

# Office/Warehouse For Sale or Lease

# Woodlawn, OH

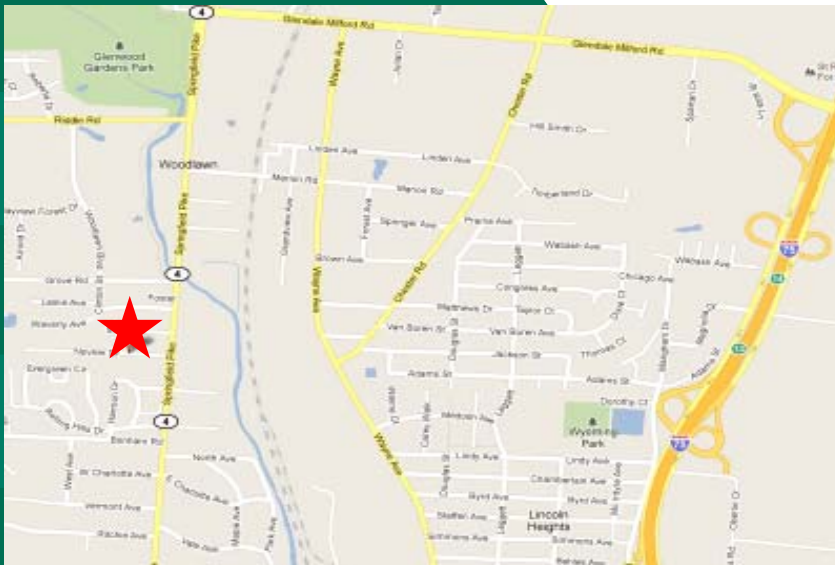


## FEATURES

- **13,770 Total SF**
- 1,200-2,500 SF Office
- Dock doors
- Drive-in doors
- Ceiling height 14'
- Restrooms
- Great access to I-75
- Lease rate: **\$2.00/SF NNN for 1st year**
- Sale price \$450,000

## LOCATION

**50-60 Novner Drive  
Cincinnati, OH 45215**



## CONTACT

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**EVEREST**

COMMERCIAL REAL ESTATE SERVICES

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# 50-60 Novner Drive

<b>Address/City/County:</b>	50-60 Novner Drive Woodlawn/Hamilton County
<b>Square Footage:</b>	13,770 SF
<b>Office Area:</b>	1,200-2,500 SF
<b>Land Size:</b>	1.15 acres
<b>Date of Construction:</b>	1964
<b>Type of Construction:</b>	Concrete block
<b>Zoning:</b>	I-P
<b>Clearance Height:</b>	14'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	One 10' x 10'
<b>Truck Doors:</b>	One 9' x 9'
<b>Sprinkler:</b>	No
<b>Lighting:</b>	Fluorescent
<b>Parking:</b>	Paved
<b>Electric:</b>	240 volts/single phase
<b>Roof:</b>	Rubber membrane (metal deck)
<b>Heat &amp; A/C:</b>	Gas fired unit heaters
<b>Lease Rate:</b>	\$3.95 PSF Gross (\$2.00/SF NNN for 1st year)
<b>Sale Price:</b>	\$450,000



FOR MORE INFORMATION, CONTACT

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