

Industrial Building For Sale

9615 Inter Ocean Drive
West Chester Twp./Cincinnati, OH

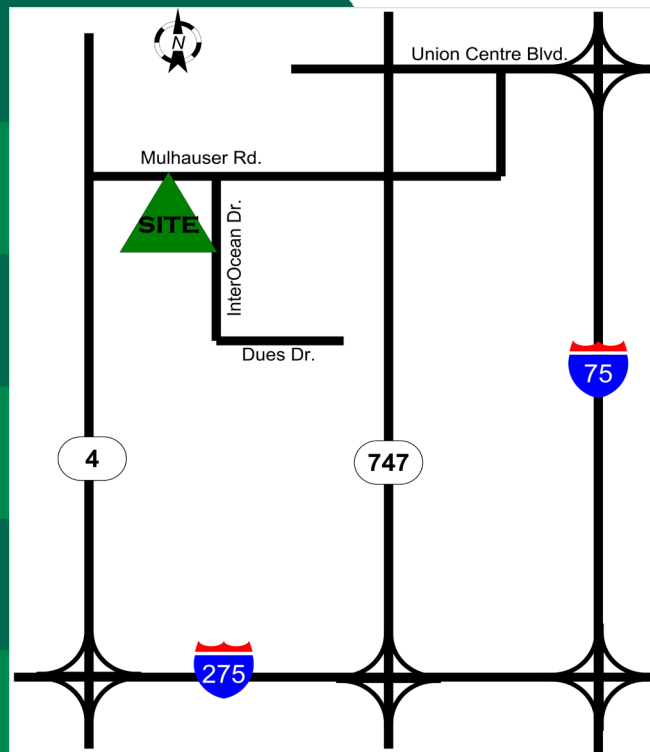


FEATURES

- **22,779 Total SF**
- 5,256 SF Office
- 14' - 18' Clear Height
- (1) Drive-in Door
- (2) Truck Docks
- **100% AIR CONDITIONED**
- Less than four miles from I-75 at Union Center Blvd. and two miles from I-275

LOCATION

**9615 Inter Ocean Drive
West Chester Twp./Cincinnati, OH 45246**



CONTACT

Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/646-2188

Owner/Agent

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.



EVEREST

COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

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

9615 Inter Ocean Drive

Address/City/County:	9615 Inter Ocean Drive Cincinnati, OH 45246 Butler County
Parcel #:	M5620-256-000-005
Square Footage:	22,779 SF Total 5,256 SF Office 17,523 SF Warehouse
Land Size:	2.067 acres
Date of Construction:	1980, 1986
Type of Construction:	Tilt-up concrete
Zoning:	M-2 - General Industrial District
Clearance Height:	14' - 18'
Floor:	Concrete
Drive In Doors:	(1) 10' x 10'
Truck Doors:	(1) 8' x 10' - 4' high dock (1) 10' x 10' - 4' high dock
Lighting:	Metal halide & fluorescent tube
Central HVAC:	100% Air Conditioned
Heat:	Gas infrared and gas unit - whse./mfg. area
Parking:	Concrete lot (53+) spaces
Utilities:	All public utilities available to site
Electric:	480V (3) phase - heavy electric
2022 Annual Taxes:	\$18,080.16
Sale Price:	\$2,000,000 (\$87.80/SF)
Available:	(90) days



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FOR MORE INFORMATION, CONTACT:

