



10390 TACONIC TERRACE CINCINNATI, OH 45215

AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS



11,630 Total SqFt

- Located in Village of Woodlawn minutes to I-75 Glendale Milford newly remodeled interchange
- Two (2) docks with mechanical pit levelers and One (1) drive-in door
- Surplus land for additional parking or storage
- Available for immediate occupancy
- Sale Price: \$1,050,000 (\$91/SqFt)
- Lease Rate: \$6.95/SqFt NNN + ~\$1.75/SqFt (property taxes/insurance)



CLICK HERE FOR AERIAL VIDEO

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10390 TACONIC TERRACE

CINCINNATI, OH

PROPERTY DETAILS

Total SqFt:	11,630
Warehouse SqFt:	10,355
Office SqFt:	1,275
Acreage:	1.70 acres
Clear Height:	14' - 17'
Year Built:	1970
Type Construction:	Block and metal
Lighting:	LED
Column Spacing:	25' x 40'
Dock door:	Two (2) - 10' x 10' with mechanical pit levelers
Drive-in door:	One (1) - 12'x12'
Sprinkler:	None

Electrical Service:	480/277 volt, 3-phase, 600 amps
Bridge Cranes:	None
Heat:	Natural gas-fired unit heaters
Roof:	Metal
Truck court:	60'
Parking Lot:	5 spaces
Restrooms:	One (1)
Assessed Valuation:	\$524,000 (\$45/SqFt)
Annual Property Taxes:	\$15,123 (\$1.31/SqFt)
Hamilton County Parcel ID:	598-0090-0065-00

AERIAL VIEW



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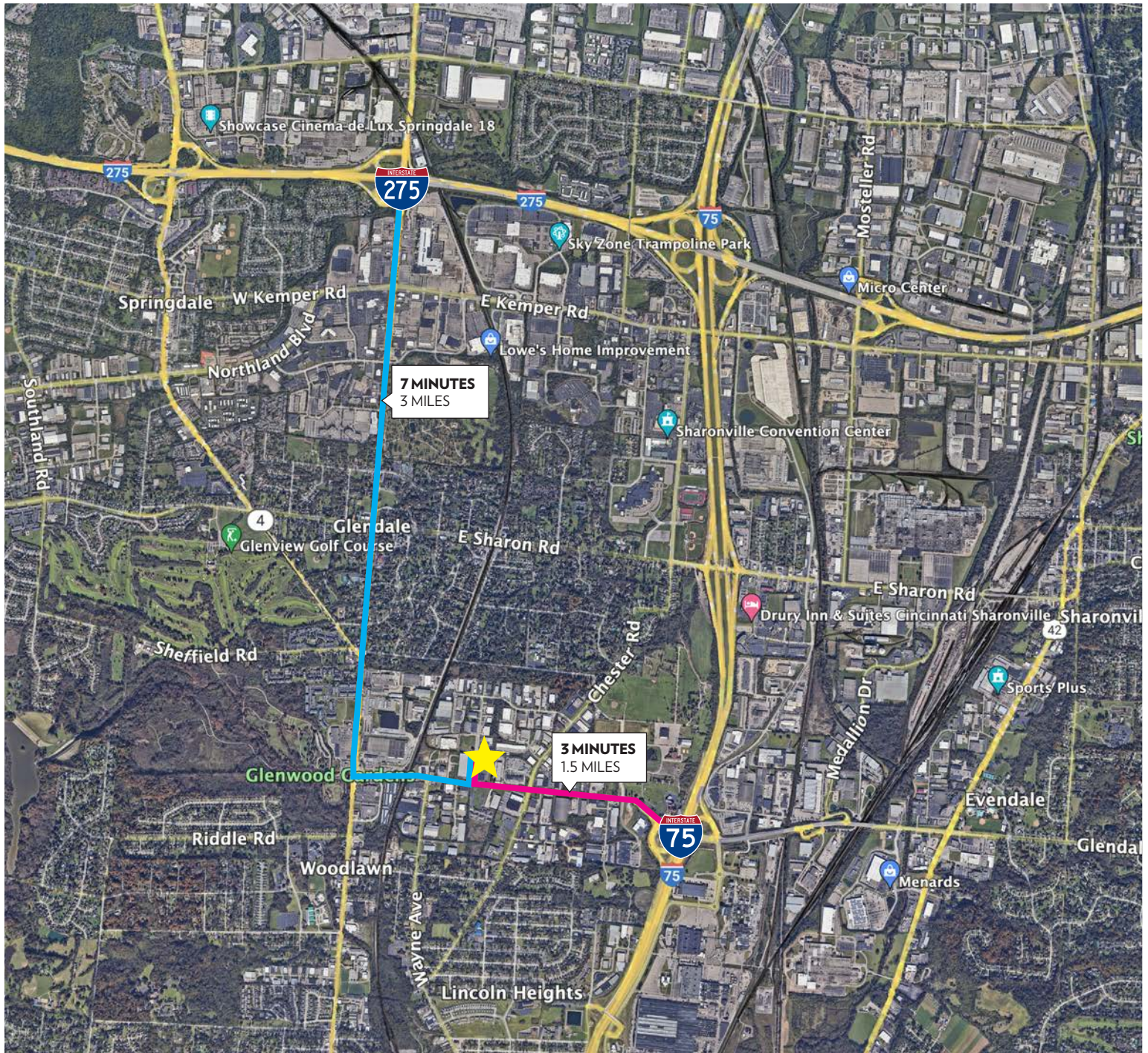
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DISTANCE MAP



