



# 100 Edison Drive

<b>Address/City/County:</b>	100 Edison Drive Monroe/Butler County
<b>Parcel ID:</b>	C1800017000036
<b>Square Footage:</b>	17,220 Total SF Original building: 9,000 SF (all air conditioned) Addition: 8,220 SF
<b>Land Size:</b>	1.8 acres
<b>Date of Construction:</b>	2001; Addition 2005
<b>Type of Construction:</b>	Pre-Engineered Metal
<b>Zoning:</b>	Industrial
<b>Clearance Height:</b>	18'-25'
<b>Floor:</b>	6" Concrete
<b>Drive In Doors:</b>	(1) 9' x 14', (1) 8' x 10', (1) 9' x 12'
<b>Truck Docks:</b>	(1) 8' x 8'
<b>Lighting:</b>	Metal halide in warehouse
<b>Parking:</b>	50+
<b>Electric:</b>	208V, 1000 Amps
<b>Roof:</b>	Pitched Metal
<b>Heat &amp; A/C:</b>	Infrared heat; A/C in original building
<b>2015 Real Estate Taxes:</b>	\$15,462.08
<b>Miscellaneous:</b>	(5) ton crane; crane rails support (15) ton Multiple air drops.
<b>Sale Price:</b>	\$695,000 (\$40.36/SF)



[www.everestrealstate.com](http://www.everestrealstate.com)

TEL 513-769-2500

FAX 513-769-2512

9902 Carver Road

Sycamore Office Park

Suite 105

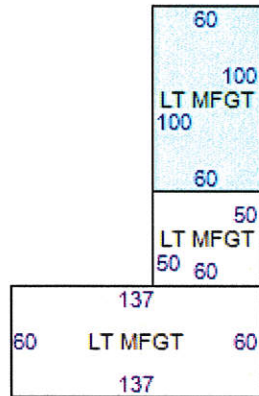
Cincinnati, Ohio 45242

FOR MORE INFORMATION, CONTACT

**Frank Torbeck, SIOR**

[frank.torbeck@everestrealstate.com](mailto:frank.torbeck@everestrealstate.com)

513/769-2505



Item	Area
LT MFGT - 044:LIGHT MANUFACTURING	6000
LT MFGT - 044:LIGHT MANUFACTURING	3000
LT MFGT - 044:LIGHT MANUFACTURING	8220