

Industrial Building For Lease

Kings Island, OH



FEATURES

- **23,000 Total SF**
- 9,400 SF Available for Lease (Divisible)
- 3,000 SF Office/Showroom
- 6,400 SF Warehouse
- 2 Docks
- Great access to I-71
- **0% Local Earnings Tax!**

LOCATION

**3143 Western Row Road
Kings Island (Deerfield Twp.), Ohio 45040**

CONTACT

Frank Torbeck, SIOR

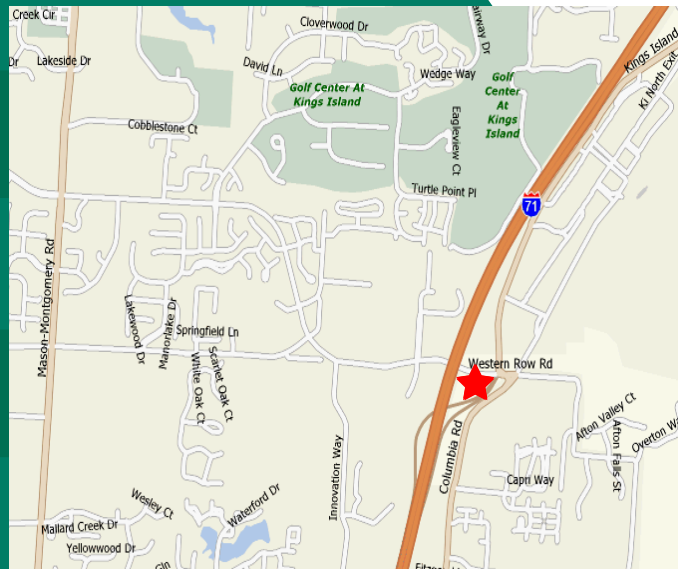
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COMMERCIAL REAL ESTATE SERVICES

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

3143 Western Row Rd.

Address/City/County:	3143 Western Row Road Kings Island/Deerfield Twp. Warren County
Square Footage:	23,000 SF total
Available Square Footage:	9,400 SF for lease
Office/Showroom Area:	3,000 SF
Land Size:	1.5 acres
Date of Construction:	1988
Type of Construction:	Pre-engineered metal; block wainscot
Zoning:	General Business
Clearance Height:	18'-20'
Floor:	Concrete
Truck Docks:	Two - (1) 12' x 12' & (1) 8' x 8'
Sprinkler:	Yes
Lighting:	Fluorescent
Restrooms:	Three
Parking:	Eight parking spots
Electric:	240 V 3-phase
Roof:	Pitched Metal
Heat & A/C:	Central air in office; gas unit heaters in warehouse
Miscellaneous:	Paddle fans and exhaust fans in warehouse; sky lights.
Lease Rate:	\$4.85/SF Gross - Warehouse \$11.00/SF Gross - Office * Lease rate includes utilities



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FOR MORE INFORMATION, CONTACT

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