



# 1111 GUARD LN.

NORTH BEND, OH 45052

AVAILABLE FOR SALE OR LEASE

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**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

**Roddy MacEachen, SIOR**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner, SIOR**  
(812) 890-1768  
Jared@SqFtCommercial.com

**Matt Schutte**  
(859) 414-9169  
Matt@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864  
Sarah@SqFtCommercial.com

**Amy Castaneda**  
(503) 310-9768  
Amy@SqFtCommercial.com

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INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM



## PROPERTY HIGHLIGHTS



### 9,600 SqFt & Approximately 4 acres of outdoor storage

- IOS property Located in Whitewater Township minutes to I-275 at Kilby Rd. interchange and minutes to I-74
- 18 miles / 25 minutes to CVG – Cincinnati Northern Kentucky International Airport, Amazon Prime Air Hub, and DHL Express Hub
- Clear span building with drive-thru capabilities (4 – 14'x16' doors) with two (2) curb cuts for site access
- No zoning – Whitewater Township
- Lease Rate: \$12,000/month NNN + operating expense, CAM & utilities
- Sale Price: \$2,500,000



[CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	9,600
Warehouse SqFt:	9,000
Office SqFt:	600
Acreage:	4.99 acres
Clear Height:	21-24'
Year Built:	2002
Type Construction:	Brick, Block, Metal
Lighting:	LED
Column Spacing:	None
Dock Door:	None
Drive-in Door:	Four 14'x16'
Bridge Cranes:	One 5-ton bridge crane
Bridge Crane Span:	100' with 16' hook height
Sprinkler:	None
Electrical Service:	240v single phase 400 amps
Heat:	Waste oil heater and propane
Roof:	Metal
Parking Lot:	Gravel
Restrooms:	2
Hamilton County Parcel ID's:	630-0290-0018-00
Floor Drains	none

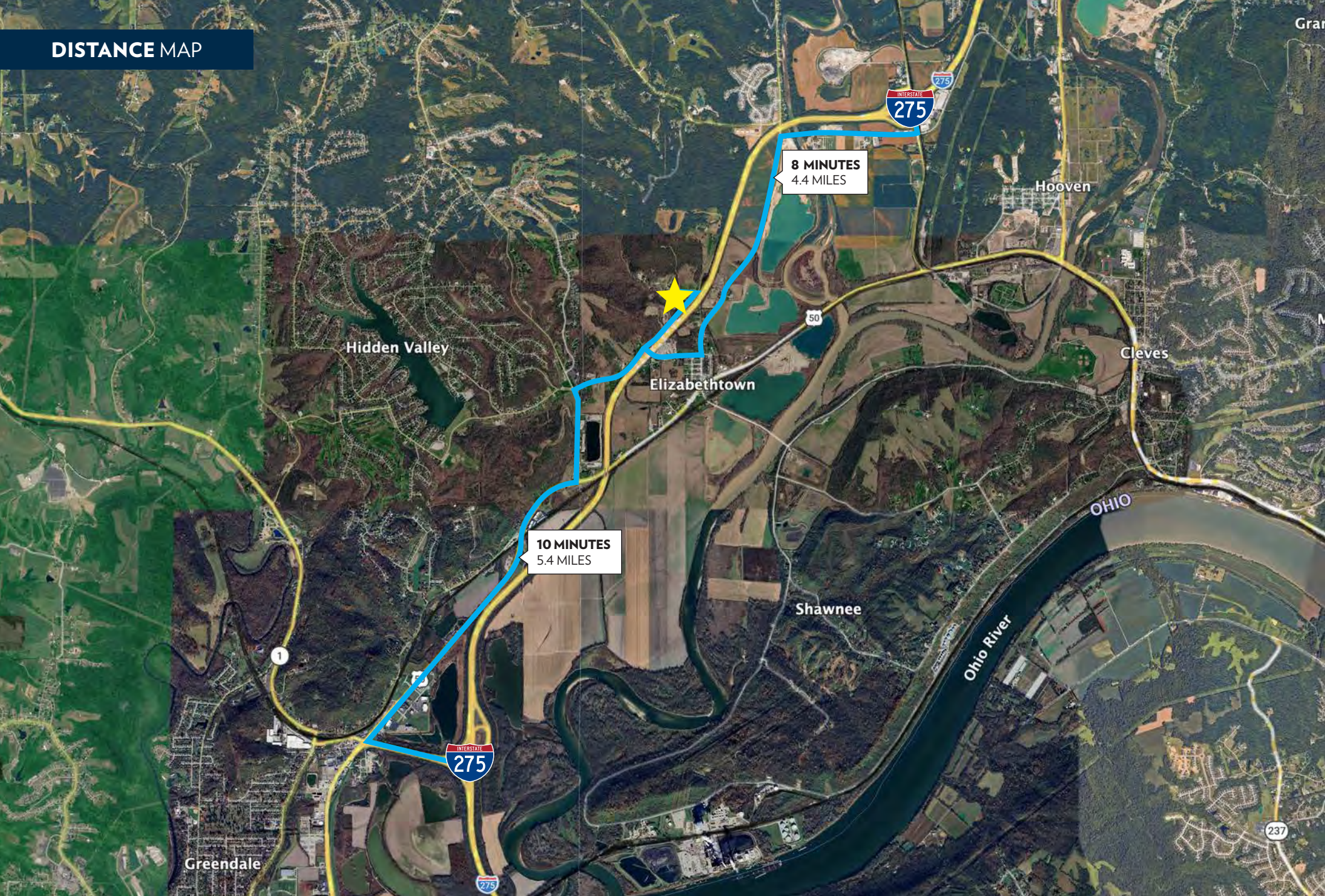
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## DISTANCE MAP



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**PARCEL OUTLINE**



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