

Office/Warehouse/Manufacturing
Building Available

2181 Grand Avenue
Cincinnati, OH

PRICE REDUCED!

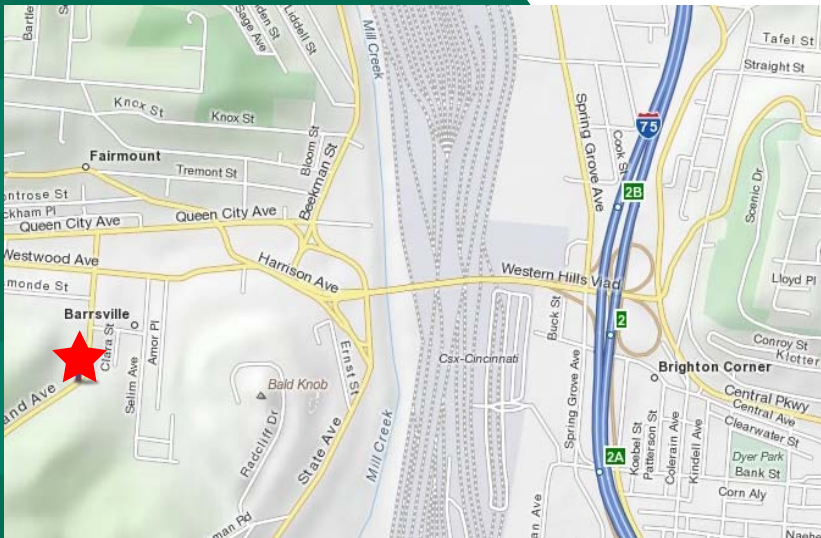


FEATURES

- **63,715 Total SF**
- 12,750 SF office
- 50,965 SF warehouse/manufacturing
- 27+ acres
- 11' 6" - 14' ceiling clearance
- (3) truck docks
- Crane capacity
- Alarm system
- Ample parking

LOCATION

**2181 Grand Avenue
Cincinnati, Ohio 45214**



CONTACT

Frank Torbeck, SIOR

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

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COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512
9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

2181 Grand Avenue

Address/City/County:	2181 Grand Avenue Cincinnati/Hamilton Cty.
Parcel Numbers:	Book: 171 Page: 10 Parcel: 95, 129, 131 Book: 171 Page: 11 Parcel: 01, 06, 16, 08, 07, 22
Square Footage:	63,715 total SF
Office Area:	12,750 SF
Warehouse/Manufacturing Area:	50,965 SF
Land Size:	27+ acres
Date of Construction:	1962
Type of Construction:	Concrete block
Zoning:	MG - Manufacturing General
Clearance Height:	11' 6" and 14'
Floor:	Concrete
Truck Docks:	(3) 8' x 8'
Crane Capacity:	Monorail with varying capacities up to 14 tons
Sprinkler:	Yes - wet system
Lighting:	Fluorescent and metal halide
Parking:	Ample parking full access to rear of building.
Electric:	240 volts, 1200 amps, 3 phase, power bus ducts
Roof:	15 to 30 years
A/C & Heat:	Air condition: central HVAC - office Heat: boiler and roof mounted HVAC units
Annual Real Estate Taxes:	\$39,171
Miscellaneous:	Floor drains in manufacturing area. Building fully alarmed.
Sale Price:	\$695,000 (\$10.91 PSF)



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FOR MORE INFORMATION, CONTACT

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