

Office/Warehouse Building For Sale or Lease

1008 Seabrook Way Cincinnati/Amelia, OH

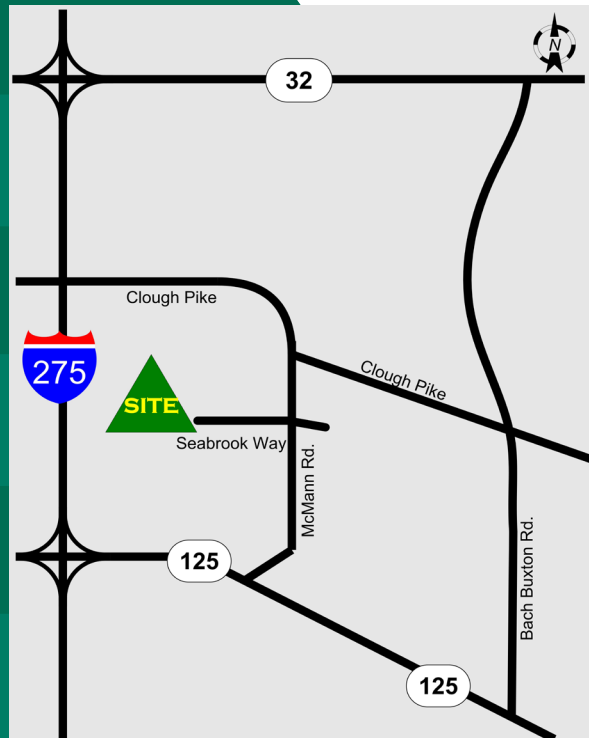


FEATURES

- **9,120 Total SF**
- 4,560 SF Office
- 4,560 SF Warehouse
- 2.558 Acres
- 18'-20' Warehouse ceiling height
- One Dock
- Minutes to SR 32, SR 125 and I-275

LOCATION

**1008 Seabrook Way
Cincinnati (Amelia), OH 45245**



CONTACT

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

1008 Seabrook Way

Address/City/County:	1008 Seabrook Way Amelia/Clermont County/Union Township
Square Footage:	9,120 total SF
Office Area:	4,560 SF
Warehouse Area:	4,560 SF
Land Size:	2.558 acres
Date of Construction:	1998
Type of Construction:	Pre-engineered metal
Zoning:	M-1 Industrial
Clearance Height:	18'-20'
Floor:	Concrete
Truck Dock:	(1) 8' x 10'
Lighting:	Metal halide
Parking:	35+ vehicles/asphalt
Electric:	480V 3 phase
Roof:	Pitched metal
Heat:	Central HVAC - office Gas unit heat - warehouse
Lease Rate:	\$7.95/SF NNN
Sale Price:	\$795,000



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FOR MORE INFORMATION, CONTACT

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