

Industrial Building For Sale or Lease

Batavia, Ohio

PRICE REDUCED!



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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The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

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

4001 Borman Drive

Address/City/County:	4001 Borman Drive Batavia, OH 45103/Clermont County
Square Footage:	12,800 Total SF
Office Area:	3,400 SF first floor; 3,400 SF second floor (heavy duty second floor - 4,000 p.s.i.)
Warehouse/Production Area:	6,000 SF
Land Size:	1.8 acres
Date of Construction:	1992
Type of Construction:	Insulated concrete block and metal
Zoning:	I-1
Clearance Height:	20'-24'
Floor:	Warehouse - 6" Concrete
Drive In Doors:	(1) 10' x 14'
Truck Docks:	(1) 8' x 10'
Sprinkler:	Yes
Lighting:	Metal halide
Parking:	25+ Vehicles
Electric:	1500 Amp service (480,220,110 volt), (3) phase, Bus duct system
Roof:	Metal
Heat & A/C:	Office: Central HVAC Warehouse: Gas unit heat and air conditioned
Miscellaneous:	Security and fire alarm system. Bus duct system. Balcony has a gas furnace.
Lease Rate:	\$6.95 PSF NNN (operating expenses: \$1.20 PSF)
Sale Price:	\$855,000



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FOR MORE INFORMATION, CONTACT

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