



Offices & Warehouse Available Separate

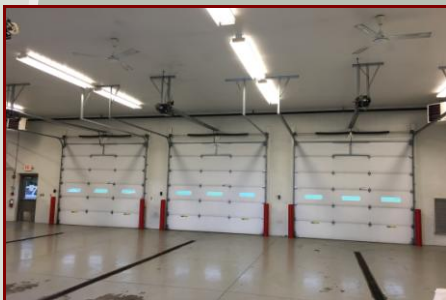
1000 Dick Minnich Drive
Covington, Ohio 45318

Available:
10,191 SF/Divisible

For Sale or Lease:
\$450,000

\$5.00 NNN SF/Year - Whse.

\$7.00 NNN SF/Year - Office



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Land:	1.99 Acres	Sprinkler System:	Dry
Square Footage:	10,191 SF	Year Built:	2004
Warehouse SF:	3,725 SF	Floor Thickness:	6"
Office SF:	6,466 SF	Roof:	Wood Truss/Shingles
Clear Height:	14'	Utilities:	City Water & Sewer
Drive-Thru Doors:	Six – 12' x 12'	HVAC Plant:	Forced Air Gas
Power:	240 Volts 600 Amps III Phase	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

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.