

100 Edison Drive

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



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9902 Carver Road

Sycamore Office Park

Suite 105

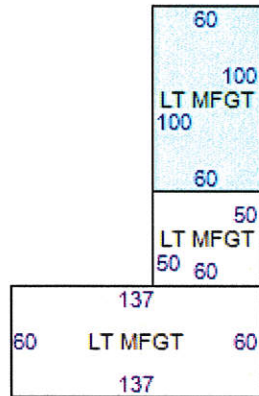
Cincinnati, Ohio 45242

FOR MORE INFORMATION, CONTACT

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Item	Area
LT MFGT - 044:LIGHT MANUFACTURING	6000
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