

Industrial Building For Sale

Investment

**2ND PRICE
REDUCTION!**

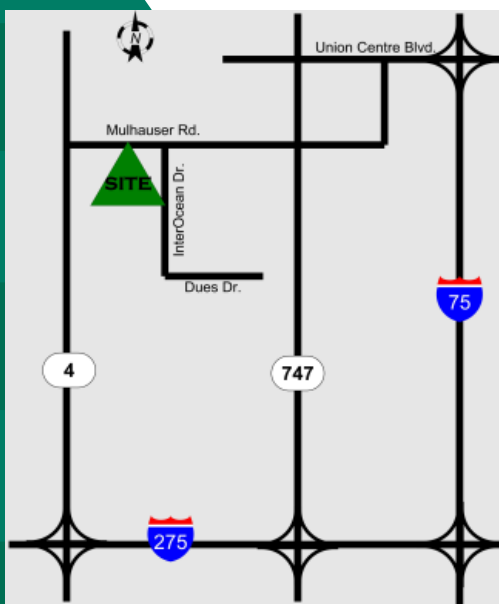


FEATURES

- **96,400 Total Square Feet**
- 12,500 sq. ft. office - built new in 2001
- 83,900 sq. ft. warehouse/manufacturing
- 5 ton, 10 ton, 15 ton crane rails throughout with 22' clear under hook
- 11 acres
- 2 docks
- 5 drive-in doors
- Date of construction: 1985 with additions in 1986, 1988, 1993, 2001

LOCATION

**9759 Inter-Ocean Drive
Cincinnati, Ohio 45246**



CONTACT

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513/769-2505

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 TEL 513-769-2500 FAX 513-769-2512

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

Everest is the Greater Cincinnati/
Northern Kentucky affiliate for:



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with over 200 offices
in Canada, U.S., Europe,
Asia, South America,
and Australia.

9759 Inter-Ocean Dr.

Address/City/County:	9759 Inter-Ocean Drive Cincinnati/Butler County
Square Footage:	96,400 Sq. Ft.
Office Area:	12,500 Sq. Ft.
Land Size:	(11) acres
Date of Construction:	1985 with additions in 1986, 1988, 1993, 2001
Type of Construction:	Metal with masonry wainscot
Zoning:	M-2 General Industrial District
Clearance Height:	28' - 30'
Floor:	Concrete
Drive In Doors:	(5) drive-in doors - (1) 25' x 20', (4) 16' x 20'
Truck Docks:	(2) 10' x 10'
Sprinkler:	Yes - wet system
Lighting:	Metal halide
Parking:	100+
Electric:	480 V - very heavy electric
Roof:	Pre-engineered metal
Heat & A/C:	Central HVAC - office Gas infrared - warehouse
Annual Taxes:	\$64,689.44
Sale Price:	\$5,500,000 (8.33% cap rate)



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FOR MORE INFORMATION, CONTACT

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Tenant: **EFFOX INC.**

9759 INTER-OCEAN DRIVE
CINCINNATI, OHIO 45246

(Subsidiary of CECO Environmental - www.cecoenviro.com)

NEW FIVE (5) YEAR LEASE
Yearly Income

12-01-2006	\$4.25 Sq. Ft. x 96,400 Sq. Ft.	\$409,700.00
12-01-2007	\$4.50 Sq. Ft. x 96,400 Sq. Ft.	\$433,800.00
12-01-2008	\$4.75 Sq. Ft. x 96,400 Sq. Ft.	\$457,900.00
12-01-2009	\$5.00 Sq. Ft. x 96,400 Sq. Ft.	\$482,000.00
12-01-2010	\$5.25 Sq. Ft. x 96,400 Sq. Ft.	<u>\$506,100.00</u>
Average	\$4.75 Sq. Ft. x 96,400 Sq. Ft.	\$457,900.00

BUILDING

1st Phase Built	1985
2nd Phase Built	1986
3rd Phase Built	1988
4th Phase Built	1993
All New Office Built	2001

Total Acres - 11 Acres

Special Features - Manufacturing Area Crane Served

TRUE TRIPLE NET LEASE - LESSEE PAYS FOR EVERYTHING

