

# Industrial Building For Sale or Lease

# Batavia, OH



## LOCATION

1236 Clough Pike  
Batavia, Ohio 45103  
Clermont County

## FEATURES

- 91,200 Total SF
- 22+ acres
- 24' clearance height
- (1) drive-in door
- (3) dock doors
- Easy Access to S.R. 32, S.R. 125 & I-275

## CONTACT

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513/769-2505



COMMERCIAL REAL ESTATE SERVICES

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

# 1236 Clough Pike

<b>Address/City/County:</b>	1236 Clough Pike Cincinnati (Batavia)/Clermont Cty.
<b>Total Square Footage:</b>	91,200 SF
<b>Office Area:</b>	7,500 SF
<b>Total Warehouse Area:</b>	83,700 SF
<b>Land Size:</b>	22+ acres
<b>Date of Construction:</b>	1989
<b>Type of Construction:</b>	Pre-engineered metal
<b>Zoning:</b>	M-I Industrial
<b>Clearance Height:</b>	24'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	(1) 14' x 16'
<b>Truck Doors:</b>	(3) 10' x 10'
<b>Sprinkler:</b>	Yes - wet system
<b>Lighting:</b>	Strip fluorescent and metal halide
<b>Parking:</b>	Abundant
<b>Electric:</b>	480 volts/3-phase
<b>Roof:</b>	Pitched metal
<b>Heat &amp; A/C:</b>	Gas unit heat in warehouse
<b>Lease Rate:</b>	\$3.50/SF NNN
<b>Sale Price:</b>	\$3,000,000



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Sycamore Office Park

Suite 105

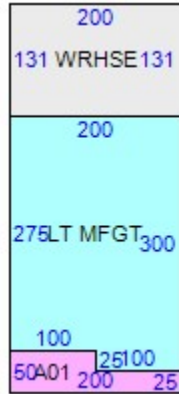
Cincinnati, Ohio 45242

## FOR MORE INFORMATION, CONTACT

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Item	Area
LT MFGT - 044:LIGHT MANUFACTURING	57500
MULT-USE OFC - 082:MULTI-USE OFFICE	7500
WRHSE - 045:WAREHOUSE	26200

