

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

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

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

1236 Clough Pike

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



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9902 Carver Road

Sycamore Office Park

Suite 105

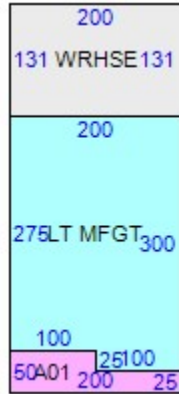
Cincinnati, Ohio 45242

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

