

Distribution/Warehouse Building

For Lease with option to buy

**SPECIAL RATE
\$1.97/SF/year**



FEATURES

- 12,192 Total SF
- Paved, fenced yard
- 2 Dock doors
- Sprinklered
- Open space
- 16' Clear height
- Skylights
- 4 Blocks from I-75 at Mitchell Avenue
- Convenient to Norwood Lateral (562) and I-74

LOCATION

**4535 Este Avenue
Cincinnati, Ohio 45232**

CONTACT

Harold Schuck

harold.schuck@everestrealstate.com

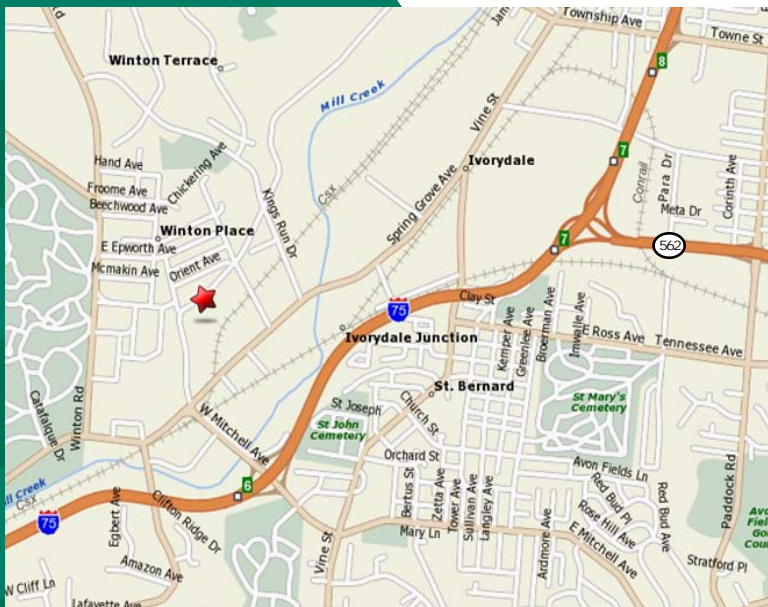
513/769-2513

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519

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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

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4535 Este Avenue

Address/City/County:	4535 Este Avenue/Cincinnati/Hamilton
Square Footage:	12,192
Office Area:	None, can be constructed and amortized
Land Size:	.672 acres with fenced, paved yard
Date of Construction:	1971
Type of Construction:	Brick and block, metal deck, rubber roof
Zoning:	MG - Manufacturing General
Clearance Height:	16'
Column Spacing:	31' x 31'
Floor:	Concrete
Truck Doors:	Two 8' x 8' doors with dock cushions and lights
Drive In Doors:	One dock could be ramped and amortized
Sprinkler:	Yes
Lighting:	Four rows of single tube fluorescents on rafters; Four large skylights
Parking:	10-15 cars plus street parking on Orient Street
Electric:	Modest 220 volt Gas: 2.5" supply line Water: .5" line
Roof:	Metal deck covered with insulation board and new rubber roof
Heat & A/C:	Four gas space heaters throughout. No air conditioning at present
Miscellaneous:	One warehouse restroom stall, sink and eyewash station. Convenient, central location. Wide open space.
Lease Rate:	Special rate \$1.97/SF/year NNN (\$2,000/month) for original lease term. Landlord can amortize improvements for a quality tenant.
Right to Buy:	\$365,000 at end of 3 year lease

FOR MORE INFORMATION, CONTACT

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