

Industrial Building For Sale

Cincinnati, OH



FEATURES

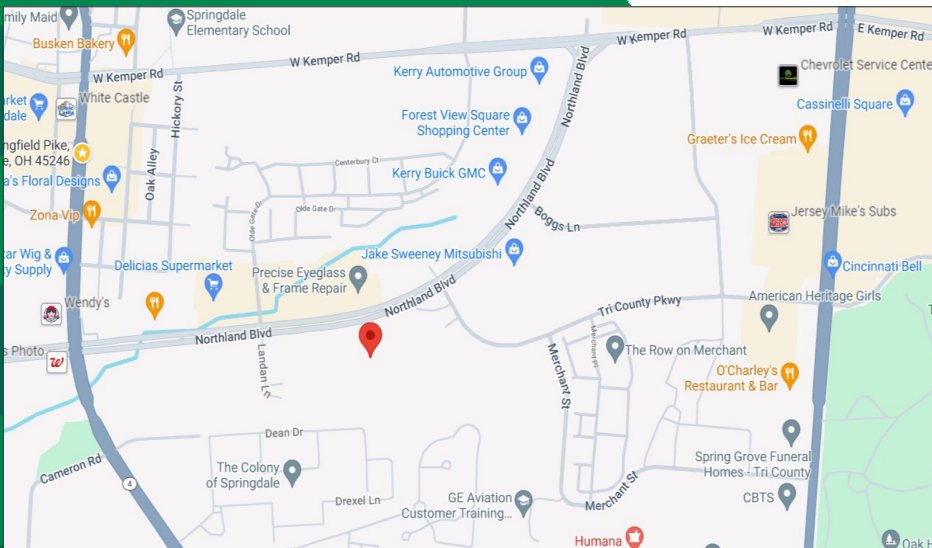
- **50,400 Total SF (Main Floor)**
- 10,000 SF Showroom
- 40,400 SF Warehouse
- 30,000 SF Additional Top Floor Mezzanine
- Includes 10,000 SF of Finished Office & 20,000 SF of Storage Space.
- (8) Truck Docks
- 130+ Car Parking
- 39 Camera Security System
- New Roof (2019)

LOCATION

**225 Northland Blvd.
Cincinnati, OH 45246**

CONTACT

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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

225 Northland Blvd.

Address/City/County:	225 Northland Blvd. Cincinnati, Hamilton Cty., OH 45246
Total Square Footage:	50,400 SF (240' x 210')
Showroom Area:	10,000 SF
Warehouse Area:	40,400 SF
Land Size:	4.927 acres
Date of Construction:	1970
Type of Construction:	Concrete block
Zoning:	SSD - Support Services District
Clearance Height:	23'
Floor:	Concrete
Truck Docks:	(8) 8' x 8'
Sprinkler:	Wet system
Lighting:	Strip fluorescent
Parking:	130+ cars
Electric:	370 & 480 volt / 1,000 amps
Roof:	Rubber membrane - New in 2019
Mezzanine:	30,000 SF additional top floor mezzanine. Includes 10,000 SF of finished offices and 20,000 SF of storage space. 9' clear.
Heat & A/C:	100%
Miscellaneous:	(2) Ladders; 39 camera security system; Loytec HVAC System that controls HVAC Systems; Generic Generator - handles about 50% of the office area; Approximately 50 metal folding chairs; Break room furniture.
	Extras: Desks; computer & monitors; file server; warehouse power lift; phone system; auditorium chairs.
	Owner is required to take over Spectrum Cable Contract - approximately 24 months left.
Sale Price:	\$4,500,000 (\$89.29/SF)



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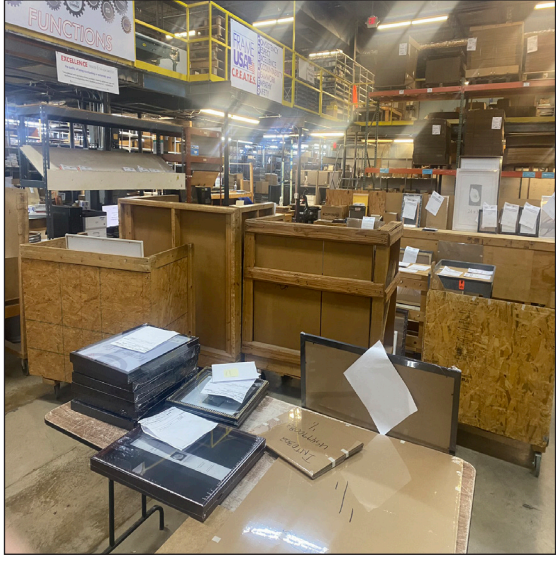
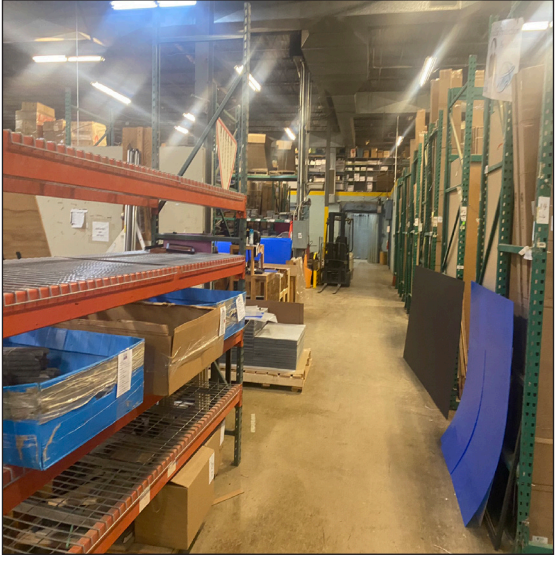
FOR MORE INFORMATION, CONTACT

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