

Industrial Building For Sale or Lease

Forest Park, OH



FEATURES

- **38,480 Total SF (Two Buildings)**
- Building A: 8,840 SF
- Building B: 29,640 SF
- 2.507 Acres
- Six drive-in doors
- Four truck docks
- One mile to I-275

LOCATION

**2120 Stapleton Court
Forest Park, OH 45240**

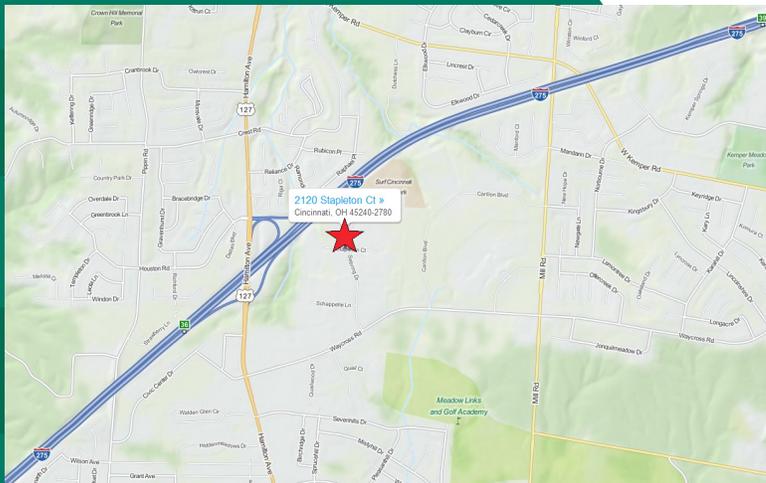


CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

2120 Stapleton Court

Address/City/County:	2120 Stapleton Court/Forest Park/Hamilton Cty.
Square Footage:	38,480 SF (Building A - 8,840 SF, Building B - 29,640 SF)
Office Area:	1,500 SF (Building A)
Land Size:	2.507 Acres
Date of Construction:	Building A - 2008 Building B - 2006
Type of Construction:	Building A - Concrete Block Building B - Pre-Engineered Metal
Zoning:	Light Industrial
Clearance Height:	Building A - 16.5' Building B - 17.5'
Floor:	Concrete
Drive-in Doors:	Building A - Three 10' x 14' Building B - Three 10' x 14'
Truck Docks:	Building B - Four 8' x 8'
Sprinklers:	No
Lighting:	Metal Halide
Parking:	40-50
Electric:	220/240 single phase
Roof:	Building A - Membrane Building B - Metal
Heat & A/C:	Heaters in warehouse in both buildings
Lease Rate:	\$5.08 PSF Gross
Sale Price:	Building A - \$522,240 Building B - \$1,482,000



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FOR MORE INFORMATION, CONTACT:

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