

Office/Warehouse Building for Lease

Forest Park



FEATURES

- 7,500 SF Office/Warehouse Facility
- 3,750 SF Office
- One Dock Door
- One Drive-in Door
- 14' Clearance Height
- Freestanding building
- Excellent location
- **\$3.00/SF + utilities for the first year!**

LOCATION

584 Northland Blvd.
Forest Park, Ohio 45240

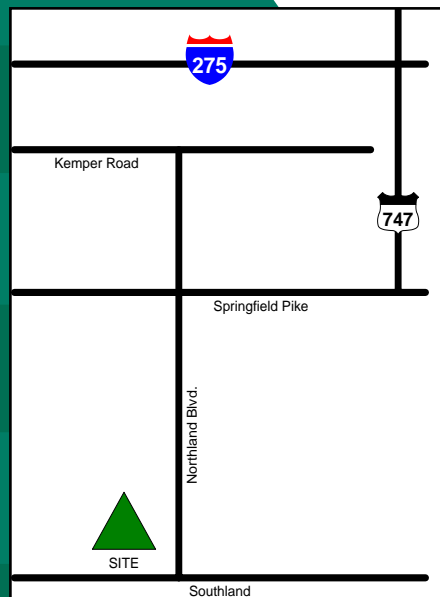
CONTACT

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519

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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

584 Northland Blvd.

Address/City/County:	584 Northland Blvd. Forest Park/Hamilton Cty.
Square Footage:	7,500 SF
Office Area:	3,750 SF
Restrooms:	(2) Mens (1) Womens
Date of Construction:	1975
Type of Construction:	Concrete Block
Zoning:	Manufacturing - (M)
Clearance Height:	14'
Floor:	Concrete
Drive In Doors:	One (8' x 8')
Truck Doors:	One (8' x 8')
Roof System:	Modified Bitumen /Metal Decking
Heat & A/C:	Gas Fired Unit Heater
Parking:	15+/- Paved
Electric:	150 amp/240 volt/3 phase
Lighting:	Fluorescent
Miscellaneous:	Breakroom, Security System
Lease Rate:	\$4.50/SF NNN \$3.00/SF + utilities for the first year! (Tenant responsible for interior maintenance)



FOR MORE INFORMATION, CONTACT

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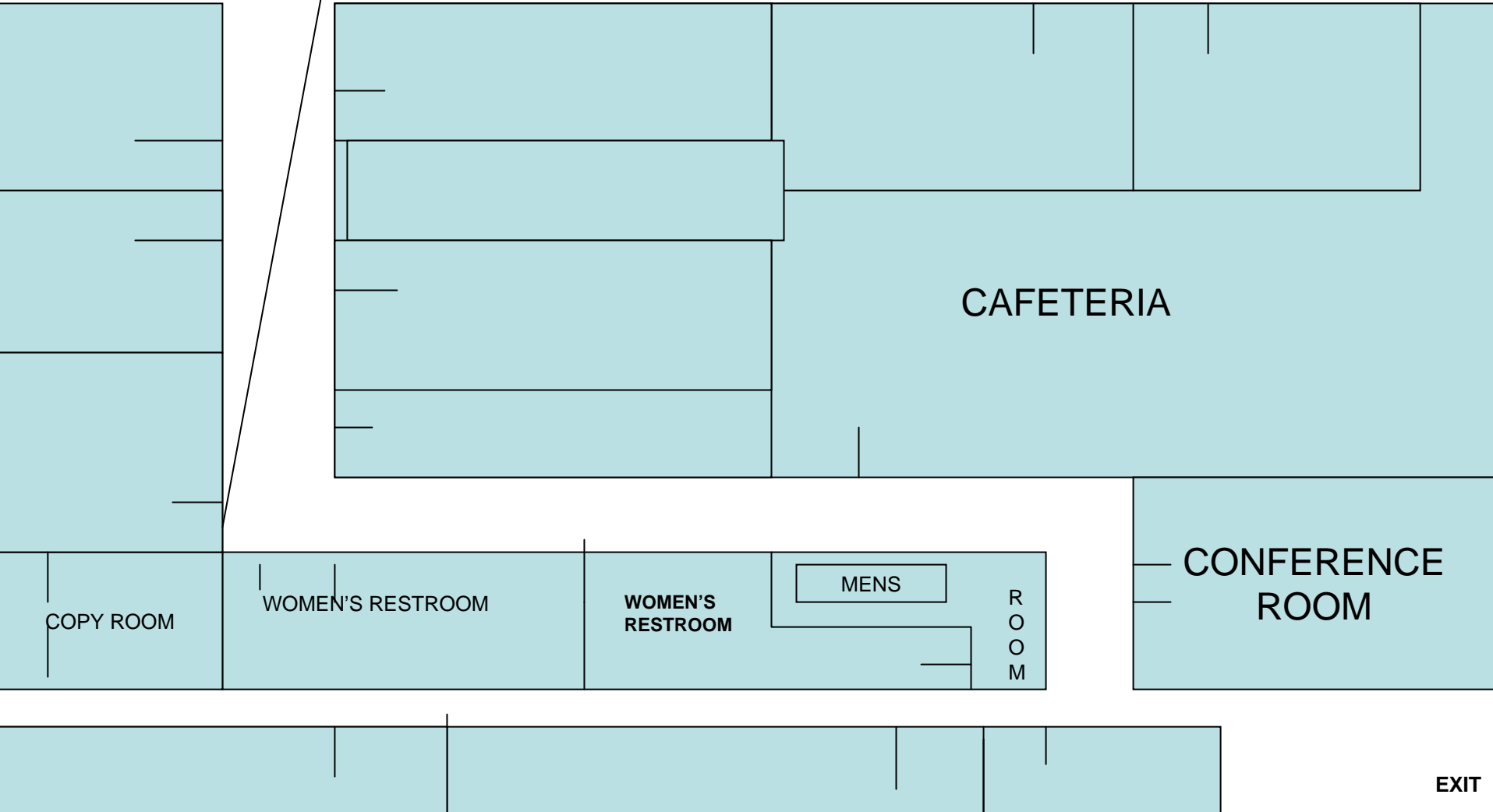
EXIT

DOCK
DOOR

584 Northland Blvd, Forest Park Ohio 45240

GARAGE DOOR

WAREHOUSE



COPY ROOM

WOMEN'S RESTROOM

WOMEN'S
RESTROOM

MENS

R
O
M

CONFERENCE
ROOM

EXIT