

Industrial Building For Sale or Lease

417 Northland Blvd. Cincinnati, OH 45240

PRICE REDUCED!



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

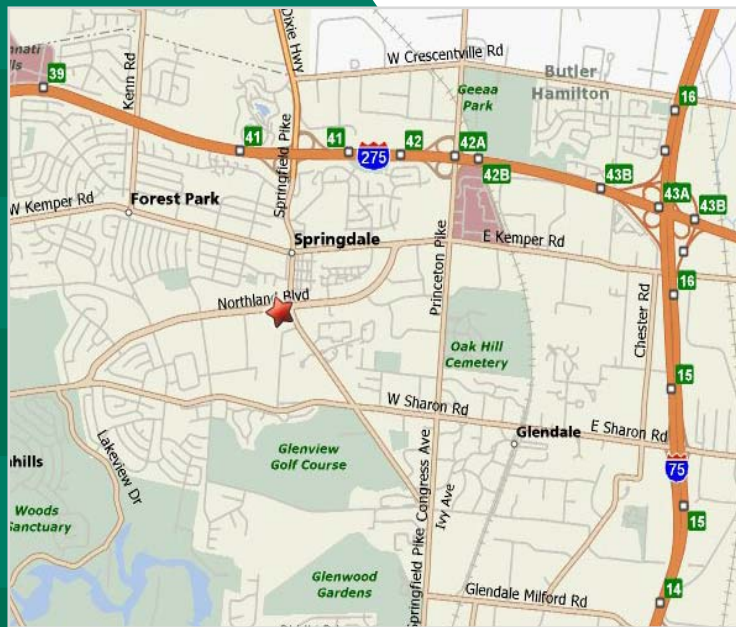
LOCATION

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

CONTACT

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.

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 \$4.50/SF NNN
Sale Price:	\$575,000 \$545,000



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.