



# OFFICE/INDUSTRIAL AVAILABLE

3972 Bach Buxton Road  
Amelia, Ohio 45102



## 40,000 SF Warehouse Building



- Office Build to Suit
- 16' Clear Height
- Dock Doors
- Drive-In Doors
- 6+ Acres
- 3 Miles from I-275

### FOR MORE INFORMATION, CONTACT:

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## 3972 Bach Buxton Road

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Address/City/County:	3972 Bach Buxton Road Union Township/Clermont County Amelia, Ohio 45102
Square Footage:	40,000 SF
Building Dimensions:	200' x 250'
Office Area:	Build to Suit
Date of Construction:	1989-1990
Date of Availability:	Intermediate
Land Area:	6+ Acres
Type of Construction:	Pre-engineered Steel Building, 8' High Concrete Walls
Floor:	5" Slab
Clearance Height:	16'
Column Spacing	40' X 25'
Truck Docks:	To Suit
Roof System:	Pitched Metal
Zoning:	M-1 Light Industrial
Heat:	Natural Gas Unit Heaters
Parking:	Ample
Electric:	Standard; (3) Phase Available
Sprinkler:	Wet System
Utilities:	Gas, Water, Sewer Available
Lease Rate:	\$3.25/SF NNN, Tenant is responsible for taxes, insurance and ordinary maintenance

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