

Industrial Building Available

Amelia, Ohio

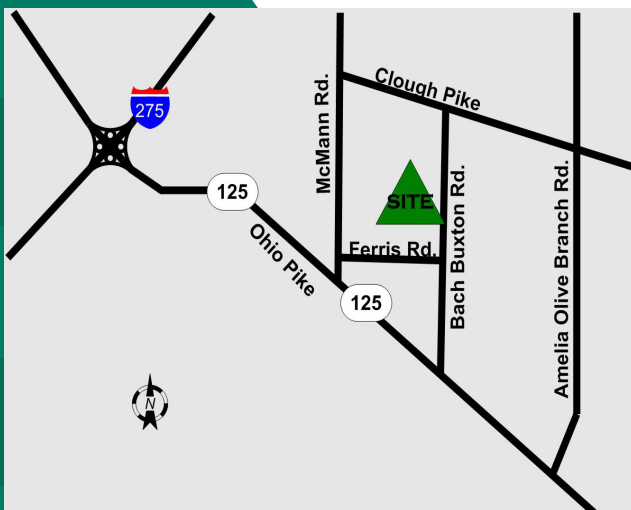


FEATURES

- **55,000 Total SF**
- 5,045 SF office available for lease
- 28,243 SF warehouse/production area available for lease
- Docks
- Drive-in door
- **100% air conditioned**
- Minutes to SR 32, SR 125 and I-275

LOCATION

**3919 Bach Buxton Road
Amelia, OH 45102**



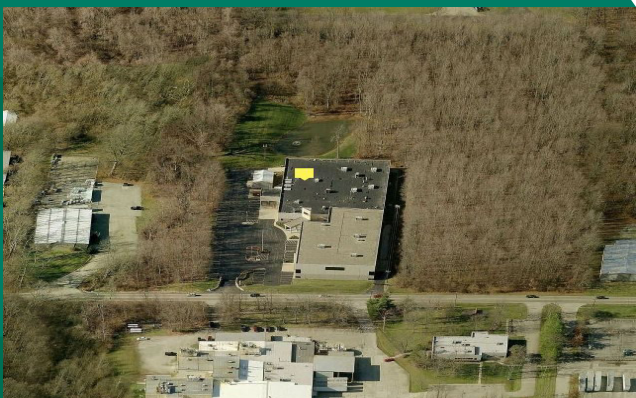
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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

3919 Bach Buxton Road

Address/City/County:	3919 Bach Buxton Road Amelia, OH 45102/Clermont County
Square Footage:	55,000 Total SF
Available for Lease:	Office Area: 5,045 SF Warehouse/Production Area: 28,423 SF
Metal Pole Barn:	1,200 SF (30' x 40')
Land Size:	5.12 acres
Date of Construction:	Original building/33,468 SF - 1980. Addition/21,532 SF - 2004.
Type of Construction:	Concrete panels
Zoning:	M-1 Industrial
Clearance Height:	12' - 18' original building 31' - 33' new building
Floor:	Concrete
Drive In Doors:	(1) 9' x 14'
Truck Docks:	(1) 8' x 8'; (1) 8' x 10' with levelers
Sprinkler:	Yes, Wet System
Lighting:	T-8 and strip fluorescent
Parking:	73 vehicles on asphalt
Electric:	480 volt (3) phase; 208 volt 240 volt (3) phase, bus duct
Roof:	Built up tar/gravel
Heat & A/C:	100% air conditioned Warehouse: Gas unit heat
Miscellaneous:	Tyco security system; four (2) ton and one (1) ton cranes; paint booth.
Lease Rate:	\$3.50 PSF NNN Only the original building of 33,000 SF (this includes the 5,045 SF of office) is for lease.



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FOR MORE INFORMATION, CONTACT

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