

FOR SALE OR LEASE

INDUSTRIAL PROPERTY

905 HICKORY LANE

MADISON TWP, OHIO 44905



USER/INVESTOR OPPORTUNITY

This industrial property is $\pm 155,750$ square feet on approximately 5.35 acres. The square footage includes up to 93,873 SF of available warehouse and 16,800 square feet of office space.

The facility is located on a corner lot in Madison Township with easy ingress and egress. It is within 2 miles of I-71.



CONTACT US

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CBRE

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PROPERTY INFORMATION

- + Land Area: $\pm$ 5.35 acres
- + Building Size: $\pm$ 155,750 SF
- + 16,800 SF of office space
- + Two existing tenants
- + Enterprise Zone
- + I-1 Light industrial zoning
- + Parking: 160 free surface spaces
- + 1 Drive-In and 9 loading docks
- + Utilities: City water and sewer
- + Sale Price: \$2,800,000.00
- + Lease Rate: \$2.25/SF, NNN



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FLOOR PLAN

