

# Office/Warehouse Building For Sale

# 8211 Blue Ash Road



## FEATURES

- **8,600 Total SF**
- Metal Shed (30' x 36')
- .571 Acres
- 16' Warehouse Ceiling Clearance

## LOCATION

**8211 Blue Ash Road  
Cincinnati, OH 45236**



## CONTACT

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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.

### Traffic Counts:

Blue Ash Road N. of Sycamore Road = 11,400 ADT 2001  
 Blue Ash Road S. of Sycamore Road = 12,500 ADT 2001  
 Sycamore Rd. W. of Blue Ash Road = 7,300 ADT 2000  
 Sycamore Rd. E. of Blue Ash Road = 4,900 ADT 2000



COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 8211 Blue Ash Road

<b>Address/City/County:</b>	8211 Blue Ash Road Cincinnati/Hamilton Cty.
<b>Parcel ID:</b>	600-0203-0512-00 609-0002-0057-00
<b>Square Footage:</b>	8,600 SF Total Office Area: 2,000 SF In addition: Metal Shed (30' x 36') Loft Area: 3,400 SF
<b>Land Size:</b>	.571 acres
<b>Date of Construction:</b>	1950
<b>Zoning:</b>	Industrial "A" (Light Industrial)
<b>Type of Construction:</b>	Concrete block
<b>Clearance Height:</b>	16'
<b>Drive-In Doors:</b>	(3) 10' x 10'; (1) 10' x 13'
<b>HVAC:</b>	Office Area
<b>Electric:</b>	Standard
<b>Roof:</b>	3 dimensional shingle - new in 2009
<b>Miscellaneous:</b>	New gutters installed 2009
<b>2012 Annual Taxes:</b>	\$7,997.21
<b>Sale Price:</b>	\$325,000



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FOR MORE INFORMATION, CONTACT

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