

# Industrial Building For Sale

# Investment

**PRICE REDUCED!**



## 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
- 100% Occupied
- Single tenant in place
- **Lease thru 11/30/2016**
- **9% CAP Rate**



## LOCATION

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

## CONTACT

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513/769-2505



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

# 9759 Inter-Ocean Dr.

<b>Address/City/County:</b>	9759 Inter-Ocean Drive Cincinnati/Butler County
<b>Square Footage:</b>	96,400 Sq. Ft.
<b>Office Area:</b>	12,500 Sq. Ft. (new in 2001)
<b>Land Size:</b>	(11) acres
<b>Date of Construction:</b>	1985 with additions in 1986, 1988, 1993, 2001
<b>Type of Construction:</b>	Metal with masonry wainscot
<b>Zoning:</b>	M-2 General Industrial District
<b>Clearance Height:</b>	28' - 30'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	(5) drive-in doors - (1) 25' x 20', (4) 16' x 20'
<b>Truck Docks:</b>	(2) 10' x 10'
<b>Sprinkler:</b>	Yes - wet system
<b>Lighting:</b>	Metal halide in warehouse
<b>Parking:</b>	100+ vehicles
<b>Electric:</b>	480 Volts/3 phase - very heavy electric
<b>Roof:</b>	Hybrid system - acrylic w-urethane over pre-engineered metal (new in 2010)
<b>Heat &amp; A/C:</b>	Central HVAC - office Gas infrared - warehouse
<b>2009 Annual Taxes:</b>	\$85,446.88 (paid by Tenant)
<b>Sale Price:</b>	<del>\$3,950,000</del> \$3,495,000 (9% cap rate)



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](http://www.cecoenviro.com))

**EXISTING LEASE**

**Yearly Income**

12/01/2010 - 11/30/2011	\$5.25 Sq. Ft. x 96,400 Sq. Ft.	\$506,100.00
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**NEW FIVE (5) YEAR LEASE EXTENSION**

**Yearly Income**

12/01/2011 - 11/30/2016	\$3.25 Sq. Ft. x 96,400 Sq. Ft.	\$313,300.00
Five (5) Years Extension Income		\$1,566,500.00
Total Six (6) Years Income		\$2,072,600.00
Average	\$3.58 Sq. Ft. x 96,400 Sq. Ft.	\$345,433.33

**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, **New Roof in 2010**

**TRUE TRIPLE NET LEASE - LESSEE PAYS FOR EVERYTHING**

