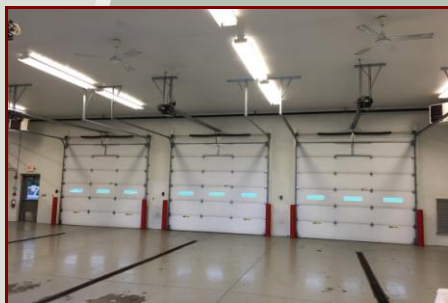




**Available:
10,191 SF/Divisible**

**For Sale or Lease:
\$545,000
\$5.70 NNN SF/Year**



For information, contact:

Tim Echemann, SIOR, CCIM

937.492.4423

techemann@IPBindustrial.com
www.IPBindustrial.com

Offices/Warehouse Available Separate

**1000 Dick Minnich Drive
Covington, Ohio 45318**



SCAN FOR MORE INFO

PRICE REDUCED!



Land: 1.99 Acres
Square Footage: 10,191 SF
Warehouse SF: 3,725 SF
Office SF: 6,400 SF
Clear Height: 14'
Drive-Thru Doors: Six – 12' x 12'
Power: 240 Volts
600 Amps
III Phase

Sprinkler System: Wet
Year Built: 2004
Floor Thickness: 6"
Roof: Wood Truss/Shingles
Utilities: City Water & Sewer
HVAC Plant: Forced Air Gas
Lighting: Fluorescent
Parking Spaces: 40 Spaces
Expandable Land: Yes
Zoning: I-1; Light Industrial-Commercial District
Parcel Number: H19-250040

Highlights:

- Trench Drains
- Vehicle Exhaust System
- Ventilation Fans
- Full Building Diesel Generators
- Additional 1.975 Acres Available

Features: Large open room with vaulted ceilings and a kitchen, 2nd level open space, restrooms including 2 with showers, private offices, three pull-thru bays, ample storage space including a mezzanine storage area.