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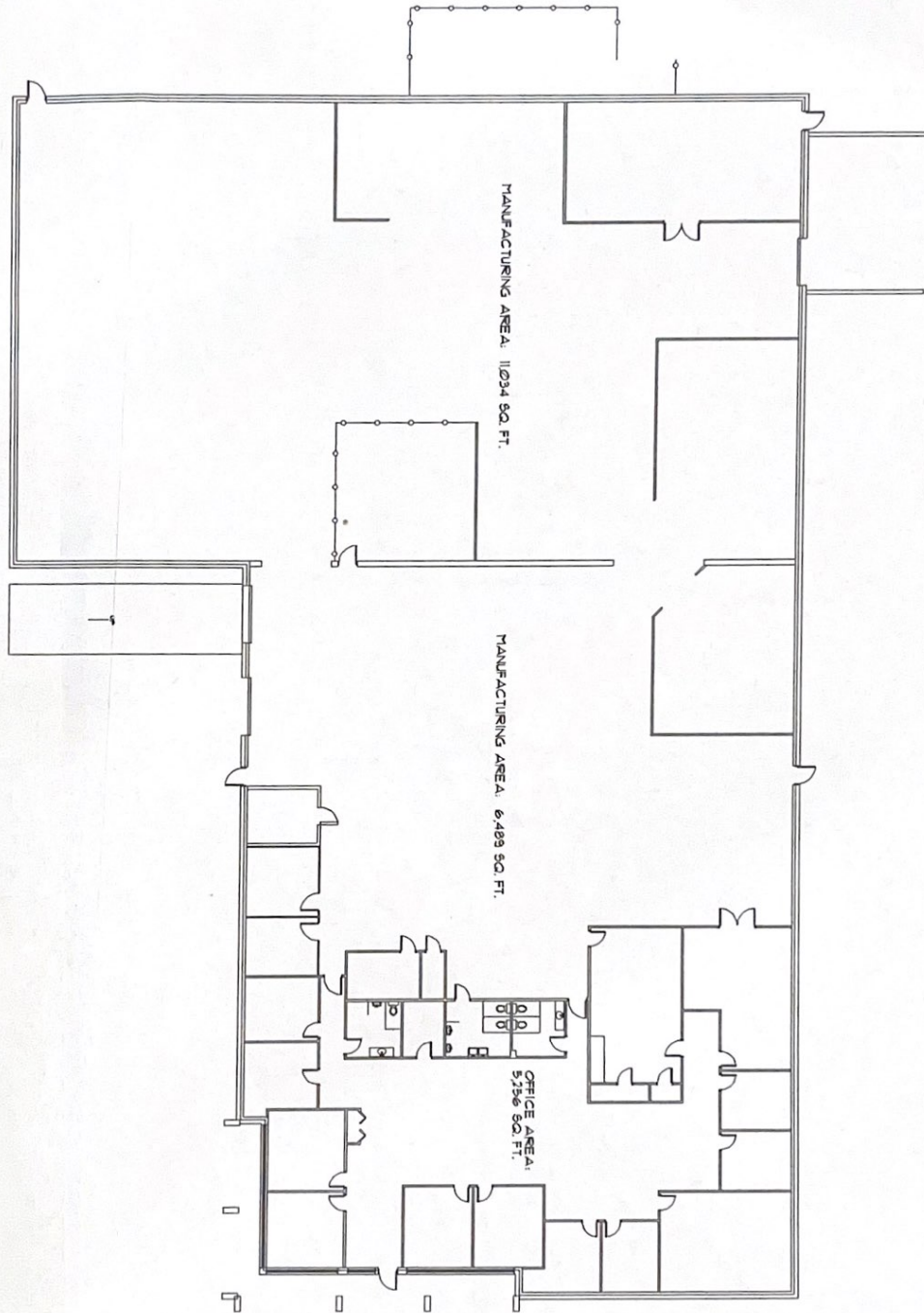
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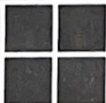
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FLOOR PLAN

GROSS BUILDING AREA: 22,119 SQ. FT.



DATE	BY	REVISION



9615 INTER-OCEAN DRIVE
WEST CHESTER, OHIO 45069

ArchitectsPlus
ARCHITECTS PLUS, INC. 10000 W. 110th ST. SUITE 1000, OVERLAND PARK, KS 66211-2000

ARC
buildinggroup
ARC BUILDING GROUP, INC. 10000 W. 110th ST. SUITE 1000, OVERLAND PARK, KS 66211-2000