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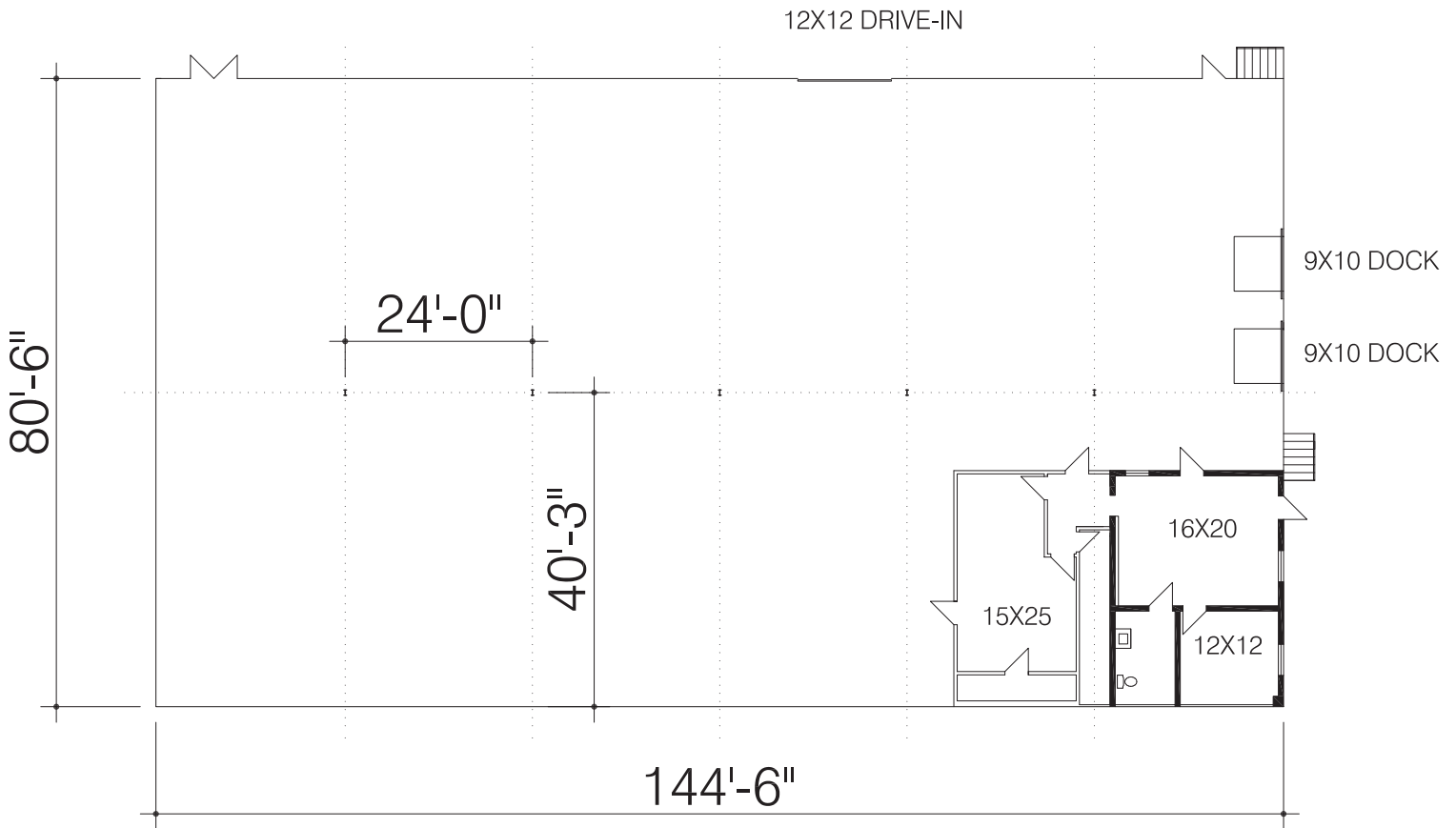
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FLOOR PLAN



