

Industrial Building For Sale or Lease

415 Northland Blvd. Cincinnati, OH 45240

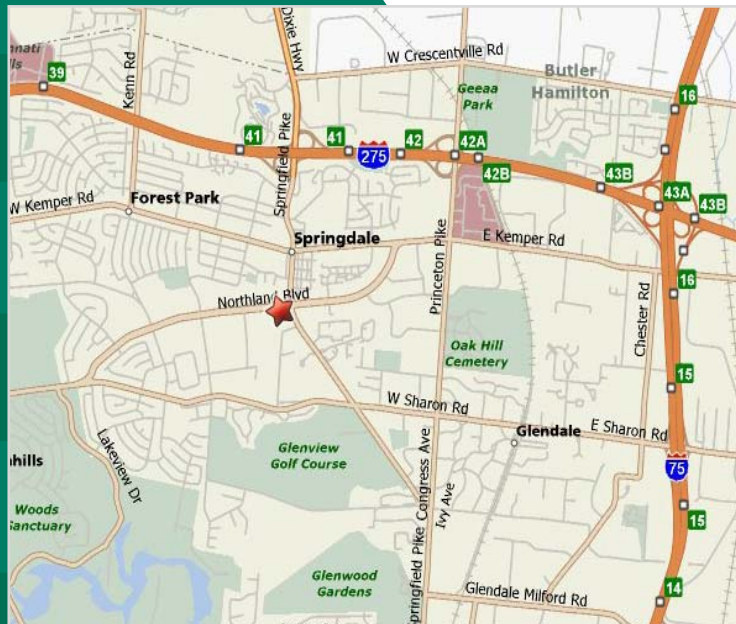


FEATURES

- **5,500 Total SF**
- **1,271 SF office area**
- **(1) Drive-in Door**

LOCATION

**415 Northland Blvd.
Forest Park, OH 45240**



CONTACT

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519

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.



COMMERCIAL REAL ESTATE SERVICES

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

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

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.

415 Northland Blvd.

Address/City/County:	415 Northland Blvd./Forest Park/Hamilton
Square Footage:	5,500 SF
Office Area:	1,271 SF
Warehouse:	3,604 SF
Land Size:	.5 +/- Acres
Divisible:	No
Date of Construction:	1995
Type of Construction:	Pre-engineered metal
Dimensions:	58'6" x 83'6"
Zoning:	Industrial (M)
Clearance Height:	14' x 16'
Floor:	Concrete
Restrooms:	Two
Drive In Doors:	One (12' x 14')
Floor Drains:	Yes
Sprinklers:	No
Lighting:	Fluorescent
Parking:	5 paved spaces (adjacent lot included for parking)
Electric:	400 amp, 240 volt, 3 phase 125 amp, 120/208 volt, 3 phase
Roof:	Insulated metal
Heat & A/C:	HVAC in office / gas fired unit heaters in warehouse
Miscellaneous:	Outside security lights, gas - Duke Energy, Sewer - MSD, Water - Cincinnati Water Works
Lease Rate:	\$5.50/SF NNN
Sale Price:	\$325,000 (\$59.09/SF)



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

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519

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.