

# Office/Warehouse For Sale or Lease

# Woodlawn, OH

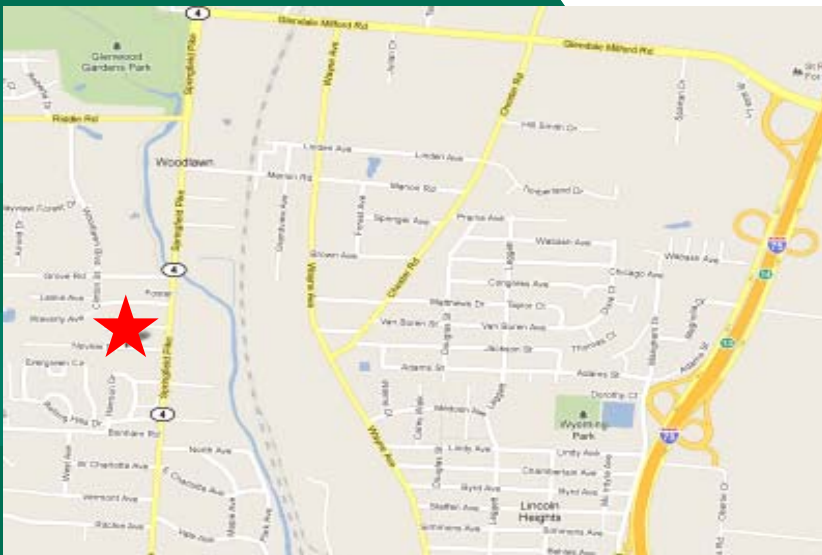


## FEATURES

- **10,000 Total SF**
- Office - to suit
- Three dock doors
- Ceiling height 14'
- Office restroom
- Warehouse restroom
- Great access to I-75
- **Lease rate: \$2.00/SF NNN for 1st year**
- Sale price: \$325,000

## LOCATION

**70-80 Novner Drive  
Cincinnati, OH 45215**



## CONTACT

**Jeff Wolf, SIOR, CCIM**

jeff.wolf@everestrealstate.com

513/769-2519

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

# 70-80 Novner Drive

<b>Address/City/County:</b>	70-80 Novner Drive Woodlawn/Hamilton County
<b>Square Footage:</b>	10,000 SF
<b>Office Area:</b>	To suit
<b>Land Size:</b>	.8 acres
<b>Date of Construction:</b>	1968
<b>Type of Construction:</b>	Concrete block
<b>Zoning:</b>	Industrial
<b>Clearance Height:</b>	14'
<b>Floor:</b>	Concrete
<b>Truck Doors:</b>	Three (2) 10' x 10' & (1) 8' x 10'
<b>Sprinkler:</b>	No
<b>Lighting:</b>	Fluorescent
<b>Parking:</b>	Paved
<b>Electric:</b>	240 volts/single phase
<b>Roof:</b>	Rubber metal deck with rubber membrane
<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>	\$325,000



FOR MORE INFORMATION, CONTACT

**Jeff Wolf, SIOR, CCIM**  
jeff.wolf@everestrealstate.com  
513/769-2519

[www.everestrealstate.com](http://www.everestrealstate.com)

TEL 513-769-2500

FAX 513-769-2512

9912 Carver Road  
Sycamore Office Park  
Suite 100  
Cincinnati, Ohio 45242