

Office/Whse./Mfg.
Available

Industrial

PRICE REDUCED!



FEATURES

- 25,312 SF - Main Building
- 4,063 SF - Warehouse 1
- 3,125 SF - Warehouse 2
- GREAT Highway Visibility/Access
- .01 Mile to I-75
- Drive-In Doors with drive thru capability
- 1 Dock

LOCATION

4100 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

4100 Rev Drive

Address/City/County:	4100 Rev Drive Cincinnati (St. Bernard)/Hamilton Cty.	
Main Building Square Footage:	25,312 SF	
Office/Showroom Area:	5,000 SF	
Warehouse Square Footage:	20,312 SF (windows and sky lights provide natural light)	
Land Size:	5.899 Acres	
Date of Construction:	1966	
Type of Construction:	Block/Brick Office Front	
Zoning:	M-G City of Cincinnati; M-I General Manufacturing District St. Bernard	
Clearance Height:	16'-20'	
Floor:	Concrete	
Drive In Doors:	(20) 14' x 14' with drive thru capability	
Truck Docks:	(1) 10' x 10'	
Lighting:	Fluorescent	
Parking:	100+	
Electric:	240 Volt (3) Phase	
Roof:	Flat tar/gravel	
Heat:	Gas unit	
2009 Annual Taxes:	\$22,144.98	
Lease Rate:	\$4.95/SF Net	
Sale Price:	\$1,800,000 — \$1,500,000	
Miscellaneous:	Paint booth available, all utilities.	

Separate Warehouses:

	<u>Warehouse 1</u>	<u>Warehouse 2</u>
Square Footage:	4,063 SF	3,125
Construction:	Pre-engineered metal	Pre-engineered metal
Heat:	Gas infrared	Gas infrared
Drive-in Doors:	(8) 14' x 14'	(5) 14' x 14'
Lease Rate:	\$3.00/SF Net	\$3.00/SF Net



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.