

Office/Warehouse Building
For Sale or Lease

4101 Founders Blvd.
Batavia, OH



FEATURES

- **292,500 Total SF**
- 40,000 SF office for lease (will divide)
- 27,000 SF warehouse for lease
- 15+ acres with an option on 2 additional acres
- **No earnings tax!**
- Walking trails
- Park-like atmosphere in a 193 acre development
- Quality finish throughout
- Dock doors and drive-in doors
- Air-conditioned warehouse
- 18 person capacity conference room

LOCATION

**4101 Founders Boulevard
Batavia, OH 45103**

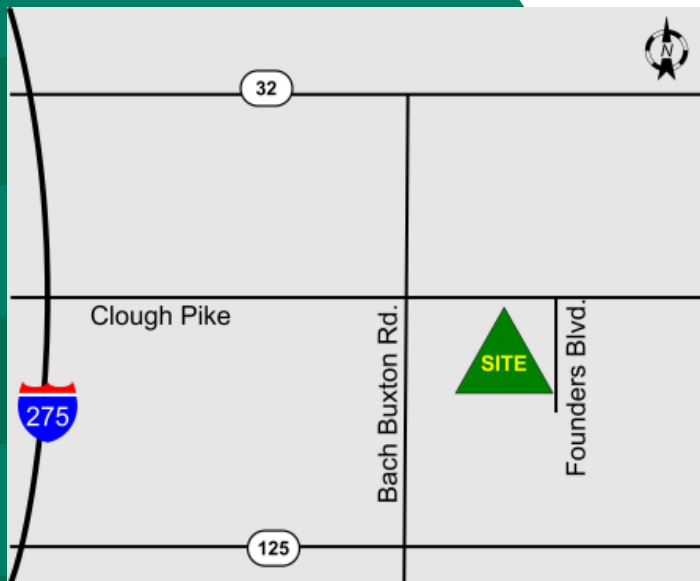
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COMMERCIAL REAL ESTATE SERVICES

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

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and Australia.

4101 Founders Blvd.

Address/City/County:	4101 Founders Blvd/Batavia/Clermont Cty.
Square Footage:	292,500 total SF
Office Area:	40,500 total SF (2 story); 40,000 SF available for lease (will divide)
Mezzanine Area:	14,400 SF
Warehouse Area:	99,000 total SF (air conditioned); 27,000 SF available for lease
Production Area:	138,600 SF (includes 2,400 SF office)
Land Size:	15 acres (2 additional acres available)
Date of Construction:	1993
Type of Construction:	Tilt up concrete, steel frame, steel bar joists
Zoning:	Light industrial
Clearance Height:	25'
Column Spacing:	40' x 45'
Floor:	3,500 psi, 7" non-reinforced floor
Drive In Doors:	One 12' x 14'
Truck Docks:	16 (8' x 10') common truck docks with seals and levelers
Sprinkler:	ESFT Sprinkler system
Lighting:	Fluorescent & metal halite
Parking:	300+ parking spaces
Electric:	480 V, 3 phase, 3000 amps
Roof:	Membrane roof system - Carlisle
Heat & A/C:	Office: Central HVAC Warehouse: Gas boiler and radiant heat
Miscellaneous:	State of the art Metrology room - 28' x 28'. Impressive 2 story atrium. Quality finishes throughout. 18 person capacity conference room (30' x 17.5') with excellent presentation capabilities.
Lease Rate:	Office: \$9.95/SF NNN Warehouse: \$3.40/SF NNN
Sale Price:	\$9,000,000



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FOR MORE INFORMATION, CONTACT

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