

Manufacturing Facility For Sale

Elmwood Place, OH

PRICE REDUCED!



FEATURES

- 104,000 Total SF
- 7,500 SF Office
- 8 Acres
- 20, 15, 5, & 3 Ton Cranes
- 15'-40' Clear Height
- Heavy Power
- Central Location

LOCATION

**5601 Helen Street
Elmwood Place, OH 45216**

CONTACT

Mike Luning

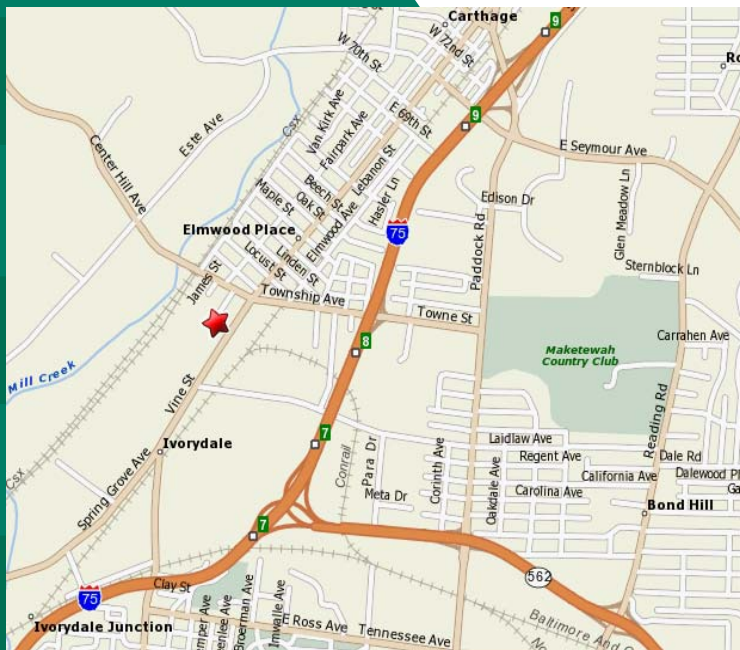
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EVEREST

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5601 Helen Street

Address/City/County:	5601 Helen Street/Cincinnati/Hamilton Cty.
Square Footage:	104,000 SF
Office Area:	7,500 SF attractive open offices; remodeled in 1994
Land Size:	8 acres provides room to expand building and/or parking.
Clearance Height:	15'-40'
Floor:	Heavy duty concrete floors.
Drive In Doors:	Four 18' x 18' Drive in doors.
Cranes:	20 Ton Bridge Crane, 27 ft under hook, covers 18,000 SF (50' x 360'). 15 Ton Bridge Crane, 21 ft under hook, covers 19,800 SF (55' x 360'). Also 5, 3, and 1 ton cranes on site.
Sprinkler:	Wet sprinkler system throughout.
Lighting:	400-1000 watt high bay metal halide lights installed 1996. Excellent natural lighting.
Restrooms:	3 large restrooms in plant and 3 in office accommodate manufacturing size work force.
Power:	460 volt, 2000 amp electric service. Updated in 1995 and well distributed though plant. 4" gas main
Heat & A/C:	Plant heated with 3 – 125 PSI low pressure gas boilers. Offices - separate gas furnaces and central air conditioning.
Miscellaneous:	Fenced outside storage areas. Truck high loading can be added. Former rail spur may be reactivated. City of Cincinnati water and Metropolitan Sewer District.
Sale Price:	\$1,600,000.00 \$1,400,000.00



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FOR MORE INFORMATION, CONTACT

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