

5,000 SF For Sale

Office/Shop/ Distribution Facility

PRICE REDUCED!



FEATURES

- 5,000 Total SF
- 1,400 SF office
- Drive-in door
- 7,500 SF fenced yard
- MG Zoning

LOCATION

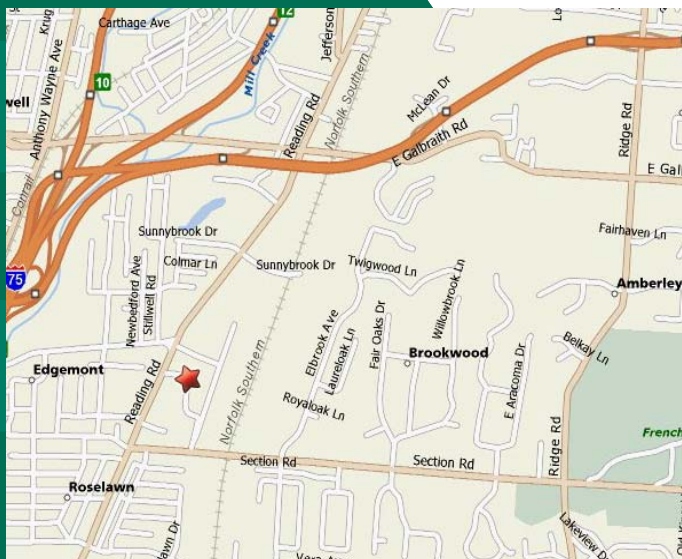
**7630 Production Drive
Cincinnati, OH 45237**

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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

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Asia, South America,
and Australia.

7630 Production Drive

Address/City/County:	7630 Production Dr./Cincinnati/Hamilton
Square Footage:	5,000 SF
Office Area:	1,400 SF - 5 private offices, kitchenette, large reception area, total remodel 2007
Land Size:	.292 acres (7,500 SF fenced & paved yard)
Type of Construction:	Conventional block. Built up/membrane roof on metal deck
Zoning:	MG (Manufacturing General)
Clearance Height:	12 ft.
Floor:	Single story. Concrete shop floor with drain
Drive In Doors:	One 10' x 10'
Truck Doors:	None
Sprinkler:	None
Lighting:	Flourescent
Parking:	Inside 7,500 SF fenced yard 20 + spots
Electric:	2 seprate services. Adequate ampage
Heat & A/C:	Office new central gas/electric HVAC systems/ Shop 2 gas space heaters
Miscellaneous:	Office restroom, 2 shop restrooms, Building designed for two occupants with front and rear entrances
Sale Price:	\$220,000 (\$44.00/SF) \$200,000 (\$40.00/SF)



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FOR MORE INFORMATION, CONTACT

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