

# Office Warehouse Space For Lease

# Crowne Point

Office/Service Centers A & B

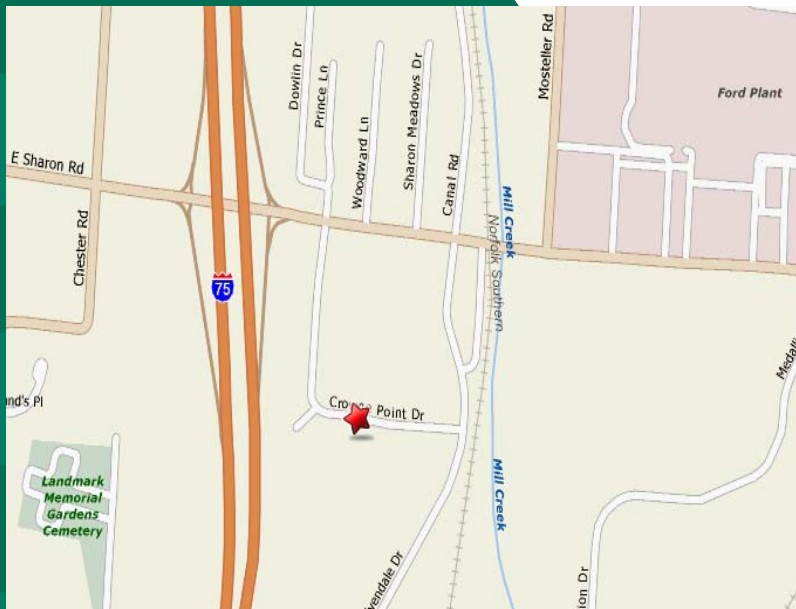


## FEATURES

- **4,000-20,000 SF Available**
- Single Story Office or Office Warehouse
- Docks and Drive-in Doors
- 4,000 SF Average Bay Size
- Ample Surface Parking Front & Rear
- Easy Access to I-75, I-275 and I-71
- Convenient to Tri-County Mall, Restaurants, Health Facilities and Child Care

## LOCATION

**Crowne Point**  
**231 I-2479 Crowne Point Drive**  
**Cincinnati (Sharonville), OH 45241**



## CONTACT

**Frank Torbeck, SIOR**  
 frank.torbeck@everestrealstate.com  
 513/769-2505

**Adam Simon**  
 adam.simon@everestrealstate.com  
 513/769-2507

**EVEREST**

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

# Crowne Point Office/Service Center "A"

<b>Address/City/County:</b>	2441-2479 Crowne Point Drive Cincinnati (Sharonville), Hamilton County
<b>Total Building Size:</b>	32,940 SF
<b>Total Available:</b>	19,899 SF
<b>Date of Construction:</b>	1988
<b>Type of Construction:</b>	Concrete/steel tilt-up system
<b>Zoning:</b>	Office/warehouse
<b>Clearance Height:</b>	16' warehouse, 8'6" office
<b>Column Spacing:</b>	36' w x 40' d
<b>Minimum Bay Size:</b>	Approximately 4,000 SF
<b>Floor:</b>	6" non-reinforced concrete
<b>Roof:</b>	Single-ply rubber membrane
<b>Lighting:</b>	2' x 4' recessed fluorescent troffers with acrylic lenses; 65' candle provided - up to 100' candle potential
<b>Electric:</b>	1200 amps, 120/208v, 3-phase
<b>Heating System:</b>	Gas fired units in warehouse; gas fired roof units in office
<b>Rear Loading:</b>	Spaces served with either 8' x 9' overhead dock door or 8' x 9' drive-through door, ramped
<b>Miscellaneous:</b>	Smoked glass building front. Wet fire suppression system. Fully landscaped. Surface parking. Entire structure painted inside and out.
<b>Lease Rate:</b>	\$10.95/SF office - \$5.95/SF warehouse (Industrial Gross)



[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

## FOR MORE INFORMATION, CONTACT:

### Frank Torbeck, SIOR

[frank.torbeck@everestrealstate.com](mailto:frank.torbeck@everestrealstate.com)  
513/769-2505

### Adam Simon

[adam.simon@everestrealstate.com](mailto:adam.simon@everestrealstate.com)  
513/769-2507