

Industrial Buildings For Sale

Industrial

Price Reduced to \$325,000



FEATURES

- **4700 A Caprice Drive**
- Total 5,000 SF
- Office 1,250 SF
- Warehouse 3,750 SF
- Two (2) Drive-in Doors (10'x10')
- 12'-14' Clearance
- 15 Parking Spaces

- **4700 B Caprice Drive**
- Total 5,000 SF
- 100% Warehouse
- Two (2) Drive-in Doors (12'x12')
- 14'-16' Clearance
- 7 Parking Spaces
- Built in 2004

LOCATION

**4700 Caprice Drive
Middletown, OH 45044**

CONTACT

Jeff Wolf, SIOR, CCIM

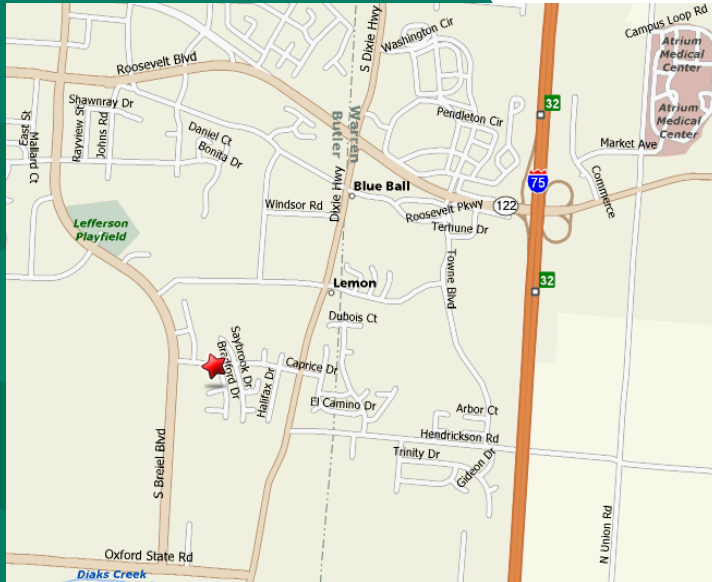
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COMMERCIAL REAL ESTATE SERVICES

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and Australia.

4700 Caprice Drive

Address/City/County:	4700 Caprice Drive/Middletown/Butler County
Square Footage:	10,000 Total; (2) 5,000 SF buildings
Office Area:	4700 A - 1,250 SF 4700 B - 0 SF
Land Size:	1.004 acres
Date of Construction:	1989 - addition in 2004
Type of Construction:	Pre-engineered metal/decorative block
Zoning:	C4 - Heavy Industrial
Clearance Height:	4700 A - 12'-14' 4700 B - 14'-16'
Floor:	Concrete
Floor Drains:	Yes
Drive In Doors:	4700 A - (2) 10'x10' 4700 B - (2) 12'x12'
Lighting:	Fluorescent / metal halide
Restrooms:	Two in office
Parking:	4700 A - 15 spaces 4700 B - 7 spaces
Electric:	Single phase - 120/240 V 200 amp
Roof:	Rubber membrane
Heat & A/C:	Gas fired unit heaters
Miscellaneous:	Security system; hardwood floors; insulated.
Sale Price:	\$395,000 \$325,000



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FOR MORE INFORMATION, CONTACT

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