

Industrial Building For Sale or Lease

Cincinnati/Golf Manor

Major Price Reduction!



FEATURES

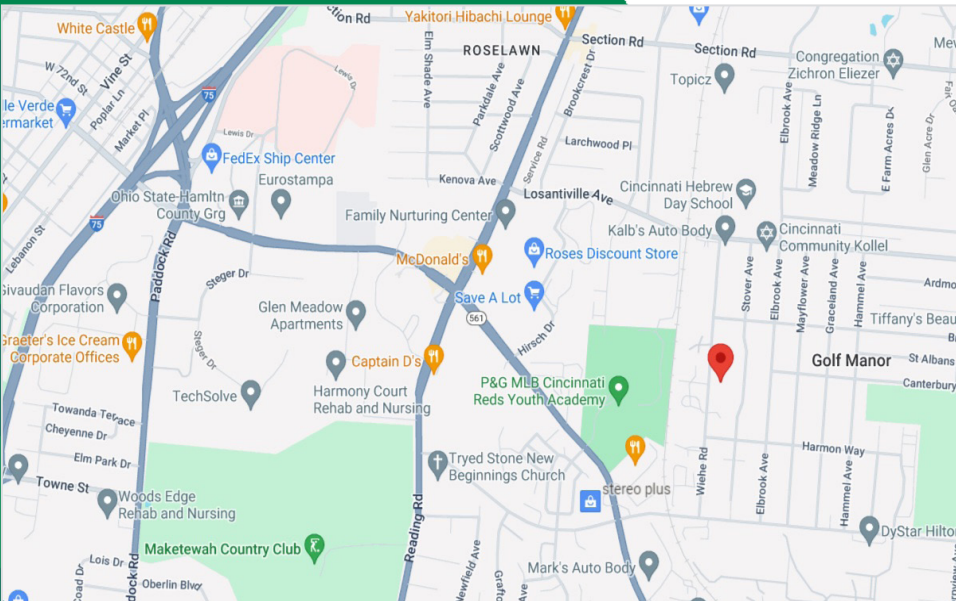
- **19,903 Total SF**
- **1,592 SF Office**
- **(1) Drive-in Door**
- **(3) Truck Docks**
- **Extra lot across the street is included in the purchase**
- **(2) interior security cameras & (3) exterior security cameras**
- **Many upgrades; very clean building!**
- **Great Central Location - In between I-75 & I-71**

LOCATION

**6262 Wiehe Road
Cincinnati/Golf Manor, OH 45237**

CONTACT

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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.



**EVEREST
COMMERCIAL REAL ESTATE SERVICES**

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

6262 Wiehe Road

Address/City/County:	6262 Wiehe Road Cincinnati/Golf Manor, Hamilton County, OH
Total Square Footage:	19,903 SF
Office Area:	1,592 SF
Land Size:	0.752 Acres
Date of Construction:	1955
Type of Construction:	Brick, Concrete Block, Concrete and Metal
Zoning:	Industrial
Clearance Height:	12'
Floor:	Concrete
Drive In Doors:	(1) 10' x 10' with ramp
Truck Doors:	(3) 10' x 10'
Lighting:	Strip fluorescent
Parking:	12-14 spaces + street (extra lot across the street is included in the purchase)
Roof:	Flat tar & gravel
Heat & A/C:	Unit infrared heat - warehouse Central HVAC - office
Miscellaneous:	Office furniture for sale. (2) interior security cameras and (3) exterior security cameras. Newer Avaya Phone System for sale - \$3,000. Ceiling fans in office and warehouse. Very clean building. Many upgrades!
Lease Rate:	\$11,000/Month NNN
Sale Price:	\$1,500,000 \$1,350,000 \$1,290,000 (\$64.81/SF)



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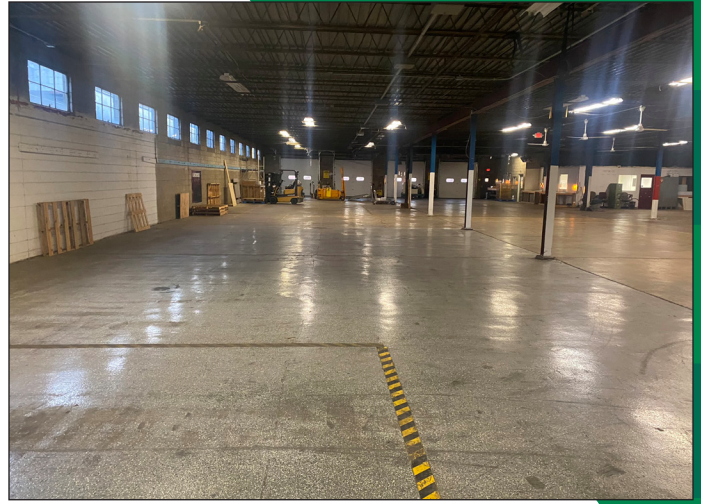
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