

Office/Industrial For Sale

500 Kent Road Batavia, OH



FEATURES

- **20,870 Total SF**
- 7,000 SF Office
- Great Visibility on State Route 32
- **22+ Acres**
- All Utilities

LOCATION

**500 Kent Road
Batavia, Ohio 45103**

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

500 Kent Road

Address/City/County:	500 Kent Road/Batavia/Clermont County
Square Footage:	20,870 SF
Office Area:	7,000 SF
Land Size:	22.622 Acres
Date of Construction:	1986
Type of Construction:	One story concrete block with decorative masonry facing and metal siding.
Zoning:	I - Industrial
Foundation:	8 inch steel meshed reinforced poured concrete slab
Drive In Doors:	4 electrically operated drive-in doors
Parking:	200 cars
Electric:	Outside - 120/208 3 phase, 4 wire, 600 amp Building - 120/208 3 phase, 4 wire, 225 amp
Heat & A/C:	Gas forced air in showroom and office. Gas unit space heaters in service area.
Utilities:	Gas, electric, water, sewer
Miscellaneous:	7 personal offices, lounge area, vending machine room, locker room, mezzanine, vault room and miscellaneous tool and parts room.
Sale Price:	\$995,000



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FOR MORE INFORMATION, CONTACT

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