

# Industrial Building For Sale or Lease

# Fairfax, OH



## FEATURES

- **34,800 SF (Three Buildings)**
- 30,000 SF Main Building
- **4.4 Acres**
- (3) Docks
- (2) Drive-in Doors
- Close to I-71, Norwood Lateral

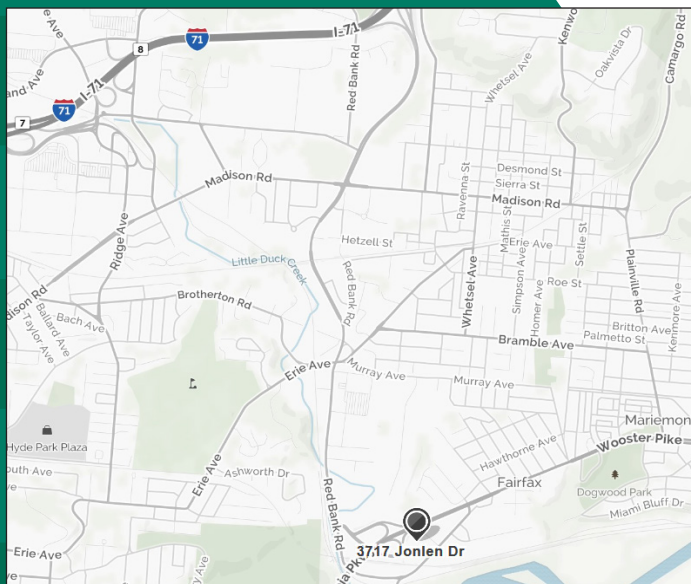
## LOCATION

**3717 Jonlen Drive  
Cincinnati (Fairfax), OH 45227**



## CONTACT

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# 3717 Jonlen Drive

<b>Address/City/County:</b>	3717 Jonlen Drive Cincinnati (Fairfax)/Hamilton County
<b>Total Square Footage:</b>	34,800 SF (3 buildings)
<b>Main Building SF:</b>	30,000 SF
<b>Office Area:</b>	3,200 SF
<b>Land Size:</b>	4.4 acres
<b>Date of Construction:</b>	1955
<b>Type of Construction:</b>	Concrete block
<b>Zoning:</b>	E Business Mixed Use
<b>Clearance Height:</b>	9.5' - 18'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	(1) 10' x 10'; (1) 12' x 14'
<b>Truck Docks:</b>	(1) 10' x 10'; (2) 8' x 8'
<b>Sprinkler:</b>	No, heat detectors
<b>Lighting:</b>	Strip fluorescent
<b>Parking:</b>	Gravel/asphalt/concrete: 60,000 SF
<b>Electric:</b>	440 V, 3-phase & 240 V, 3-phase
<b>Roof:</b>	1997 tar/gravel
<b>Heat &amp; A/C:</b>	Radiant and gas unit heat: warehouse Central HVAC: office
<b>Lease Rate:</b>	\$3.50 PSF Gross (Landlord responsible for property taxes, structural repairs (i.e. roof, walls, parking lot, HVAC equipment replacements)
<b>Sale Price:</b>	\$725,000
<b>Building Two:</b>	4,400 SF (Metal building. Electric only. (3) 12' x 12' drive-in doors. LED lights.)
<b>Building Three:</b>	400 SF 20' x 20' (Concrete block. One drive-in door)



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## FOR MORE INFORMATION, CONTACT:

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