

4114 Montgomery Road
Cincinnati, Ohio 45212

Great Investment Opportunity For Sale or Lease



FEATURES:

- ❖ Total Square Footage: 12,500 SF
- ❖ 3,000 SF Office / Retail
- ❖ 9,500 SF Warehouse
- ❖ 8' x 10' Drive-in with Access Drive
- ❖ 0.195 Acres
- ❖ Excellent Location – access to all major highways and busy main road – great foot traffic
- ❖ **Lease Rate: \$5.50 PSF NNN**
- ❖ **Sale Price: \$125,000**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

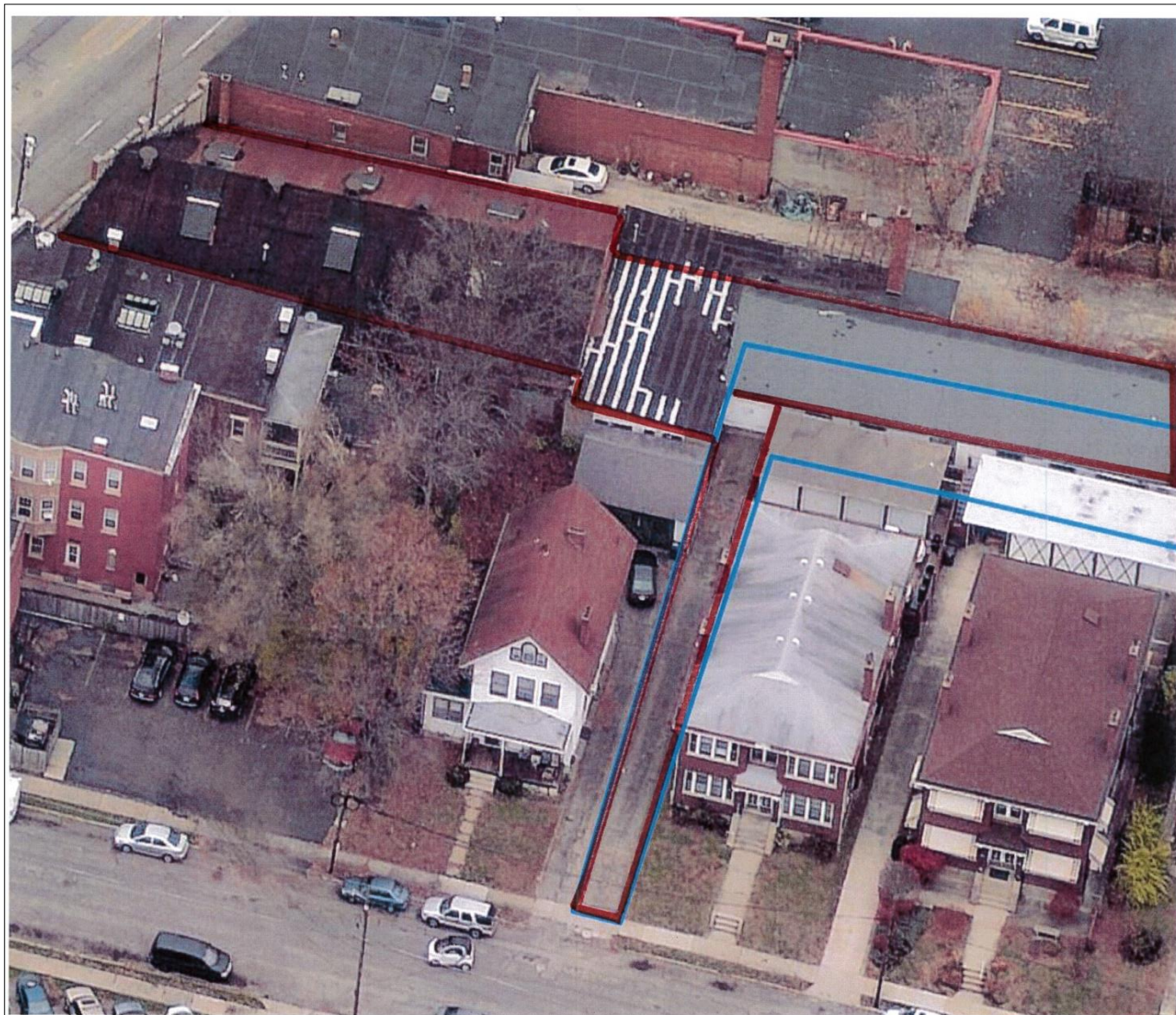
Property Specifications

LOCATION:	Norwood Hamilton County
SQUARE FOOTAGE:	12,500 Total SF 3,000 SF Office / 9,500 SF Warehouse
LAND:	0.195 Acres
ZONING:	Light Manufacturing
YEAR BUILT:	1921
INTERSTATE ACCESS:	I-71 / I-75
CLEAR HEIGHT:	9+ Feet
FLOOR:	6-12" Concrete
DRIVE-IN DOOR:	8' x 10' Drive-in with Access Drive
CONSTRUCTION:	Concrete Block / Wood Frame
ROOF:	Pitched Asphalt Shingle over Warehouse Ribbed Metal Sheet over Retail / Showroom
PARKING:	Access Drive Spaces / Street Parking / Inside Parking
LIGHTING:	Fluorescent Strip Lighting Throughout
ELECTRIC:	110 Single Phase in Storefronts / 220 3-Phase in Warehouse
HEATING & AIR-CONDITIONING:	Forced Gas Heat
RESTROOMS:	Three (3)
LEASE RATE:	\$5.50 PSF NNN
SALE PRICE:	\$125,000



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Aerial



For more information
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