

# Industrial Building For Sale

# Evendale, OH

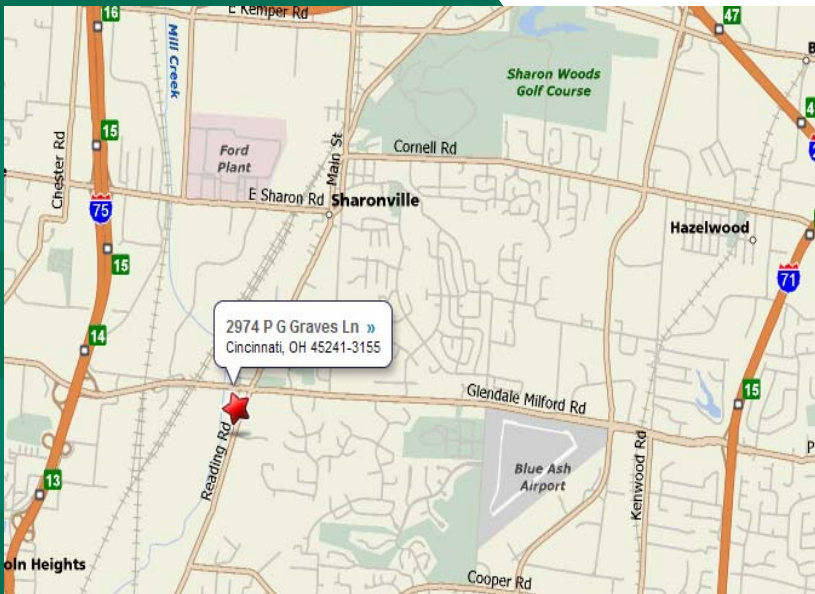


## FEATURES

- **4,680 Total SF**
- 1,123 SF Office
- 3,557 SF Warehouse
- One Dock
- 12'-15' Ceiling Height
- Excellent Location
- Possible Drive-in

## LOCATION

**2974 P.G. Graves Lane  
Evendale, Ohio 45241**



## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 2974 P.G. Graves Lane

<b>Address/City/County:</b>	2974 P.G. Graves Lane Evendale/Hamilton County
<b>Square Footage:</b>	4,680 SF
<b>Office Area:</b>	1,123 SF (4 offices)
<b>Land Size:</b>	.276 Acres
<b>Date of Construction:</b>	1964
<b>Type of Construction:</b>	Concrete Block
<b>Zoning:</b>	Heavy Commercial
<b>Clearance Height:</b>	12' - 15'
<b>Floor:</b>	Concrete
<b>Truck Doors:</b>	One
<b>Lighting:</b>	Fluorescent
<b>Parking:</b>	10
<b>Restrooms:</b>	Men's/Women's
<b>Electric:</b>	240 volt/400 amp/3 phase
<b>Site Dimensions:</b>	60' x 200'
<b>Heat Source:</b>	Gas forced unit heaters
<b>Miscellaneous:</b>	Alarm system, new unit heaters, new roof (2008), shipping office, breakroom, phone system, newly painted
<b>Sale Price:</b>	\$245,000



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FOR MORE INFORMATION, CONTACT

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