

Industrial/Flex Building For Lease

3616 Weldon Drive Mason, OH

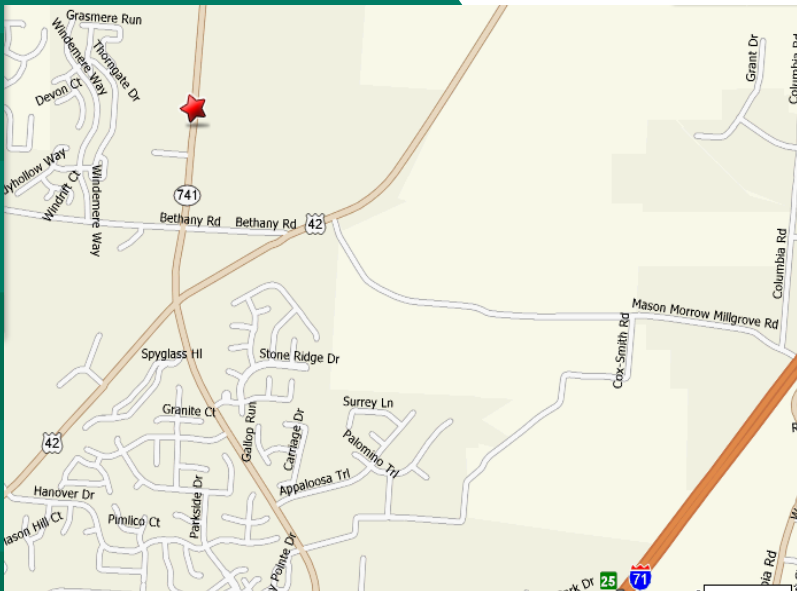


FEATURES

- **7,250 Total SF**
- 2,000 SF Office
- 5,250 SF Warehouse
- One (1) Dock Door
- One (1) Drive-in Door (12' x 14')
- New Construction (2008)
- Clearance - 19.7'
- Zoning I-I

LOCATION

**3616 Weldon Drive
Mason, Ohio 45040**



CONTACT

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com
513/769-2519

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 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.

3616 Weldon Drive

Address/City/County:	3616 Weldon Drive/Mason/Warren
Square Footage:	7,250 SF
Office Area:	2,000 SF
Warehouse Area:	5,250 SF
Date of Construction:	2008
Type of Construction:	Brick and pre-engineered metal
Zoning:	Industrial I
Clearance Height:	19.7' clearance
Floor:	Concrete
Drive In Doors:	One (1) 12' x 14'
Truck Doors:	One (1) 9' x 10'
Lighting:	Metal halide
Parking:	10 parking spaces
Electric:	3 phase Public (utilities 513-229-8570)
Water:	GCWW (513-591-7700)
Roof:	Rubber membrane
Heat & A/C:	Gas fired unit heaters
Lease Rate:	\$6.00/SF NNN
Operating Expenses:	Estimated \$1.00/SF



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

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519

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.