Lebanon, Ohio



## FEATURES

- **80,250 Total SF plus a 4,000 SF maintenance building**
- 5,692 SF Office
- 8.1 Acres
- 4 Bays
- 3 Drive-in Doors; 1 Dock
- 4 Cranes, 5-20 Tons

## LOCATION

**211 Walnut Street  
Lebanon, OH 45036  
Warren County**

## CONTACT

**Frank Torbeck, SIOR**

frank.torbeck@everestrealstate.com  
513/769-2505

**Mike Luning**

mike.luning@everestrealstate.com  
513/769-2506

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

Everest is the Greater Cincinnati/  
Northern Kentucky affiliate for:



A world of real estate expertise  
with over 200 offices  
in Canada, U.S., Europe,  
Asia, South America,  
and Australia.

# 211 Walnut Street

<b>Address/City/County:</b>	211 Walnut Street/Lebanon/Warren Cty.
<b>Square Footage:</b>	80,250 SF plus a 4,000 SF maintenance building
<b>Office Area:</b>	5,692 SF
<b>Land Size:</b>	8.1 acres
<b>Date of Construction:</b>	Exterior remodeled in 2008
<b>Type of Construction:</b>	Concrete block/wood with metal siding; dry-vit front
<b>Zoning:</b>	Light Manufacturing, Assembly
<b>Clearance Height:</b>	18'-30'; 23' under hook
<b>Floor:</b>	6-12" concrete - new in 1996
<b>Drive In Doors:</b>	Three (12' x 18', 16' x 18', 12' x 12')
<b>Truck Doors:</b>	One 10' x 10'
<b>Sprinkler:</b>	Dry system
<b>Lighting:</b>	Metal halide in warehouse
<b>Parking:</b>	200+
<b>Electric:</b>	480V, 3 phase
<b>Roof:</b>	1 year old pitched rubber membrane over wood
<b>Heat &amp; A/C:</b>	Gas unit in warehouse
<b>Restrooms:</b>	Three in warehouse and two in office
<b>Miscellaneous:</b>	4,000 SF maintenance building that has a 12' x 14' drive-in door and 14' - 20' clearance height.
<b>Lease Rate:</b>	\$2.50/SF NNN
<b>Sale Price:</b>	\$1,895,000



[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

## FOR MORE INFORMATION, CONTACT

### Frank Torbeck, SIOR

[frank.torbeck@everestrealstate.com](mailto:frank.torbeck@everestrealstate.com)

513/769-2505

### Mike Luning

[mike.luning@everestrealstate.com](mailto:mike.luning@everestrealstate.com)

513/769-2506

Everest is the Greater Cincinnati/  
Northern Kentucky affiliate for:



A world of real estate expertise  
with over 200 offices  
in Canada, U.S., Europe,  
Asia, South America,  
and Australia.