FLOOR PLAN



OFFICE	1,275 SF
WAREHOUSE	10,355 SF
TOTAL	11,630 SF

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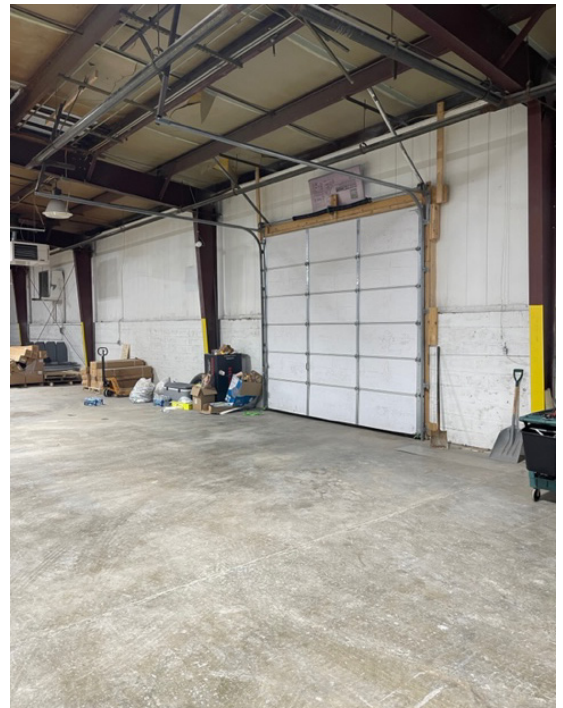
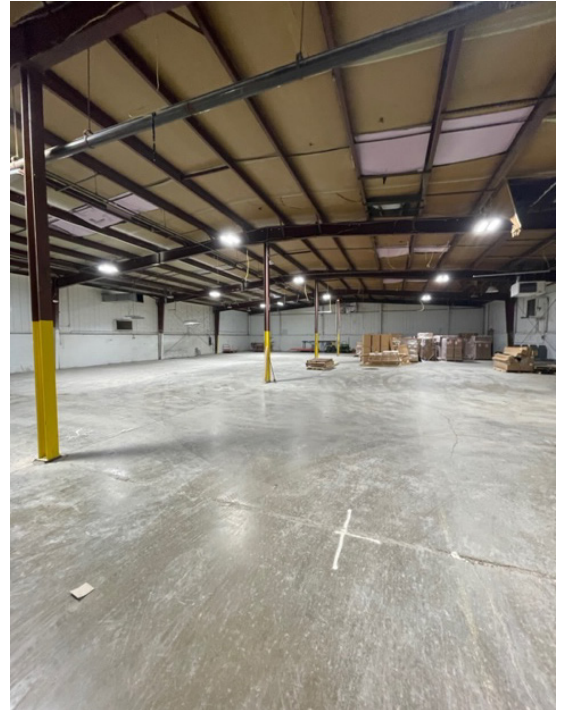
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ADDITIONAL PHOTOS



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