

Office Warehouse Space For Lease

Crowne Point Office/Service Centers A & B

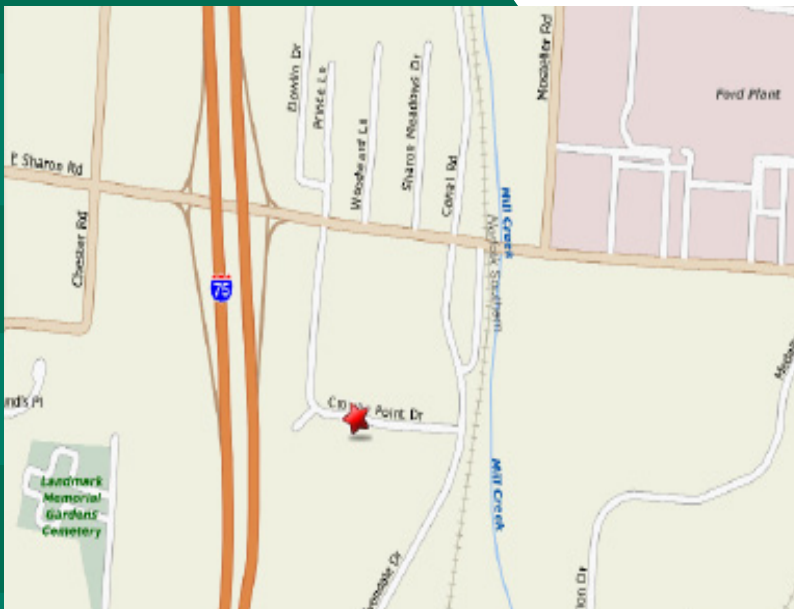


FEATURES

- **6,000 SF Space 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@everestrealestate.com
513/769-2505

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

EVEREST

COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealestate.com TEL 513-769-2500 FAX 513-769-2512

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

Crowne Point Office/Service Center "A"

Address/City/County:	2441-2479 Crowne Point Drive Cincinnati (Sharonville), Hamilton County
Total Building Size:	32,940 SF
Total Available:	6,000 SF (4,000 SF office, drive-in)
Date of Construction:	1988
Type of Construction:	Concrete/steel tilt-up system
Zoning:	Office/warehouse
Clearance Height:	16' warehouse, 8'6" office
Column Spacing:	36' w x 40' d
Minimum Bay Size:	Approximately 4,000 SF
Floor:	6" non-reinforced concrete
Roof:	Single-ply rubber membrane
Lighting:	2' x 4' recessed fluorescent troffers with acrylic lenses; 65' candle provided - up to 100' candle potential
Electric:	1200 amps, 120/208v, 3-phase
Heating System:	Gas fired units in warehouse; gas fired roof units in office
Rear Loading:	Spaces served with either 8' x 9' overhead dock door or 8' x 9' drive-through door, ramped
Miscellaneous:	Smoked glass building front. Wet fire suppression system. Fully landscaped. Surface parking. Entire structure painted inside and out.
Lease Rate:	\$8.75 PSF Modified Gross



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FOR MORE INFORMATION, CONTACT:

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