

# Office/Industrial Building Available

# Amelia, OH



## FEATURES

- 45,000 Total SF
- Office Build to Suit
- 16' Clear Height
- Dock Doors
- Drive-In Doors
- 6+ Acres
- 3 Miles from I-275

## LOCATION

**3972 Bach Buxton Road  
Amelia, OH 45102**



## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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

# 3972 Bach Buxton Rd.

<b>Address/City/County:</b>	3972 Bach Buxton Road Union Township/Clermont County Amelia, Ohio 45102
<b>Square Footage:</b>	45,000 SF
<b>Building Dimensions:</b>	200' x 250'
<b>Office Area:</b>	Build to Suit
<b>Date of Construction:</b>	1989-1990
<b>Date of Availability:</b>	Immediate
<b>Land Area:</b>	6+ Acres
<b>Type of Construction:</b>	Pre-engineered Steel Building, 8' High Concrete Walls
<b>Floor:</b>	5" Slab
<b>Clearance Height:</b>	16'
<b>Column Spacing:</b>	40' X 25'
<b>Roof System:</b>	Pitched Metal
<b>Zoning:</b>	M-I Light Industrial
<b>Heat:</b>	Natural Gas Unit Heaters
<b>Parking:</b>	Ample
<b>Electric:</b>	480 Volt, (3) Phase Available
<b>Sprinkler:</b>	Wet System
<b>Utilities:</b>	Gas, Water, Sewer Available
<b>Lease Rate:</b>	\$3.50/SF Gross. Landlord is responsible for taxes, insurance and ordinary maintenance

FOR MORE INFORMATION, CONTACT

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