

# Industrial Building For Sale or Lease

## Batavia, Ohio



### FEATURES

- **12,800 Total SF**
- **100% air conditioned**
- 6,800 SF office
- 6,000 SF warehouse/production area
- **Batavia Township - NO EARNINGS TAX!**
- Dock and drive-in door
- Land to add 20,000+ SF

### LOCATION

**4001 Borman Drive  
Batavia, OH 45103**



### CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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

# 4001 Borman Drive

|                                   |  |
|-----------------------------------|--|
| <b>Address/City/County:</b>       | 4001 Borman Drive<br>Batavia, OH 45103/Clermont County                               |
| <b>Square Footage:</b>            | 12,800 Total SF  |
| <b>Office Area:</b>               | 3,400 SF first floor; 3,400 SF second floor (heavy duty second floor - 4,000 p.s.i.) |
| <b>Warehouse/Production Area:</b> | 6,000 SF   |
| <b>Land Size:</b>                 | 1.8 acres  |
| <b>Date of Construction:</b>      | 1992   |
| <b>Type of Construction:</b>      | Insulated concrete block and metal   |
| <b>Zoning:</b>                    | I-1  |
| <b>Clearance Height:</b>          | 20'-24'  |
| <b>Floor:</b>                     | Warehouse - 6" Concrete  |
| <b>Drive In Doors:</b>            | (1) 10' x 14'  |
| <b>Truck Docks:</b>               | (1) 8' x 10'   |
| <b>Sprinkler:</b>                 | Yes  |
| <b>Lighting:</b>                  | Metal halide   |
| <b>Parking:</b>                   | 25+ Vehicles   |
| <b>Electric:</b>                  | 1500 Amp service (480,220,110 volt), (3) phase, Bus duct system                      |
| <b>Roof:</b>                      | Metal  |
| <b>Heat &amp; A/C:</b>            | Office: Central HVAC<br>Warehouse: Gas unit heat and air conditioned                 |
| <b>Miscellaneous:</b>             | Security and fire alarm system. Bus duct system.<br>Balcony has a gas furnace.       |
| <b>Lease Rate:</b>                | \$6.95 PSF NNN (operating expenses: \$1.20 PSF)                                      |
| <b>Sale Price:</b>                | \$895,000  |



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FOR MORE INFORMATION, CONTACT

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