

Industrial Building For Sale or Lease

415 Northland Blvd. Cincinnati, OH 45240

PRICE REDUCED!

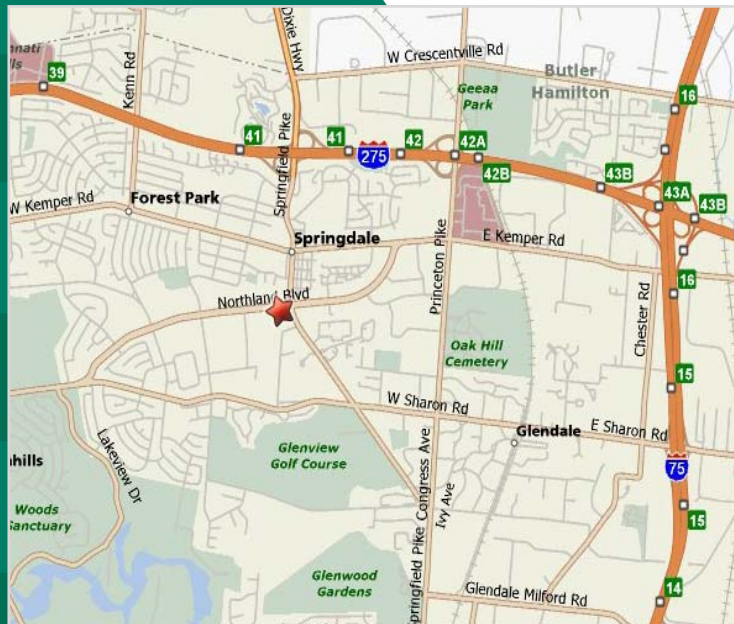


FEATURES

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

LOCATION

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



CONTACT

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513/769-2519

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COMMERCIAL REAL ESTATE SERVICES

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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 \$4.50/SF NNN
Sale Price:	\$325,000 \$295,000



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FOR MORE INFORMATION, CONTACT

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