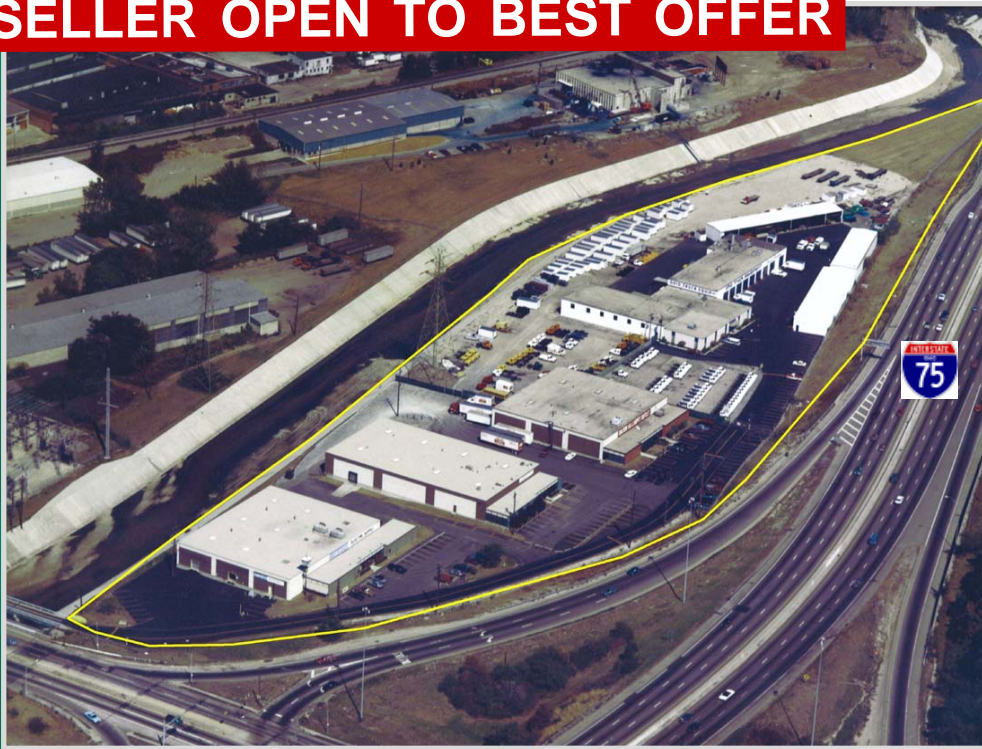


Office/Whse./Mfg.
Available

Industrial

SELLER OPEN TO BEST OFFER



FEATURES

- 20,240 Total SF
- GREAT Highway Visibility/Access
- .01 Mile to I-75
- One Drive-In Door
- Four Truck Docks

LOCATION

**4040 Rev Drive
Cincinnati (St. Bernard), OH 45232**

CONTACT

Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/769-2505



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.



EVEREST

COMMERCIAL REAL ESTATE SERVICES

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.

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

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

4040 Rev Drive

Address/City/County:	4040 Rev Drive Cincinnati (St. Bernard)/Hamilton Cty.
Total Square Feet:	20,240 SF
Office Area:	3,500 SF
Land Size:	1.412 Acres
Date of Construction:	1977
Type of Construction:	Brick, block, steel
Zoning:	M-G City of Cincinnati
Clearance Height:	18'
Floor:	Concrete
Drive In Door:	(1) 10'w x 10'h
Truck Docks:	(4)
Lighting:	Fluorescent
Parking:	30 spaces
Electric:	277/480 Volt (3) Phase
Roof:	Flat tar/gravel
Heat:	Natural gas radiant & forced air units
Sprinklers:	Wet
2009 Annual Taxes:	\$17,844.00
Lease Rate:	\$4.95/SF Net
Sale Price:	\$995,000



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:

Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/769-2505

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.