

# Industrial Building For Sale

# Amelia, Ohio

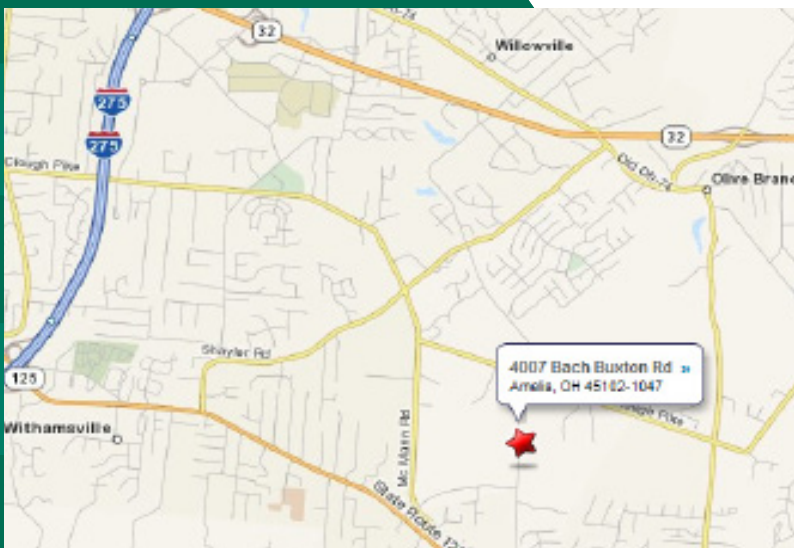


## FEATURES

- **8,000 Total SF**
- 1,400 SF Office
- 1 Acre Lot
- One Drive-in Door
- One Dock
- Zoned M-I

## LOCATION

**4007 Bach Buxton Road  
Amelia, Ohio 45102**



## 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.



COMMERCIAL REAL ESTATE SERVICES

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# 4007 Bach Buxton Rd.

<b>Address/City/County:</b>	4007 Bach Buxton Road Amelia/Clermont County
<b>Square Footage:</b>	8,000 Total SF
<b>Office Area:</b>	1,400 SF
<b>Land Size:</b>	1 Acre
<b>Date of Construction:</b>	1984
<b>Type of Construction:</b>	Block & pre-engineered metal
<b>Zoning:</b>	M-1
<b>Clearance Height:</b>	16'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	One 12' x 12'
<b>Docks:</b>	One
<b>Lighting:</b>	Fluorescent
<b>Parking:</b>	15-20 cars
<b>Electric:</b>	3 phase, 208 volts
<b>Roof:</b>	Pitched Metal
<b>Heat &amp; A/C:</b>	Infrared and gas unit heaters in warehouse Central HVAC in office
<b>Sale Price:</b>	\$495,000



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FOR MORE INFORMATION, CONTACT

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