

Investment Opportunity Industrial Building For Sale

Investment



FEATURES

- **96,400 Total Square Feet**
- 12,500 sq. ft. office - built new in 2001
- 83,900 sq. ft. warehouse/manufacturing
- 5 ton, 10 ton, 15 ton crane rails throughout with 22' clear under hook
- 11 acres
- 2 docks
- 5 drive-in doors
- Date of construction: 1985 with additions in 1986, 1988, 1993, 2001
- 100% Occupied
- Single tenant in place
- **CAP Rate - 8.45%**



LOCATION

**9759 Inter-Ocean Drive
Cincinnati, Ohio 45246**

CONTACT

Frank Torbeck, SIOR
frank.torbeck@everestrealstate.com
513/769-2505



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

9759 Inter-Ocean Dr.

Address/City/County:	9759 Inter-Ocean Drive Cincinnati/Butler County
Square Footage:	96,400 Sq. Ft.
Office Area:	12,500 Sq. Ft. (new in 2001)
Land Size:	(11) acres
Date of Construction:	1985 with additions in 1986, 1988, 1993, 2001
Type of Construction:	Metal with masonry wainscot
Zoning:	M-2 General Industrial District
Clearance Height:	28' - 30'
Floor:	Concrete
Drive In Doors:	(5) drive-in doors - (1) 25' x 20', (4) 16' x 20'
Truck Docks:	(2) 10' x 10'
Sprinkler:	Yes - wet system
Lighting:	Metal halide in warehouse
Parking:	100+ vehicles
Electric:	480 Volts/3 phase - very heavy electric
Roof:	Hybrid system - acrylic w-urethane over pre-engineered metal (new in 2010)
Heat & A/C:	Central HVAC - office Gas infrared - warehouse
Cranes:	(2) 15 ton cranes in bay #5 (2) 15 ton cranes in bay #4 (2) 10 ton cranes in bay #3 (2) 5 ton cranes in bay #2 (1) 5 ton crane in bay #1 (1) 5 ton crane end of bays #1-3 jib cranes are located throughout building
Annual Taxes:	Paid by Tenant
Sale Price:	\$5,500,000 (8.45% cap rate)



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FOR MORE INFORMATION, CONTACT

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9759 Inter-Ocean Drive Lease Extension*

Year	Annual Rent	Rent PSF	Monthly Rent
Thru 11/30/16	\$313,300.00	\$3.25	\$26,108.33
12/1/16 - 11/30/19	\$409,700.00	\$4.25	\$34,141.67
12/1/19 - 11/30/21	\$433,800.00	\$4.50	\$36,150.00
12/1/21 - 11/30/23	\$482,000.00	\$5.00	\$40,166.67
12/1/23 - 11/30/26	\$530,200.00	\$5.50	\$44,183.33

Tenant: Efoxx, Inc. (www.efox.com)

Subsidiary of CECO Environmental (www.cecoenviro.com) (NASDAQ: CECE)

CECO Environmental is a global diversified and energy technology company.

*** Triple Net Lease - Tenant pays for all operating expenses**

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