

Industrial Building For Lease

Mt. Orab

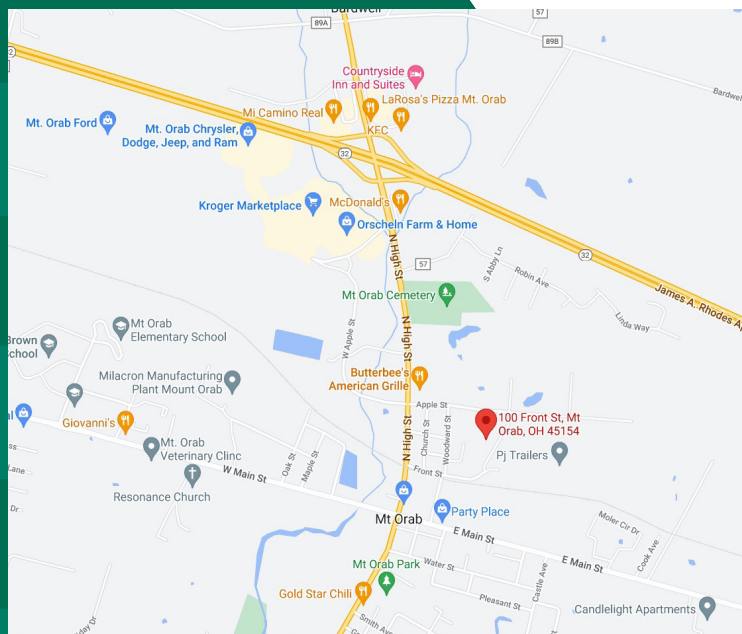


FEATURES

- **31,300 Total SF**
- 1,300 SF Office
- 30,000 SF Warehouse
- 7.05 Acres
- (4) Cranes
- (11) Drive-in doors
- Drive thru capability
- Parcel ID: I10-203-440-500

LOCATION

**100 Front Street
Mt. Orab, OH 45154
Brown County**



CONTACT

Frank Torbeck, SIOR

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513/769-2505

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

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

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

100 Front Street

Address/City/County:	100 Front Street Mt. Orab/Ohio/Brown County
Square Footage:	31,300 SF
Office Area:	1,300 SF (26' x 50')
Warehouse Area:	30,000 SF (150' x 200' - (4) 50'W x 150'L bays)
Date of Construction:	1984, 1993
Type of Construction:	Pre-engineered Metal
Lot Size:	7.05 Acres
Zoning:	Industrial
Clearance Height:	30' - 32'
Floor:	10" Concrete with 12" concrete pads
Drive-in Doors:	(11) 15' x 16' electric
Docks:	Upon request
Sprinkler:	No
Lighting:	LED
Parking:	Concrete
Electric:	1,600 Amp 480volt 3 phase
Roof:	Sloped Pre-engineered metal
Heat & A/C:	Office: Central HVAC Warehouse: Gas unit
Miscellaneous:	Cranes: (1) 7.5 ton, (2) 10 ton, (1) 12 ton
Lease Rate:	\$5.25 PSF NNN (\$7,740.76 2021 Annual Taxes)



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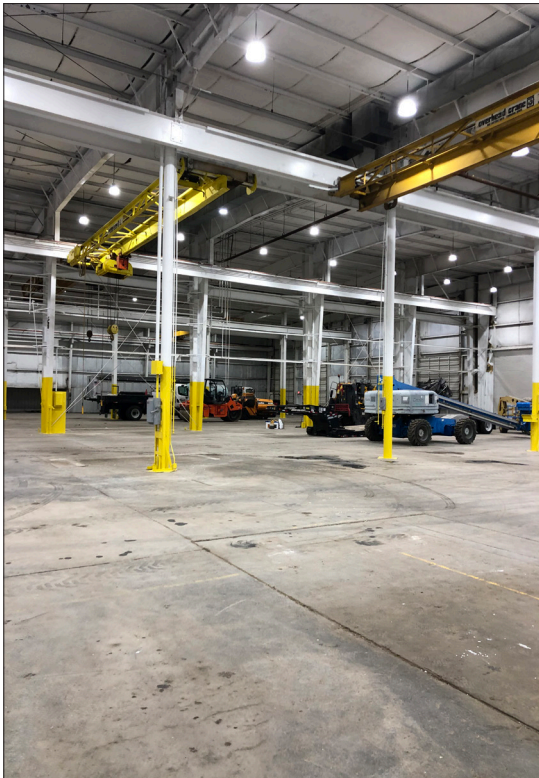
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SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	1SMTL (1 STORY METAL)	15,000	Total	0	0
B	1SMTL (1 STORY METAL)	15,000			
C	1SMTL (1 STORY METAL)	1,300			
D	1SMTL (1 STORY METAL)	216			

