

Industrial Building For Sale or Lease

West Chester, Ohio

PRICE REDUCED!



FEATURES

- **13,840 SF**
- 3,840 SF Office
- 100% Air Conditioned
- 3.92 Acres
- (2) Docks and (2) Drive-in Doors
- No Earnings Tax

LOCATION

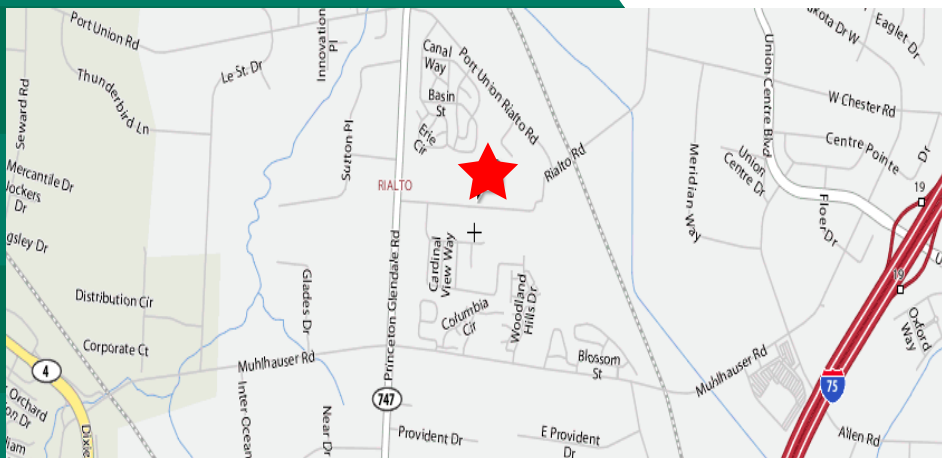
**4992 Rialto Road
West Chester, OH 45069**

CONTACT

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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

4992 Rialto Road

Address/City/County:	4992 Rialto Road/West Chester/ Butler County/Union Township
Square Footage:	13,840 SF
Office Area:	3,840 SF (48' x 80')
Warehouse Area:	10,000 SF (100' x 100')
Land Size:	3.925 acres
Date of Construction:	1999
Type of Construction:	Pre-engineered metal
Zoning:	M-2 Industrial
Clearance Height:	16'-18'
Floor:	8" Concrete
Drive In Doors:	(1) 14' x 14'; (1) 10' x 10'
Truck Docks:	(2) 8' x 9'
Lighting:	Metal halide
Parking:	20+
Electric:	440 volt, 3-phase
Roof:	Pitched metal
Heat & A/C:	Central HVAC - office; (4) gas unit heaters - Warehouse
Lease Rate:	\$6.50/SF NNN
Sale Price:	\$950,000 \$899,000
Occupancy:	May 1, 2012



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FOR MORE INFORMATION, CONTACT:

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