

# Office/Industrial Facility For Sale or Lease

# Batavia, Ohio



## FEATURES

- **15,600 SF First Class Facility**
- 5,202 SF Office
- 10,398 SF Warehouse
- 3.68 Acres
- Dock Door
- (2) Drive-in Doors
- Near Clermont County Airport

## LOCATION

**4247 Grissom Drive  
Batavia, OH 45103  
Clermont County**



## CONTACT

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# 4247 Grissom Drive

<b>Address/City/County:</b>	4247 Grissom Drive/Batavia/Clermont Cty.
<b>Square Footage:</b>	15,600 SF
<b>Office Area:</b>	5,202 SF
<b>Warehouse Area:</b>	10,398 SF
<b>Land Size:</b>	1.48 acres with additional 2.2 acres across street - used as parking lot. Total 3.7 acres.
<b>Date of Construction:</b>	1992 (warehouse expansions 1995 & 96)
<b>Type of Construction:</b>	Block & metal - 26 gauge
<b>Zoning:</b>	Industrial (I-1)
<b>Clearance Height:</b>	14'-16'
<b>Floor:</b>	Concrete - 7" office, 7" slab
<b>Drive In Doors:</b>	(1) 10' x 10'; (1) 10' x 12'
<b>Dock Doors:</b>	(1) 8' x 8'
<b>Sprinkler:</b>	Partial
<b>Lighting:</b>	Fluorescent
<b>Parking:</b>	2 concrete parking lots
<b>Electric:</b>	600 amp, 208 v 3 phase
<b>Roof:</b>	Pitched metal roof - 1:12 slop
<b>Heat &amp; A/C:</b>	Central HVAC throughout
<b>Miscellaneous:</b>	Wooded, heavily landscaped lot, 2 concrete parking lots, 2 main entrances, employee courtyard, custom Formica and Surrell built-ins, AC, security system, interstate access
<b>Lease Rate:</b>	\$6.00/SF NNN
<b>Sale Price:</b>	\$725,000



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## FOR MORE INFORMATION, CONTACT:

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