

Industrial Building For Sale or Lease

417 Northland Blvd. Cincinnati, OH 45240



FEATURES

- **11,500 Total SF**
- Office space: 1,240 SF
- Lab size: 6,383 SF
- 80% Air Conditioned
- (1) Dock Door
- (1) Drive-in Door
- 1.177 Acres
- Year Built - 1967

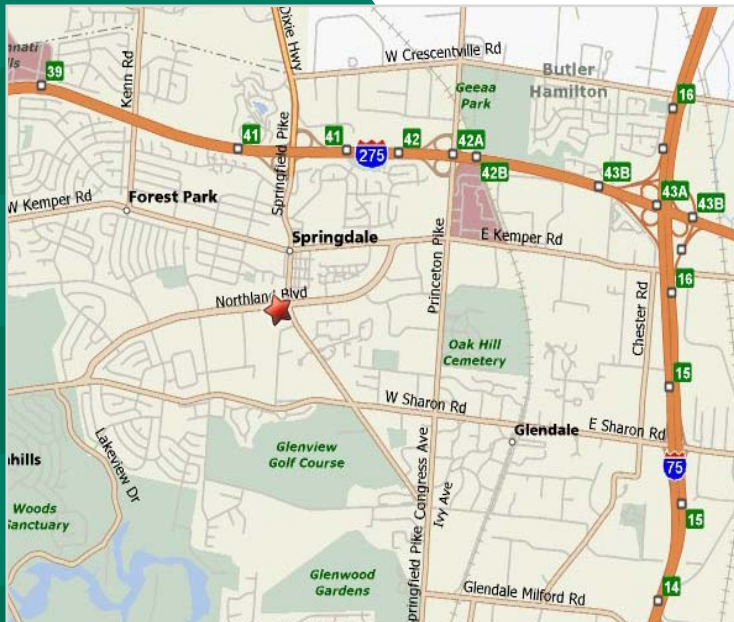
LOCATION

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

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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and Australia.

417 Northland Blvd.

Address/City/County:	417 Northland Blvd./Forest Park/Hamilton
Square Footage:	11,500 SF
Office Area:	1,240 SF
Lab Area:	6,383 SF
Land Size:	.92 +/- Acres
Date of Construction:	1967
Type of Construction:	Concrete block/Brick/Metal
Dimensions:	190' x 60'6"
Zoning:	Industrial (M)
Clearance Height:	8'6" - 14'
Floor:	Concrete
Restrooms:	Four
Drive In Doors:	One (10' x 10')
Truck Doors:	One (8' x 8')
Floor Drains:	Yes
Sprinklers:	No
Lighting:	Fluorescent
Parking:	15+ spaces
Electric:	Heavy electric (1200 amp)
Roof:	Insulated metal
Parcel #:	591-0001-0063
Heat & A/C:	HVAC in office / gas fired unit heaters in warehouse
Miscellaneous:	Security lights, gas - Duke Energy, Sewer - MSD, Water-Cincinnati Water Works
Lease Rate:	\$5.25/SF NNN
Sale Price:	\$575,000 (\$5.00/SF)



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FOR MORE INFORMATION, CONTACT

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