

Office/Warehouse Building Available

BLUE ASH

PRICE REDUCTION!

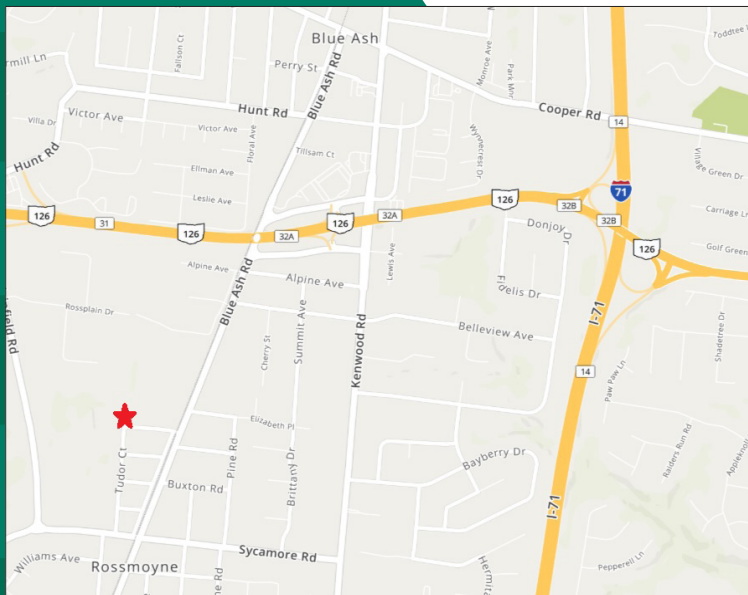


FEATURES

- **22,122 Total SF**
- 1,800 SF office
- (2) Docks
- (2) Drive-in doors
- 18' - 20' clearance height
- Freestanding
- Minutes to expressways
- Convenient Central Location
- 1.07 Acres

LOCATION

**4480 Emerald Avenue
Blue Ash, OH 45242
Hamilton County**



CONTACT

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EVEREST

COMMERCIAL REAL ESTATE SERVICES

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

4480 Emerald Avenue

Address/City/County:	4480 Emerald Avenue Blue Ash/Hamilton County
Parcel ID:	600-0201-0431-00
Square Footage:	22,122 SF
Office Area:	1,800 SF
Warehouse Area:	20,322 SF
Date of Construction:	1968
Type of Construction:	Concrete block/brick veneer
Lot Size:	1.07 Acres
Zoning:	Light Industrial
Clearance Height:	18' - 20'
Floor:	Concrete
Drive-in Doors:	(1) 12' x 14' (ramp); (1) 8' x 10'
Docks:	(1) 14' x 14'; (1) 14' x 12'
Lighting:	Strip florescent & metal halide
Parking:	30+ vehicles / asphalt, concrete and gravel
Electric:	800 Amp, 3 Phase, 120-208 Volts
Roof:	Rubber Membrane
Heat & A/C:	Office: Central HVAC Warehouse: unit heaters
2021 Annual Taxes:	\$16,198.62
Lease Rate:	\$5.95 \$5.45 PSF NNN



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FOR MORE INFORMATION, CONTACT

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